Corporation of the City of Cambridge Public Meeting

Agenda

Date: Tuesday, April 16, 2024, 6 p.m.
Location: Council Chambers

To increase delegate accessibility, this meeting will be held as a hybrid meeting with both in-person and virtual attendance options. Register to appear as a delegation by visiting: https://forms.cambridge.ca/Delegation-Request-Form. Members of the public can choose to delegate in-person or by telephone. Alternative formats and communication supports are available upon request.

Members of the public wishing to speak at the Public Meeting may complete an online Delegation Request Form no later than 12:00 p.m. on the day of the Public Meeting. Alternatively, members of the public wishing to speak to a Public Meeting item who do not register will be given the opportunity to speak.

If you wish to delegate virtually please email clerks@cambridge.ca or text 226-218-1263 and a member of the Clerks' team will facilitate your request. Please note this number is only monitored during Public Meetings and not regular Council Meetings.

All written delegation submissions will form part of the public record.

1. Meeting Called to Order
2. Disclosures of Pecuniary Interest
3. Public Meeting Notice
4. Presentations
   4.1 Watson & Associates re: 2023-2032 Development Charges Background Study & By-law
5. Public Meetings
   5.1 24-018-CRS 2023-2032 Development Charges Background Study & By-law
6. Delegations
7. Correspondence
8. Motion to Receive Correspondence and Presentations
9. Adjournment
Format for the Public Meeting

- Opening Remarks
- Public Meeting Purpose
- Study Process and Timelines
- Development Charges Overview
- 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 a review of the D.C. proposal and to receive public input on the proposed policies and charges.

• 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.
Overview of Process – Timelines

1. **February 2022 to December 2023**
   Data collection, staff review, D.C. calculations and policy work

2. **December 22, 2023**
   Release of D.C. Background Study and By-law

3. **April 16, 2024**
   Public Meeting

4. **May 28, 2024**
   Council Consideration of By-law
Development Charges (D.C.s)

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, sidewalks, streetlights, etc.)

• Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.)

• Changes with respect to Bill 23 will result in reduced collections for the City. These changes have been incorporated into the draft D.C. by-law.
Relationship Between Needs to Service New Development vs. Funding

Service New Growth/Users

Development Charges

Rates, Taxes, Reserves, etc.
D.C. Eligible Services

1. Water
2. Wastewater
3. Storm water drainage
4. Services related to a highway
5. Electrical power services.
7. Transit
8. Waste diversion
9. Policing Services
10. Fire protection
11. Ambulance
12. Library
13. Long-term Care
14. Parks and Recreation
15. Public Health services
16. Childcare and early years services
17. Provincial Offences Act
18. Emergency Preparedness
19. Airports (Waterloo Region only)

Blue highlight denotes services included in 2023 D.C.

Note: Public works is included in the D.C. calculation as a class of service.
Changes to D.C. Legislation – Overview

• There were a number of changes to the D.C.A. since the passage of the City’s 2019 D.C. By-law which were detailed in the City’s 2021 D.C. Update Study. These changes were provided through:
  • 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*
Changes to D.C. Legislation – Overview (continued)

• Since the completion of the D.C. Update Study in 2021, further legislative changes have been made to the D.C.A. through:
  • *Bill 109: More Homes for Everyone Act, 2022* – provides additional reporting requirements as part of Treasurer’s Statement
  • *Bill 23: More Homes Built Faster Act, 2022* – discussed in further detail in subsequent slides
  • *Bill 134: Affordable Homes and Good Jobs Act, 2023* – provides for changes to the definition for affordable residential units (discussed in subsequent slides)
Bill 23 Overview

• The Province passed Bill 23: *More Homes Built Faster Act, 2022* on November 28, 2022

• This Bill amends a number of pieces of legislation, including the *Development Charges Act* (D.C.A.), and the *Planning Act*
  • These changes impact development charges (D.C.s), community benefits charges (C.B.C.s), and parkland dedication

• The changes provided through Bill 23 negatively impact the City’s ability to collect revenues to fund growth-related capital expenditures
Changes to the D.C.A.

Bill 23

Additional D.C. Exemptions:

**Currently in Force:**
- **Inclusionary Zoning Units:** Affordable housing units required under inclusionary zoning by-laws
- **Non-Profit Housing:** Non-profit housing units are exempt from D.C. installment. Outstanding installment payments due after this section comes into force will also be exempt from payment of D.C.s.
- **Additional Residential Unit Exemptions:** units in existing rental buildings, 2nd and 3rd units in existing and new singles, semis, and rowhouses

**Currently Not in Force (additional details provided on next slide):**
- Affordable Rental Unit
- Affordable Owned Unit
- Attainable Unit
Changes to the D.C.A. – Affordable/Attainable Definitions

Bill 23/Bill 134

Definitions for “affordable” under the D.C.A. were updated by Bill 134, which received Royal Assent on December 4, 2023:

**Bill 23 Definitions**

Affordable Rental Unit: where rent is no more than 80% of the average market rent, as defined by a new Bulletin*

Affordable Owned Unit: where the price of the unit is no more than 80% of the average purchase price, as defined by a new Bulletin*

**Bill 134 Definitions**

Affordable Rental Unit: rent is less than 30% of the 60th percentile of income for rental households or average market rent set out in a new Bulletin*

Affordable Owned Unit: cost is less than 30% of the 60th percentile of income for households in the municipality or 90% of the average purchase price as defined in a new Bulletin*

Attainable Unit: yet to be defined by legislation

*Bulletin to be published by the Ministry of Municipal Affairs and Housing*
Changes to the D.C.A.

D.C. Discounts:
- Rental Housing Discount (based on number of bedrooms – 15%-25%)

D.C. Revenue Reduction:
- Capital Cost Amendments (restrictions to remove studies and land)
- Mandatory Phase-In of D.C. (Maximum charge of 80%, 85%, 90%, 95%, 100% for first 5 Years of the by-law) - These rules apply to a D.C. by-law passed on or after January 1, 2022
- Historical Levels of Service from 10 years to 15 years

D.C. Administration:
- Maximum Interest Rate for Installments and D.C. Freeze (average prime rate plus 1%)
- Requirement to Allocate 60% of the monies in the reserve funds for Water, Wastewater, and Services Related to a Highway
- D.C. by-law expiry extended to 10 years
D.C. Methodology

The following provides the overall methodology to calculating the charge:

1. Identify amount, type and location of growth
2. Identify servicing needs to accommodate growth
3. Identify capital costs to provide services to meet the needs
4. Deduct:
   i. Grants, subsidies and other contributions
   ii. Benefit to existing development
   iii. Amounts in excess of 15-year historical service calculation
   iv. D.C. Reserve funds (where applicable)
5. Net costs then allocated between residential and non-residential benefit
6. Net costs divided by growth to calculate the D.C.
Overview of the D.C. Calculation

Cost of Infrastructure Required to Accommodate Growth

Residential and Non-residential Growth

Development Charge per Unit (for Residential Growth)

Development Charge per Sq.ft. or per Sq.m (for Non-residential Growth)
Mandatory Exemptions

- Upper/Lower Tier Governments and School Boards;
- Industrial building expansions (may expand by 50% with no D.C.);
- Development of lands intended for use by a university that receives operating funds from the Government (as per Bill 213);
- May add up to 2 apartments in an existing or new detached, semi-detached, or rowhouse (including in an ancillary structure);
- Add one additional unit or 1% of existing units in an existing rental residential building;
- Affordable and attainable units (to be in force at a later date);
- Affordable inclusionary zoning units;
- Non-profit housing;
- Discount for Rental units based on bedroom size; and
- Phase-in of D.C.s.

*Amended as per Bill 23
Discretionary Exemptions

• Reduce in part or whole D.C. for types of development or classes of development (e.g. industrial or churches);

• May phase-in over time; and

• Redevelopment credits to recognize what is being replaced on site (not specific in the Act but provided by case law).
Current Discretionary Exemptions

- Hospitals;
- Grand River Conservation Area;
- Contaminated Sites;
- Temporary Uses (not exceeding 6 consecutive months);
- Farm Buildings;
- Designated Sites; and
- Home Based Businesses.

All current exemptions are proposed to continue in the draft by-laws.
## Growth Forecast Summary

<table>
<thead>
<tr>
<th>Measure</th>
<th>10-year Urban Boundary</th>
<th>10-year Urban Boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Net) Population Increase</td>
<td>23,500</td>
<td>23,418</td>
</tr>
<tr>
<td>Residential Unit Increase</td>
<td>9,624</td>
<td>9,602</td>
</tr>
<tr>
<td>Non-Residential Gross Floor Area Increase (sq.ft.)</td>
<td>8,168,500</td>
<td>8,168,500</td>
</tr>
</tbody>
</table>

*Source: Watson & Associates Economists Ltd. Forecast 2023*
### Current Development Charges

#### City-wide Services/Classes of Services

<table>
<thead>
<tr>
<th>Service</th>
<th>Single &amp; Semi Detached</th>
<th>Other Multiples</th>
<th>Apartments</th>
<th>Special Care/Special Dwelling Units</th>
<th>per sq.ft. of Gross Floor Area</th>
<th>per sq.m. of Gross Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Services Related to a Highway</td>
<td>10,617</td>
<td>7,466</td>
<td>5,315</td>
<td>3,337</td>
<td>3.84</td>
<td>41.26</td>
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<tr>
<td>Public Works</td>
<td>1,569</td>
<td>1,103</td>
<td>786</td>
<td>492</td>
<td>0.57</td>
<td>6.12</td>
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<tr>
<td>Fire Protection Services</td>
<td>460</td>
<td>323</td>
<td>231</td>
<td>144</td>
<td>0.16</td>
<td>1.71</td>
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<tr>
<td>Growth Studies - Engineering</td>
<td>59</td>
<td>42</td>
<td>31</td>
<td>19</td>
<td>0.01</td>
<td>0.16</td>
</tr>
<tr>
<td>Parks and Recreation Services</td>
<td>11,145</td>
<td>7,837</td>
<td>5,578</td>
<td>3,503</td>
<td>0.43</td>
<td>4.71</td>
</tr>
<tr>
<td>Library Services</td>
<td>1,705</td>
<td>1,199</td>
<td>853</td>
<td>537</td>
<td>0.07</td>
<td>0.79</td>
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<tr>
<td>Growth Studies - Other</td>
<td>222</td>
<td>155</td>
<td>111</td>
<td>70</td>
<td>0.07</td>
<td>0.79</td>
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<tr>
<td><strong>Total City-wide Services/Classes of Services</strong></td>
<td><strong>25,777</strong></td>
<td><strong>18,125</strong></td>
<td><strong>12,905</strong></td>
<td><strong>8,102</strong></td>
<td><strong>5.16</strong></td>
<td><strong>55.54</strong></td>
</tr>
</tbody>
</table>

**Urban Services:**

<table>
<thead>
<tr>
<th>Service</th>
<th>Single &amp; Semi Detached</th>
<th>Other Multiples</th>
<th>Apartments</th>
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<th>per sq.m. of Gross Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater Drainage and Control Services</td>
<td>1,354</td>
<td>951</td>
<td>677</td>
<td>426</td>
<td>0.47</td>
<td>5.01</td>
</tr>
<tr>
<td>Wastewater Services</td>
<td>4,295</td>
<td>3,019</td>
<td>2,150</td>
<td>1,349</td>
<td>1.54</td>
<td>16.63</td>
</tr>
<tr>
<td>Water Services</td>
<td>761</td>
<td>535</td>
<td>380</td>
<td>239</td>
<td>0.27</td>
<td>2.98</td>
</tr>
<tr>
<td><strong>Total Urban Services</strong></td>
<td><strong>6,410</strong></td>
<td><strong>4,505</strong></td>
<td><strong>3,207</strong></td>
<td><strong>2,014</strong></td>
<td><strong>2.28</strong></td>
<td><strong>24.62</strong></td>
</tr>
</tbody>
</table>

**Grand Total City-wide Services/Classes of Services**

<table>
<thead>
<tr>
<th>Service</th>
<th>Single &amp; Semi Detached</th>
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<th>Apartments</th>
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<td><strong>55.54</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Grand Total Urban Area Services**

<table>
<thead>
<tr>
<th>Service</th>
<th>Single &amp; Semi Detached</th>
<th>Other Multiples</th>
<th>Apartments</th>
<th>Special Care/Special Dwelling Units</th>
<th>per sq.ft. of Gross Floor Area</th>
<th>per sq.m. of Gross Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>32,187</strong></td>
<td><strong>22,630</strong></td>
<td><strong>16,112</strong></td>
<td><strong>10,116</strong></td>
<td><strong>7.44</strong></td>
<td><strong>80.16</strong></td>
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</table>
## Proposed Development Charges

<table>
<thead>
<tr>
<th>Service/Class of Service</th>
<th>Single and Semi-Detached Dwelling</th>
<th>Other Multiples</th>
<th>Apartments - 2 Bedrooms +</th>
<th>Apartments - Bachelor and 1 Bedroom</th>
<th>Special Care/Special Dwelling Units</th>
<th>Non-Residential (per sq.ft of Gross Floor Area)</th>
<th>Non-Residential (per sq.m of Gross Floor Area)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City-wide Services/Class of Service:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Services Related to a Highway</td>
<td>14,707</td>
<td>9,834</td>
<td>8,364</td>
<td>4,542</td>
<td>4,234</td>
<td>5.02</td>
<td>54.03</td>
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<tr>
<td>Public Works (Facilities and Fleet)</td>
<td>2,457</td>
<td>1,643</td>
<td>1,397</td>
<td>759</td>
<td>707</td>
<td>0.84</td>
<td>9.04</td>
</tr>
<tr>
<td>Fire Protection Services</td>
<td>1,365</td>
<td>913</td>
<td>776</td>
<td>422</td>
<td>393</td>
<td>0.47</td>
<td>5.06</td>
</tr>
<tr>
<td>Parks and Recreation Services</td>
<td>14,300</td>
<td>9,562</td>
<td>8,132</td>
<td>4,416</td>
<td>4,117</td>
<td>0.57</td>
<td>6.14</td>
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<tr>
<td>Library Services</td>
<td>1,604</td>
<td>1,073</td>
<td>912</td>
<td>495</td>
<td>462</td>
<td>0.06</td>
<td>0.65</td>
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<tr>
<td><strong>Total City-wide Services/Class of Services</strong></td>
<td>34,433</td>
<td>23,025</td>
<td>19,581</td>
<td>10,634</td>
<td>9,913</td>
<td>6.96</td>
<td>74.92</td>
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<tr>
<td><strong>Urban Services</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Drainage and Control Services</td>
<td>258</td>
<td>173</td>
<td>147</td>
<td>80</td>
<td>74</td>
<td>0.20</td>
<td>2.15</td>
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<tr>
<td>Wastewater Services</td>
<td>3,188</td>
<td>2,132</td>
<td>1,813</td>
<td>985</td>
<td>918</td>
<td>1.13</td>
<td>12.16</td>
</tr>
<tr>
<td>Water Services</td>
<td>993</td>
<td>664</td>
<td>565</td>
<td>307</td>
<td>286</td>
<td>0.35</td>
<td>3.77</td>
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<tr>
<td><strong>Total City-wide Urban Services</strong></td>
<td>4,439</td>
<td>2,969</td>
<td>2,525</td>
<td>1,372</td>
<td>1,278</td>
<td>1.68</td>
<td>18.08</td>
</tr>
<tr>
<td><strong>Total City-wide</strong></td>
<td>34,433</td>
<td>23,025</td>
<td>19,581</td>
<td>10,634</td>
<td>9,913</td>
<td>6.96</td>
<td>74.92</td>
</tr>
<tr>
<td><strong>Total Urban Area</strong></td>
<td>38,872</td>
<td>25,994</td>
<td>22,106</td>
<td>12,006</td>
<td>11,191</td>
<td>8.64</td>
<td>93.00</td>
</tr>
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</table>
Rate Comparison – Residential – Single Detached (per unit)

<table>
<thead>
<tr>
<th>Service/Class of Service</th>
<th>Current</th>
<th>Calculated</th>
<th>80% Mandatory Phase-in Year 1</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Municipal Wide Services/Classes:</strong></td>
<td></td>
<td></td>
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<td>Fire Protection Services</td>
<td>460</td>
<td>1,365</td>
<td>1,092</td>
</tr>
<tr>
<td>Parks and Recreation Services</td>
<td>11,145</td>
<td>14,300</td>
<td>11,440</td>
</tr>
<tr>
<td>Library Services</td>
<td>1,705</td>
<td>1,604</td>
<td>1,283</td>
</tr>
<tr>
<td>Growth Studies*</td>
<td>281</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Sub-Total Municipal Wide Services/Classes</strong></td>
<td>25,777</td>
<td>34,433</td>
<td>27,546</td>
</tr>
<tr>
<td><strong>Area Specific Services:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Drainage and Control Services</td>
<td>1,354</td>
<td>258</td>
<td>206</td>
</tr>
<tr>
<td>Wastewater Services</td>
<td>4,295</td>
<td>3,188</td>
<td>2,550</td>
</tr>
<tr>
<td>Water Services</td>
<td>761</td>
<td>993</td>
<td>794</td>
</tr>
<tr>
<td><strong>Sub-Total Area Specific Services</strong></td>
<td>6,410</td>
<td>4,439</td>
<td>3,551</td>
</tr>
<tr>
<td><strong>Total Municipal Wide Services/Classes</strong></td>
<td>25,777</td>
<td>34,433</td>
<td>27,546</td>
</tr>
<tr>
<td><strong>Total - Urban Area</strong></td>
<td>32,187</td>
<td>38,872</td>
<td>31,098</td>
</tr>
</tbody>
</table>

* As per Bill 23 Growth Studies are no longer D.C.-eligible

D.C. for full services will decrease in first year of by-law
### Rate Comparison – Non-Residential (per sq. ft.)

<table>
<thead>
<tr>
<th>Service/Class of Service</th>
<th>Current</th>
<th>Calculated</th>
<th>80% Mandatory Phase-in Year 1</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Municipal Wide Services/Classes:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Services Related to a Highway</td>
<td>3.84</td>
<td>5.02</td>
<td>4.02</td>
</tr>
<tr>
<td>Public Works (Facilities and Fleet)</td>
<td>0.57</td>
<td>0.84</td>
<td>0.67</td>
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<tr>
<td>Fire Protection Services</td>
<td>0.16</td>
<td>0.47</td>
<td>0.38</td>
</tr>
<tr>
<td>Parks and Recreation Services</td>
<td>0.43</td>
<td>0.57</td>
<td>0.46</td>
</tr>
<tr>
<td>Library Services</td>
<td>0.07</td>
<td>0.06</td>
<td>0.05</td>
</tr>
<tr>
<td>Growth Studies*</td>
<td>0.08</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Sub-Total Municipal Wide Services/Classes</strong></td>
<td>5.15</td>
<td>6.96</td>
<td>5.57</td>
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<tr>
<td><strong>Area Specific Services:</strong></td>
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<td></td>
</tr>
<tr>
<td>Stormwater Drainage and Control Services</td>
<td>0.47</td>
<td>0.20</td>
<td>0.16</td>
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<tr>
<td>Wastewater Services</td>
<td>1.54</td>
<td>1.13</td>
<td>0.90</td>
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<tr>
<td>Water Services</td>
<td>0.27</td>
<td>0.35</td>
<td>0.28</td>
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<tr>
<td><strong>Sub-Total Area Specific Services</strong></td>
<td>2.28</td>
<td>1.68</td>
<td>1.34</td>
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<tr>
<td><strong>Total Municipal Wide Services/Classes</strong></td>
<td>5.15</td>
<td>6.96</td>
<td>5.57</td>
</tr>
<tr>
<td><strong>Total - Urban Area</strong></td>
<td>7.43</td>
<td>8.64</td>
<td>6.91</td>
</tr>
</tbody>
</table>

* As per Bill 23 Growth Studies are no longer D.C.-eligible

D.C. for full services will decrease in first year of by-law
Survey of D.C. Rates – Residential

Note: All charges for the City of Cambridge are based on full services (i.e. City-wide + water and wastewater services)
Survey of D.C. Rates – Commercial

Note: All charges for the City of Cambridge are based on full services (i.e. City-wide + water and wastewater services)
Survey of D.C. Rates – Industrial

Note: All charges for the City of Cambridge are based on full services (i.e. City-wide + water and wastewater services)
Next Steps

**February 2022 to December 2023**
Data collection, staff review, D.C. calculations and policy work

**December 22, 2023**
Release of D.C. Background Study and By-law

**April 16, 2024**
Public Meeting

**May 28, 2024**
Council Consideration of By-law
Questions
RECOMMENDATION(S):

THAT Council receive the 2023 Development Charge Background Study & By-law as outlined in report 24-018-CRS as information;

AND THAT staff receive comments from the public and key stakeholders regarding the Development Charge Background Study and draft Bylaw prior to finalizing the information for Council approval;

AND FURTHER THAT the corresponding by-laws be brought forward for consideration at the May 28 Council Meeting.

EXECUTIVE SUMMARY:

Purpose

To advise members of Council, the general public and the development industry of a proposed new Development Charge (D.C.) by-law and provide the background study, as required by the Development Charges Act (D.C.A.). The current development charge By-law 19-094 and amending By-laws 22-003 and 22-025 expire June 30, 2024 and a new by-law must be passed prior to this date in order to continue to collect development charges.

Key Findings

- Proposed development charges have been calculated on a City-wide basis for all services.

- The proposed background study estimates a net population increase of 23,500 over the ten-year planning period (2023-2032) calculated as 23,418 with the urban boundary and 82 outside the urban boundary.
• Proposed draft by-laws supported by the development charge background study are contained within appendix G to the background study (Appendix B – 2023 Development Charges Background Study - Appendix G Draft By-laws).

• By-law and policy updates include the required legislative changes relating to definitions, mandatory exemptions, discounts, reporting requirements, interest rates, by-law expiry, spending requirements, and mandatory reductions to the D.C.A. from Bill 109: More Homes for Everyone Act, 2022, Bill 23: More Homes Built Faster Act, 2022, and Bill 134: Affordable Homes and Good Jobs Act, 2023.

Financial Implications

• The proposed development charge background study calculates $440.39 million in growth-related capital spending over the next ten years, of which $307.74 million (70%) is recoverable from D.C.s over the next ten years. The balance of $85.83 million is required to be funded from other sources such as property taxes, debentures or grants.

• The calculated rate changes proposed:

<table>
<thead>
<tr>
<th>Dwelling Type</th>
<th>Current</th>
<th>Calculated</th>
<th>Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single &amp; Semi-Detached</td>
<td>$32,187</td>
<td>$38,872</td>
<td>$6,685</td>
</tr>
<tr>
<td>Other Multiples</td>
<td>$22,630</td>
<td>$25,994</td>
<td>$3,364</td>
</tr>
<tr>
<td>Apartments -Bachelor/1 Bed</td>
<td>$16,112</td>
<td>$12,006</td>
<td>($4,106)</td>
</tr>
<tr>
<td>Apartments – 2+ Bed</td>
<td>$16,112</td>
<td>$22,106</td>
<td>$5,994</td>
</tr>
<tr>
<td>Special Care/Special Units</td>
<td>$10,116</td>
<td>$11,191</td>
<td>$1,075</td>
</tr>
<tr>
<td>Non-Residential</td>
<td>$7.44</td>
<td>$8.64</td>
<td>$1.20</td>
</tr>
</tbody>
</table>

• Rates will continue to be indexed annually on December 1st in accordance with the Statistics Canada Quarterly Construction Price Statistics.

• The main drivers of the development charge increases are in Roads and Indoor Recreation due to forecasted capital works needed to support growth.

• The mandatory five-year phase-in adjustment is effective at the passing of the D.C. by-law(s). Should a subsequent change be made to an approved by-law(s), the five-year phase-in period restarts. This loss of D.C. revenue resulting from the required phase-in reductions is required to be funded from the tax levy or debentures in the amount of $3.7 million in year one, $2.8 million in year two, $1.7 million in year three and $0.5 million in the fourth and final year of the phase-in.
STRATEGIC ALIGNMENT:

☐ Strategic Action

Objective(s): Choose an Objective

Strategic Action: Choose a Strategic Action

OR

☒ Core Service

Program: Governance

Core Service: Development Charges

Focus on the responsible management of financial resources, ensuring transparency and accountability.

Preparing the development charge background study and utilizing development charges to fund growth-related capital costs is prudent financial management. Hosting a public meeting to solicit feedback on the study ensures transparency and public engagement in the process.

BACKGROUND:

Development charges collected for new development and redevelopment in the City of Cambridge represent the fundamental funding source used to pay for and recover growth-related net capital costs associated with development. These capital costs are in addition to costs which would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, sidewalks, streetlights, etc.).

Since 1991, the regulations that apply to the calculation and collection of development charges has been governed by the Development Charges Act, R.S.O. 1997, as amended. The D.C.A. previously required a mandatory review of the Development Charge Study and By-law every five years. Through Bill 23: More Homes Built Faster Act, 2022 this requirement has changed to every ten years.

The last formal review of the City’s Development Charges By-law and Study was completed in 2019 and resulted in the current By-law 19-094 which was passed on June 18, 2019 and expires on June 30, 2024.

The City undertook an amendment to its D.C. background study following changes to the D.C.A. as per provincial 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). In January 2022, By-Law 22-003 was enacted to amend By-law 19-094. A further amendment was
authorized via By-law 22-025 in April 2022 to address a deletion of the Core Area
central D.C. exemptions.

The City has engaged Watson & Associates Economists Ltd., the same firm who
prepared the previous 2019 background study and updates, to undertake the City’s
comprehensive D.C. background study and by-law in order to meet the requirements of
the D.C.A.. A new by-law to repeal and replace those existing will be brought forward
for Council approval prior to the current by-law expiry.

A summary of the updates that are being incorporated into the City’s proposed by-law
are outlined in this report.

ANALYSIS:

New Legislation

Since the completion of the D.C. Update Study in 2021, further legislative changes
have been made to the D.C.A. through:

- Bill 109: More Homes for Everyone Act, 2022 – provides additional reporting
  requirements as part of Treasurer’s Statement.

- Bill 23: More Homes Built Faster Act, 2022 – These changes impact
development charges (D.C.s), community benefits charges (C.B.C.s), and
parkland dedication.

- Bill 134: Affordable Homes and Good Jobs Act, 2023 – provides for changes to
  the definition for “affordable” residential units.

The following amendments are included within the City’s background study and
proposed by-law to ensure compliance with the revised legislation:

New Statutory Exemptions

- Non-profit housing developments.

- Inclusionary Zoning Units: Affordable housing units required under inclusionary
  zoning by-laws are exempt from a D.C.

- Affordable Rental Unit: Where rent is less than 30% of the 60th percentile of
  income for rental households or average market rent.

- Affordable Owned Unit: Where the cost is less than 30% of the 60th percentile
  of income for households in the municipality or 90% of the average purchase
  price.
• **Attainable Unit:** Excludes affordable units and rental units and sold to a person who is at “arm’s length” from the seller. *This is yet to be fully defined by legislation.*

For affordable and attainable units, the municipality shall enter into an agreement which ensures the unit remains affordable or attainable for 25 years. The province has yet to put the exemption into force. Staff are currently investigating option(s) to ensure sufficient annual confirmation of exempt status.

**Additional Residential Unit Exemptions**

• Existing rental residential buildings: For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.

• Existing and new residential buildings:
  o A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
  o A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
  o One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

**Discounts**

• **Rental Housing Discount:**
  o Three or more bedrooms – 25% reduction;
  o Two bedrooms – 20% reduction; and
  o All other bedroom quantities – 15% reduction.

**Revenue Reduction Changes**

• Removal of Housing as an eligible D.C. service.

• Capital cost amendments to remove studies and prescribe services for which land or an interest in land will be restricted.

• Mandatory phase-in of a D.C. passed after January 1, 2022, as follows:
  o Year 1 – 80% of the maximum charge;
  o Year 2 – 85% of the maximum charge;
• Year 3 – 90% of the maximum charge;
• Year 4 – 95% of the maximum charge; and
• Year 5 to expiry – 100% of the maximum charge.

• Historical levels of service extended from current 10-year to a 15-year period.

**Administration Changes**

• Maximum interest rate for installments and determination of charge for eligible site plan and zoning by-law amendment applications set at the average prime rate plus 1%;

• Requirement to spend or allocate 60% of the monies in the reserve funds for Water, Wastewater, and Services Related to a Highway.

• D.C. by-law expiry extended to 10 years from current 5 years.

**Service Classifications**

The background study represents the City-wide and urban service needs arising from residential and non-residential growth over the 10-year forecast period.

**Urban D.C. services:**

• Water Services;
• Wastewater Services; and
• Stormwater.

**City-wide D.C. services:**

• Services Related to a Highway (Roads, Bridges, Culverts & Structures, Active Transportation);
• Public Works (Facilities, Fleet, Equipment);
• Fire Protection Services (Facilities, Vehicles, Equipment);
• Parks & Recreation Services (Development, Amenities, Trails, Parking, Facilities, Vehicles, Equipment); and
• Library Services (Facilities, Collection Material).

**Growth Forecast**

The growth forecast on which the City-wide development charge is based, projects the following population, housing, and non-residential floor area for the City and Urban area 10-year (2023 to 2032) period.
Previously there was a single D.C. by-law for all services. However, in response to the Province introducing the mandatory phase-in of 80%, 85%, 90%, 95%, 100% over five years, it is recommended that Council pass a separate by-law for each service. This ensures that any subsequent change to a service would require an update to only one by-law, triggering a phase-in restart affecting only one service. As a result, there are a total of eight draft by-laws to be brought forward at a future meeting for Council approval (Appendix B – 2023 Development Charges Background Study - Appendix G Draft By-laws).

Rates
The proposed development charge rates are summarized in the Financial Impact section of this report.

Current Policy Exemptions

- There are no changes proposed to existing non-statutory exemptions which include:
  - Grand River Conservation Authority;
  - Hospitals;
  - Contaminated sites;
  - Temporary uses (not exceeding 6 consecutive months);
  - Designated sites;
  - Farm buildings; and
  - Home based businesses

EXISTING POLICY / BY-LAW(S):

The current Development Charges By-law 19-094 for the City of Cambridge was passed on June 18, 2019 and expires on June 30, 2024. The City undertook an amendment to its D.C. background study following changes to the D.C.A. as per provincial Bill 108 (More Homes, More Choice Act, 2019), Bill 138 (Plan to Build Ontario Act, 2019), Bill
In January 2022, By-Law 22-003 was enacted to amend By-law 19-094. A further amendment was authorized via By-law 22-025 in April 2022 to address a deletion of the Core Area municipal D.C. exemptions.

In keeping with the requirements of the Development Charges Act, a comprehensive review of the background study has been completed and a new by-law is proposed to come into effect prior to the expiry of the current by-law.

**FINANCIAL IMPACT:**

**Capital Forecast**

A recalculation has been undertaken of the charges based on future identified growth-related capital needs. The proposed development charge background study calculates $440.39 million in growth-related capital spending over the next ten years, of which $307.74 million (70%) is recoverable from D.C.s over the next ten years. An additional $46.82 million is recoverable from future D.C.s beyond ten years (post period benefit). This post-period benefit value will be included in subsequent D.C. study update(s) to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Of this net amount of $307.74 million recoverable from D.C.s over the next ten years, $244.87 million is recoverable from residential development and $62.88 million from non-residential development.

This calculation proposes that for the non-D.C. cost over the ten-year D.C. by-law (benefit to existing development, and grants, subsidies and other contributions), $85.83 million (or an annual amount of $8.58 million) will need to be contributed from taxes and rates, or other sources.

**Rate Charges**

Rate charges have been provided on an urban area basis for water, wastewater, and stormwater, and a City-wide basis for all other services. The sum all services is referred to as the total urban area. These rates are submitted to Council for consideration.

The City’s D.C. for total urban area services currently in effect is $32,187 for single detached (low density) dwelling units, and $22,630 for other multiples (medium density) dwellings. The proposed updated single detached unit (low density) charge is $38,872, and other multiple (medium density) charge is $25,994.

The rate for apartments currently in effect is $16,112 per unit for total urban area services. The proposed charge per the updated study segregates apartments by total number of bedrooms per unit and is calculated as $12,006 per bachelor/1 bedroom unit, and $22,106 per 2+ bedroom unit.
The rate for special care/special dwelling units (e.g., retirement residences) currently in effect is $10,116 for total urban area services. The proposed updated special care/special dwelling units charge is $11,191.

In summary, the proposed development charges for residential units are as follows:

<table>
<thead>
<tr>
<th>Service/Class of Service</th>
<th>Single and Semi-Detached Dwelling</th>
<th>Other Multiples</th>
<th>Apartments - 2 Bedrooms +</th>
<th>Apartments - Bachelor and 1 Bedroom</th>
<th>Special Care/Special Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>City-wide Services/Class of Service:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Services Related to a Highway</td>
<td>14,707</td>
<td>9,534</td>
<td>8,364</td>
<td>4,542</td>
<td>4,234</td>
</tr>
<tr>
<td>Public Works (Facilities and Fleet)</td>
<td>2,457</td>
<td>1,643</td>
<td>1,397</td>
<td>759</td>
<td>707</td>
</tr>
<tr>
<td>Fire Protection Services</td>
<td>1,366</td>
<td>913</td>
<td>776</td>
<td>422</td>
<td>393</td>
</tr>
<tr>
<td>Parks and Recreation Services</td>
<td>14,300</td>
<td>9,562</td>
<td>8,132</td>
<td>4,416</td>
<td>4,117</td>
</tr>
<tr>
<td>Library Services</td>
<td>1,604</td>
<td>1,073</td>
<td>912</td>
<td>495</td>
<td>462</td>
</tr>
<tr>
<td>Total City-wide Services/Class of Services</td>
<td>34,433</td>
<td>23,025</td>
<td>19,581</td>
<td>10,534</td>
<td>9,513</td>
</tr>
<tr>
<td>Urban Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Drainage and Control Services</td>
<td>255</td>
<td>173</td>
<td>147</td>
<td>80</td>
<td>74</td>
</tr>
<tr>
<td>Wastewater Services</td>
<td>3,182</td>
<td>2,132</td>
<td>1,813</td>
<td>966</td>
<td>918</td>
</tr>
<tr>
<td>Water Services</td>
<td>993</td>
<td>664</td>
<td>563</td>
<td>307</td>
<td>286</td>
</tr>
<tr>
<td>Total City-wide Urban Services</td>
<td>4,430</td>
<td>2,959</td>
<td>2,525</td>
<td>1,372</td>
<td>1,278</td>
</tr>
<tr>
<td>Total City-wide</td>
<td>34,433</td>
<td>23,025</td>
<td>19,581</td>
<td>10,834</td>
<td>9,813</td>
</tr>
<tr>
<td>Total Urban Area</td>
<td>38,872</td>
<td>25,994</td>
<td>22,106</td>
<td>12,006</td>
<td>11,191</td>
</tr>
</tbody>
</table>

The non-residential charge currently in effect is $7.43 per square foot of building area for total urban area services and the proposed rate under the updated draft background study is $8.64 per square foot.

The proposed development charges for non-residential units are as follows:

<table>
<thead>
<tr>
<th>Service/Class of Service</th>
<th>NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)</th>
<th>NON-RESIDENTIAL (per sq.m of Gross Floor Area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>City-wide Services/Class of Service:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Services Related to a Highway</td>
<td>5.02</td>
<td>54.03</td>
</tr>
<tr>
<td>Public Works (Facilities and Fleet)</td>
<td>0.84</td>
<td>9.04</td>
</tr>
<tr>
<td>Fire Protection Services</td>
<td>0.47</td>
<td>4.06</td>
</tr>
<tr>
<td>Parks and Recreation Services</td>
<td>0.57</td>
<td>6.14</td>
</tr>
<tr>
<td>Library Services</td>
<td>0.06</td>
<td>0.65</td>
</tr>
<tr>
<td>Total City-wide Services/Class of Services</td>
<td>6.96</td>
<td>74.92</td>
</tr>
<tr>
<td>Urban Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Drainage and Control Services</td>
<td>0.20</td>
<td>2.15</td>
</tr>
<tr>
<td>Wastewater Services</td>
<td>1.13</td>
<td>12.16</td>
</tr>
<tr>
<td>Water Services</td>
<td>0.35</td>
<td>3.77</td>
</tr>
<tr>
<td>Total City-wide Urban Services</td>
<td>1.88</td>
<td>18.09</td>
</tr>
<tr>
<td>Total City-wide</td>
<td>6.96</td>
<td>74.92</td>
</tr>
<tr>
<td>Total Urban Area</td>
<td>8.64</td>
<td>93.00</td>
</tr>
</tbody>
</table>
Mandatory Phase-In Impact

The mandatory five-year phase-in adjustment is effective at the passing of the D.C. by-law(s). Should a subsequent change be made to an approved by-law(s), the five-year phase-in period restarts. This loss of D.C. revenue resulting from the required phase-in reductions leads to a necessity for funding from the tax levy or debentures.

Under the current D.C. by-law, the D.C. phase-in adjustments impacted the D.C. rates in the following areas: Parks & Recreation, Library, Public Works and Growth Studies – Other. The financial impact of these D.C. phase-in adjustments was approximately $750,000 in 2023.

Following the passing of the D.C. by-law(s) in 2024, all D.C. rates will have a 20% phase-in adjustment in year 1 of the by-law(s) passing (with the exception of Growth Studies, which are no longer D.C. eligible). This loss of D.C. revenue resulting from the required phase-in reductions is required to be funded from the tax levy or debentures in the amount of $3.7 million in year one, $2.8 million in year two, $1.7 million in year three and $0.5 million in the fourth and final year of the phase-in.

The following two tables reflect a comparison of the current development charge rate and the calculated proposed residential (single detached) dwelling and non-residential along with the mandatory Year-1 80% phase-in adjustment.

Residential (Single Detached)

<table>
<thead>
<tr>
<th>Service/Class of Service</th>
<th>Current</th>
<th>Calculated</th>
<th>80% Mandatory Phase-In Year 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipal Wide Services/Classes:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Services Related to a Highway</td>
<td>10,617</td>
<td>14,707</td>
<td>11,766</td>
</tr>
<tr>
<td>Public Works (Facilities and Fleet)</td>
<td>1,569</td>
<td>2,457</td>
<td>1,966</td>
</tr>
<tr>
<td>Fire Protection Services</td>
<td>460</td>
<td>1,365</td>
<td>1,092</td>
</tr>
<tr>
<td>Parks and Recreation Services</td>
<td>11,145</td>
<td>14,300</td>
<td>11,440</td>
</tr>
<tr>
<td>Library Services</td>
<td>1,705</td>
<td>1,604</td>
<td>1,283</td>
</tr>
<tr>
<td>Growth Studies*</td>
<td>281</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Sub-Total Municipal Wide Services/Classes</td>
<td>25,777</td>
<td>34,433</td>
<td>27,546</td>
</tr>
<tr>
<td>Area Specific Services:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Drainage and Control Services</td>
<td>1,354</td>
<td>258</td>
<td>206</td>
</tr>
<tr>
<td>Wastewater Services</td>
<td>4,295</td>
<td>3,188</td>
<td>2,550</td>
</tr>
<tr>
<td>Water Services</td>
<td>761</td>
<td>993</td>
<td>794</td>
</tr>
<tr>
<td>Sub-Total Area Specific Services</td>
<td>6,410</td>
<td>4,439</td>
<td>3,551</td>
</tr>
<tr>
<td>Total Municipal Wide Services/Classes</td>
<td>25,777</td>
<td>34,433</td>
<td>27,546</td>
</tr>
<tr>
<td>Total - Urban Area</td>
<td>32,187</td>
<td>38,872</td>
<td>31,098</td>
</tr>
</tbody>
</table>

* As per Bill 23 Growth Studies are no longer D.C.-eligible
Non-Residential

<table>
<thead>
<tr>
<th>Service/Class of Service</th>
<th>Current</th>
<th>Calculated</th>
<th>80% Mandatory Phased-in Year 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipal Wide Services/Classes:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Services Related to a Highway</td>
<td>3.84</td>
<td>5.02</td>
<td>4.02</td>
</tr>
<tr>
<td>Public Works (Facilities and Fleet)</td>
<td>0.57</td>
<td>0.64</td>
<td>0.67</td>
</tr>
<tr>
<td>Fire Protection Services</td>
<td>0.16</td>
<td>0.47</td>
<td>0.38</td>
</tr>
<tr>
<td>Parks and Recreation Services</td>
<td>0.43</td>
<td>0.57</td>
<td>0.46</td>
</tr>
<tr>
<td>Library Services</td>
<td>0.07</td>
<td>0.08</td>
<td>0.05</td>
</tr>
<tr>
<td>Growth Studies*</td>
<td>0.08</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Sub-Total Municipal Wide Services/Classes</strong></td>
<td>5.15</td>
<td>6.96</td>
<td>5.57</td>
</tr>
<tr>
<td>Area Specific Services:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Drainage and Control Services</td>
<td>0.47</td>
<td>0.20</td>
<td>0.16</td>
</tr>
<tr>
<td>Wastewater Services</td>
<td>1.54</td>
<td>1.34</td>
<td>0.90</td>
</tr>
<tr>
<td>Water Services</td>
<td>0.27</td>
<td>0.35</td>
<td>0.28</td>
</tr>
<tr>
<td><strong>Sub-Total Area Specific Services</strong></td>
<td>2.28</td>
<td>1.68</td>
<td>1.34</td>
</tr>
<tr>
<td><strong>Total Municipal Wide Services/Classes</strong></td>
<td>5.15</td>
<td>6.96</td>
<td>5.57</td>
</tr>
<tr>
<td><strong>Total - Urban Area</strong></td>
<td>7.43</td>
<td>8.64</td>
<td>6.91</td>
</tr>
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</table>

* As per Bill 23 Growth Studies are no longer D.C.-eligible

**Annual Indexing**

Rates will continue to be indexed annually on December 1st, without amendment to the by-law, in accordance with the Statistics Canada Quarterly Construction Price Statistics, catalogue number 62-007.

**Cost Drivers**

The main drivers of the development charge increases are in Roads and Indoor Recreation facilities due to forecasted capital works needed to support growth.

<table>
<thead>
<tr>
<th>Service</th>
<th>DC Recoverable Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Services Related to a Highway</td>
<td>$174,101,072</td>
</tr>
<tr>
<td>Parks &amp; Recreation Services</td>
<td>$148,670,000</td>
</tr>
<tr>
<td>Public Works Services</td>
<td>$49,489,400</td>
</tr>
<tr>
<td>Wastewater Services</td>
<td>$30,771,250</td>
</tr>
<tr>
<td>Library Services</td>
<td>$13,698,000</td>
</tr>
<tr>
<td>Fire Protection Services</td>
<td>$12,745,000</td>
</tr>
<tr>
<td>Water Services</td>
<td>$10,275,062</td>
</tr>
<tr>
<td>Stormwater Services</td>
<td>$650,000</td>
</tr>
<tr>
<td><strong>Total Gross Cost</strong></td>
<td><strong>$440,399,784</strong></td>
</tr>
</tbody>
</table>
PUBLIC VALUE:

Sustainability:
This project supports sustainability by ensuring that financial resources are responsibly maximized to meet capital needs resulting from the expected growth of the City.

Transparency:
Hosting a public meeting to solicit feedback on the study ensures transparency and public engagement in the process. The background study and draft by-laws were made available online via the City's website on December 22, 2023.

ADVISORY COMMITTEE INPUT:
Does not apply.

PUBLIC INPUT:
The City on April 16, 2024 is holding a public meeting to receive comments and feedback regarding the proposed new development charges. Notice of the public meeting was advertised in The Record for publication more than 20 days prior to.

Based on feedback received at this meeting including any other correspondence, staff will finalize the development charge study and by-law to be brought back to Council for approval. The tentative date for Council approval of the background study and passing the DC by-law is May 28, 2024.

INTERNAL / EXTERNAL CONSULTATION:
City staff from various divisions participated in the preparation of the development charges background study including: Finance; Planning; Building; Economic Development; Legal; Asset Management & PMO; Engineering; Public Works; Parks Recreation & Culture; and Fire. The Idea Exchange (Library) was also consulted.

In order that sufficient information is made available to the public, and in accordance with the D.C.A., the background study and draft by-laws were made available online via the City's website on December 22, 2023, well in excess of 60 days prior to anticipated D.C. by-law passage. Copies of the proposed D.C. by-law and the background study have also been made available via the municipal Clerk at City Hall.

The study was further distributed to the Chamber of Commerce, Business Improvement Areas (BIAs), Economic Development Advisory Committee (EDAC), and the Waterloo Region Home Builders Association for distribution to their members. In addition, all were circulated the notice for this public meeting.
CONCLUSION:
The proposed Development Charges Background Study has been prepared in accordance with the Development Charges Act, 1997 as amended. The City is holding a public meeting to receive comments and feedback regarding the proposed new development charges. Based on the feedback received at this meeting, staff will finalize the Development Charge Study and By-Laws to be brought back to Council for approval. The tentative date for Council approval of the Background Study and passing the D.C. By-law is May 28, 2024.

REPORT IMPACTS:
Agreement: No
By-law: No
Budget Amendment: No
Policy: No

APPROVALS:
This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:
Director
Deputy City Manager
Chief Financial Officer
City Solicitor
City Manager

ATTACHMENTS:
1. 24-018-CRS Appendix A - 2023 Development Charges Background Study
2. 24-018-CRS Appendix B – 2023 Development Charges Background Study - Appendix G Draft By-laws
Development Charges Background Study
City of Cambridge
Refinements to Report

Subsequent to the release of the Background Study on December 22, 2023, it was identified that the asset management plan deadlines set out in the Infrastructure for Jobs and Prosperity Act, noted in Appendix F, were incorrect.

The report stated that:

"It should be noted that with the recent passing of the Infrastructure for Jobs and Prosperity Act (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2021 for core municipal services and 2023 for all other services."

These timelines were extended by the Province by one year. This has been updated on Page F-2 of the report.

The above revisions do not impact the calculations throughout the report.
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List of Acronyms and Abbreviations

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<th>Full Description of Acronym</th>
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<td>A.M.P.</td>
<td>Asset management plan</td>
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<tr>
<td>CANSIM</td>
<td>Canadian Socio-Economic Information Management System (Statistics Canada)</td>
</tr>
<tr>
<td>D.C.</td>
<td>Development charge</td>
</tr>
<tr>
<td>D.C.A.</td>
<td>Development Charges Act, 1997, as amended</td>
</tr>
<tr>
<td>F.I.R.</td>
<td>Financial Information Return</td>
</tr>
<tr>
<td>G.F.A.</td>
<td>Gross floor area</td>
</tr>
<tr>
<td>LPAT</td>
<td>Local Planning Appeal Tribunal</td>
</tr>
<tr>
<td>M.E.C.P.</td>
<td>Ministry of the Environment, Conservation and Parks</td>
</tr>
<tr>
<td>N.F.P.O.W.</td>
<td>No fixed place of work</td>
</tr>
<tr>
<td>O.L.T.</td>
<td>Ontario Land Tribunal</td>
</tr>
<tr>
<td>O.M.B.</td>
<td>Ontario Municipal Board</td>
</tr>
<tr>
<td>O.P.A.</td>
<td>Official Plan Amendment</td>
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<tr>
<td>O. Reg.</td>
<td>Ontario Regulation</td>
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<tr>
<td>P.O.A.</td>
<td>Provincial Offences Act</td>
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<td>P.P.U.</td>
<td>Persons per unit</td>
</tr>
<tr>
<td>S.D.E.</td>
<td>Single detached equivalent</td>
</tr>
<tr>
<td>S.D.U.</td>
<td>Single detached unit</td>
</tr>
<tr>
<td>S.W.M.</td>
<td>Stormwater management</td>
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<tr>
<td>sq.ft.</td>
<td>square foot</td>
</tr>
<tr>
<td>sq.m</td>
<td>square metre</td>
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Executive Summary
Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the City of Cambridge required by the Development Charges Act, 1997, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:

   - Chapter 1 – Overview of the legislative requirements of the Act;
   - Chapter 2 – Review of present D.C. policies of the City;
   - Chapter 3 – Summary of the residential and non-residential growth forecasts for the City;
   - Chapter 4 – Approach to calculating the D.C.);
   - Chapter 5 – Review of historic service standards and identification of future capital requirements to service growth and related deductions and allocations;
   - Chapter 6 – Calculation of the D.C.s;
   - Chapter 7 – D.C. policy recommendations and rules; and
   - Chapter 8 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below.

   1) Identify amount, type and location of growth.

   2) Identify servicing needs to accommodate growth.

   3) Identify capital costs to provide services to meet the needs.

   4) Deduct:

      - Grants, subsidies and other contributions;
      - Benefit to existing development;
      - Amounts in excess of 10-year historical service calculation;
      - D.C. reserve funds (where applicable);

   5) Net costs are then allocated between residential and non-residential benefit.
6) Net costs divided by growth to provide the D.C.

3. A number of changes to the D.C.A. have occurred since the passage of the City’s 2019 D.C. By-law. These changes were introduced through 7 bills passed in the Ontario legislature: Bill 108, Bill 138, Bill 197, Bill 213, Bill 109, Bill 23, and Bill 134. The following provides a brief summary of the proposed changes.


In May 2019, the Province introduced Bill 108, More Homes, More Choice Act, 2019 which would make changes to the current D.C. legislation. The Bill was passed and given Royal Assent on June 6, 2019. While the legislation has been passed, much of the detailed changes were to be implemented by Regulation, however, these changes were not implemented (subject to Bill 197 discussed later). The following items are currently in effect:

a. Effective January 1, 2020, rental housing and institutional developments shall pay D.C.s in six (6) equal annual payments commencing at first occupancy. Non-profit housing developments shall pay D.C.s in 21 equal annual payments. Interest may be charged on the installments, and any unpaid amounts inclusive of interest payable shall be added to the property tax roll and collected in the same manner as taxes.

b. Effective January 1, 2020, the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications made after January 1, 2020), shall be determined based on the D.C. by-law in effect on the day of Site Plan or Zoning By-law Amendment application.

Other key elements of the changes that were not proclaimed and were dealt with subsequently through Bill 197 are provided below:

- The D.C. would be refined to only allow for the following services to remain within the D.C.: water, wastewater, storm water, roads, fire, policing, ambulance, waste diversion, parks development, recreation, public libraries, long-term care, and public health.
- The mandatory 10% deduction would be removed for all services that remain eligible in the D.C.
• A new community benefits charge (C.B.C.) would be introduced to include formerly eligible D.C. services that are not included in the above listing, parkland dedication, and bonus zoning contributions.

Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province released Bill 138 which provided further amendments to the D.C.A. and 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. With respect to the D.C.A., this Bill removed installment payments for commercial and industrial developments that were originally identified in Bill 108.


In March 2020, Canada was impacted by the COVID-19 global pandemic. As a result, the economy was put into a state of emergency in an effort to slow the spread of the virus. In response, the Province tabled legislation on July 8, 2020 which amended a number of Acts, including the D.C.A. and the Planning Act. With Bill 197, many changes proposed in Bill 108 have now been revised. With respect to the above noted changes from Bill 108, the following changes are provided in Bill 197:

• Eligible Services: The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108. For the City of Cambridge, this means that services currently provided in the D.C. by-law remain eligible.
• Mandatory 10% Deduction: The mandatory 10% deduction is removed (consistent with Bill 108). This applies to all D.C.-eligible services.
• Community Benefits Charges: Based on the wording in the legislation, it appears that Upper-tier governments will not be able to impose a C.B.C.

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.

**Bill 109: More Homes for Everyone Act, 2022**

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O.Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O.Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer’s statement on D.C. reserve funds and the requirement for publication of the statement.

These changes to the D.C.A. are further discussed in Section 1.3 of this report.

**Bill 23: More Homes Built Faster Act, 2022**

On November 28, 2022, Bill 23 received Royal Assent. The Bill provides the following changes (further details provided in Section 1.4 of this report). It is noted that, as of the time of writing, the Province has announced (on December 13, 2023) potential changes to the phased-in requirements and the removal of studies as eligible capital costs. The details of these changes will be forthcoming in early 2024 and Watson will monitor and advise as to the nature of these changes:

- Additional Residential Unit Exemption;
- Removal of Housing as an Eligible D.C. Service;
- New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments;

Note: Bill 134: *Affordable Homes and Good Jobs Act, 2023* which was released on September 28, 2023 and received Royal Assent on December 4, 2023 provides a new definition of “affordable” under the D.C.A.:

  - Owned unit (lesser of): cost is less than 30% of the 60th percentile of income for households in the municipality or 90% of the average purchase price as defined in a new Bulletin.
  - Rental unit (lesser of): rent is less than 30% of the 60th percentile of income for rental households or average market rent set out in a new Bulletin.

- Historical Level of Service extended to 15-year period instead of the current 10-year period;
• Capital Cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted;
• Mandatory Phase-in of a D.C. passed after January 1, 2022, as follows:
  o Year 1 – 80% of the maximum charge;
  o Year 2 – 85% of the maximum charge;
  o Year 3 – 90% of the maximum charge;
  o Year 4 – 95% of the maximum charge; and
  o Year 5 to expiry – 100% of the maximum charge.
  o D.C. By-laws now have a maximum life of 10 years after the date the by-law comes into force;
  o D.C. for Rental Housing developments to receive a discount as follows:
    o Three or more bedrooms – 25% reduction;
    o Two bedrooms – 20% reduction; and
    o All other bedroom quantities – 15% reduction.
  o Maximum Interest Rate for Installments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications to be set at the average prime rate plus 1%; and
  o Requirement to Allocate Funds Received – municipalities are required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.

4. The growth forecast (Chapter 3) on which the City-wide D.C. is based, projects the following population, housing, and non-residential floor area for the City-wide 10-year (2023 to 2032) period and the Urban area 10-year period (2023 to 2032).

<table>
<thead>
<tr>
<th>Table ES-1</th>
<th>Summary of Growth Forecast by Planning Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Measure</td>
<td>10-year 2023 to 2032</td>
</tr>
<tr>
<td>(Net) Population Increase</td>
<td>23,500</td>
</tr>
<tr>
<td>Residential Unit Increase</td>
<td>9,624</td>
</tr>
<tr>
<td>Non-Residential Gross Floor Area Increase (sq. ft.)</td>
<td>8,168,500</td>
</tr>
</tbody>
</table>

Source Watson & Associates Economists Ltd. Forecast 2023
5. On June 18, 2019, the City of Cambridge passed By-law 19-094 under the D.C.A., which was amended by By-law 22-003 on January 18, 2022 and 22-025 on April 19, 2022. The by-law imposes D.C.s on residential and non-residential uses. This by-law will expire on June 30, 2024. The City is undertaking a D.C. public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for March 19, 2024 with adoption of the by-law anticipated for May 14, 2024.

6. The City’s D.C. currently in effect is $32,187 for single detached dwelling units for full services and $7.43 per square foot (sq.ft.) for non-residential. This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-3 for residential and non-residential development). Charges have been provided on an urban area basis for water, wastewater, and stormwater, and a City-wide basis for all other services. The corresponding single detached unit charge is $38,872. The non-residential charge is $8.64 per sq.ft. of building area. These rates are submitted to Council for its consideration.

7. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-4. A summary of these costs is provided below:

Table ES-2
Summary of Expenditures Anticipated Over the Life of the By-law

<table>
<thead>
<tr>
<th>Summary of Expenditures Anticipated</th>
<th>Expenditure Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total gross expenditures planned over the next ten years</td>
<td>$440,399,784</td>
</tr>
<tr>
<td>Less: Benefit to existing development</td>
<td>69,753,100</td>
</tr>
<tr>
<td>Less: Post planning period benefit</td>
<td>46,820,400</td>
</tr>
<tr>
<td>Less: Ineligible re: Level of Service</td>
<td>0</td>
</tr>
<tr>
<td>Less: Grants, subsidies and other contributions</td>
<td>16,081,625</td>
</tr>
<tr>
<td><strong>Net costs to be recovered from development charges</strong></td>
<td><strong>$307,744,659</strong></td>
</tr>
</tbody>
</table>

This suggests that for the non-D.C. cost over the 10-year D.C. by-law (benefit to existing development, and grants, subsidies and other contributions), $85.83 million (or an annual amount of $8.58 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount
of $46.82 million, it will be included in subsequent D.C. study updates to reflect
the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the City plans to spend $440.40 million over the next
10 years, of which $307.74 million (70%) is recoverable from D.C.s. Of this net
amount, $244.87 million is recoverable from residential development and $62.88
million from non-residential development. It is noted also that any exemptions or
reductions in the charges would reduce this recovery further.

8. Considerations by Council – The background study represents the service needs
arising from residential and non-residential growth over the forecast periods.

The following services are calculated based on an urban area 10-year forecast:

- Stormwater Services;
- Wastewater Services;
- Water Services;

The following services are calculated based on a City-wide 10-year forecast:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services; and
- Library Services.

In addition, a class of service has been established for Public Works (which is
calculated based on a City-wide 10-year forecast).

Council will consider the findings and recommendations provided in the report
and, in conjunction with public input, approve such policies and rates it deems
appropriate. These directions will refine the draft D.C. by-laws which are
appended in Appendix G (under separate cover). These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the by-law; and
- considering reductions in the charge by class of development (obtained by
  removing certain services on which the charge is based and/or by a
general reduction in the charge).
Table ES-3
Schedule of Development Charges

<table>
<thead>
<tr>
<th>Service/Class of Service</th>
<th>RESIDENTIAL</th>
<th>NON-RESIDENTIAL</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Single and Semi-Detached Dwelling</td>
<td>Other Multiples</td>
<td>Apartments - 2 Bedrooms +</td>
</tr>
<tr>
<td>City-wide Services/Class of Service:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Services Related to a Highway</td>
<td>14,707</td>
<td>9,834</td>
<td>8,364</td>
</tr>
<tr>
<td>Public Works (Facilities and Fleet)</td>
<td>2,457</td>
<td>1,643</td>
<td>1,397</td>
</tr>
<tr>
<td>Fire Protection Services</td>
<td>1,365</td>
<td>913</td>
<td>776</td>
</tr>
<tr>
<td>Parks and Recreation Services</td>
<td>14,300</td>
<td>9,562</td>
<td>8,132</td>
</tr>
<tr>
<td>Library Services</td>
<td>1,604</td>
<td>1,073</td>
<td>912</td>
</tr>
<tr>
<td>Total City-wide Services/Class of Services</td>
<td>34,433</td>
<td>23,025</td>
<td>19,581</td>
</tr>
<tr>
<td>Urban Services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Drainage and Control Services</td>
<td>258</td>
<td>173</td>
<td>147</td>
</tr>
<tr>
<td>Wastewater Services</td>
<td>3,188</td>
<td>2,132</td>
<td>1,813</td>
</tr>
<tr>
<td>Water Services</td>
<td>993</td>
<td>664</td>
<td>565</td>
</tr>
<tr>
<td>Total City-wide Urban Services</td>
<td>4,439</td>
<td>2,969</td>
<td>2,525</td>
</tr>
<tr>
<td>Total City-wide</td>
<td>34,433</td>
<td>23,025</td>
<td>19,581</td>
</tr>
<tr>
<td>Total Urban Area</td>
<td>38,872</td>
<td>25,994</td>
<td>22,106</td>
</tr>
</tbody>
</table>
Report
Chapter 1
Introduction
1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the Development Charges Act, 1997, as amended, (D.C.A.) (section 10) and, accordingly, recommends new development charges (D.C.s) and policies for the City of Cambridge.

The City retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process beginning late-2022 with anticipated completion early-2024. Watson worked with City staff in preparing the D.C. analysis and policy recommendations.

This D.C. background study, containing the proposed D.C. by-law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the City's D.C. background study, as summarized in Chapter 4. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-law(s) to be made available as part of the approval process (included as Appendix G, under separate cover).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 4), Cambridge’s current D.C. policies (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to those who are involved.

Finally, it addresses post-adoption implementation requirements (Chapter 8) which are critical to the successful application of the new policy.

The chapters in the report are supported by Appendices containing the data required to explain and substantiate the calculation of the charge. A full discussion of the statutory requirements for the preparation of a background study and calculation of a D.C. is provided herein.
1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A. has been scheduled for March 19, 2023. Its purpose is to present the 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.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on December 22, 2023.

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
- finalization of the report and Council consideration of the by-law subsequent to the public meeting.

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

### Figure 1-1
Schedule of Key D.C. Process Dates for the City of Cambridge

<table>
<thead>
<tr>
<th>Schedule of Study Milestone</th>
<th>Dates</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Data collection, staff review, engineering work, D.C. calculations and policy work</td>
<td>February 2022 to December 2023</td>
</tr>
<tr>
<td>2. Public release of final D.C. Background study and proposed by-law</td>
<td>December 22, 2023</td>
</tr>
<tr>
<td>3. Public meeting advertisement placed in newspaper(s)</td>
<td>No later than February 27, 2024</td>
</tr>
<tr>
<td>4. Public meeting of Council</td>
<td>March 19, 2024</td>
</tr>
<tr>
<td>5. Council considers adoption of background study and passage of by-law</td>
<td>May 14, 2024</td>
</tr>
<tr>
<td>6. Newspaper notice given of by-law passage</td>
<td>By 20 days after passage</td>
</tr>
<tr>
<td>7. Last day for by-law appeal</td>
<td>40 days after passage</td>
</tr>
<tr>
<td>8. City makes pamphlet available (where by-law not appealed)</td>
<td>By 60 days after in force date</td>
</tr>
</tbody>
</table>
1.3 Changes to the D.C.A.: Bills 108, 138, 197, 213, and 109

1.3.1 Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters

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 (note, Non-profit housing developments are now exempt as per Bill 23). Interest may be charged on the installments, 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.

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 to take effect upon proclamation by the Lieutenant Governor 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. was proposed to include formerly eligible D.C. services that are not included in the above listing, in addition to parkland dedication and bonus zoning contributions.

### 1.3.2 Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province released Bill 138 which provided further amendments to the D.C.A. and 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 installment payments for commercial and industrial developments that were originally included in Bill 108.

### 1.3.3 Bill 197: COVID-19 Economic Recovery Act, 2020

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

#### 1.3.3.1 D.C.-Related Changes

**List of D.C.-Eligible Services**
As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. Bill 197, however, revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services.
- Stormwater 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 (no longer eligible as per Bill 23).
- 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) allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).

The Act (as amended) repeals and replaces the above with the four (4) 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 section 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.

Note: An initial consideration of “class” appears to mean any group of services.

Mandatory 10% Deduction

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

As a result of the passage of Bill 197, and subsequent proclamation on September 18, 2020, this report has provided the D.C. calculations without the 10% mandatory deduction.

1.3.3.2 C.B.C. Related Changes

C.B.C. Eligibility

• The C.B.C. is limited to lower-tier and single tier municipalities, whereas upper-tier municipalities will not be allowed to impose this charge.
• O. Reg. 509/20 was filed on September 18, 2020. This regulation provides for the following:
  o A maximum rate will be set as a percentage of the market value of the land the day before building permit issuance. The maximum rate is set at 4%. The C.B.C may only be imposed on developing or redeveloping buildings which have a minimum height of five stories and contain no less than 10 residential units.
  o Bill 197 states that before passing a C.B.C. by-law, the municipality shall prepare a C.B.C. strategy that (a) identifies the facilities, services, and matters that will be funded with C.B.C.s; and (b) complies with any prescribed requirements.
  o Only one C.B.C. by-law may be in effect in a local municipality at a time.
1.3.3.3 Combined D.C. and C.B.C. Impacts

D.C. vs. C.B.C. Capital Cost

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), “provided that the capital costs that are intended to be funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law.”

Transition – D.C. and C.B.C.

- The specified date for municipalities to transition to the D.C. and C.B.C. is two years after Schedules 3 and 17 of the COVID-19 Economic Recovery Act comes into force (i.e. September 18, 2022).

- Generally, for existing reserve funds (related to D.C. services that will be ineligible):
  - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
  - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
  - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.

- For reserve funds established under s. 37 of the Planning Act (e.g. bonus zoning)
  - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
  - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
  - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.

If a municipality passes a C.B.C. by-law, any existing D.C. credits a landowner may retain may be used towards payment of that landowner’s C.B.C.

As mentioned above, a lower-tier municipality may impose a C.B.C.; however, this report does not address any C.B.C.s for the City.
1.3.4 **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. As a result, this mandatory exemption will be included in the D.C. by-law.

1.3.5 **Bill 109: More Homes for Everyone Act, 2022**

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer’s statement on D.C. reserve funds and the requirement for publication of the statement. The following additional information must be provided for each D.C. service being collected for during the year:

a) whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law;

b) if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and

c) if no money was spent from the reserve fund during the year, a statement as to why there was no spending during the year.

The D.C.A. has also been amended to now require that the annual Treasurer’s statement be made available to the public on the website of the municipality or, if there is no such website, in the municipal office.

1.4 **Changes to the D.C.A. – Bill 23: More Homes Built Faster Act, 2022**

On November 28, 2022, Bill 23 received Royal Assent. This Bill amends a number of pieces of legislation including the Planning Act and D.C.A. The following provides a
summary of the changes to the D.C.A. It is noted that, as of the time of writing, the Province has announced (on December 13, 2023) potential changes to the phased-in requirements and the removal of studies as eligible costs. The details of these changes will be forthcoming in early 2024 and Watson will monitor and advise as to the nature of these changes.

1.4.1 Additional Residential Unit Exemption

The rules for these exemptions are now provided in the D.C.A., rather than the regulations and are summarized as follows:

- **Exemption for residential units in existing rental residential buildings** – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- **Exemption for additional residential units in existing and new residential buildings** – The following developments will be exempt from a D.C.:
  - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
  - A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
  - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

1.4.2 Removal of Housing as an Eligible D.C. Service

Housing services is removed as an eligible service. Municipalities with by-laws that include a charge for housing services can no longer collect for this service.

1.4.3 New Statutory Exemption for Non-Profit Housing

Non-profit housing units are exempt from D.C.s and D.C. installment payments due after November 28, 2022.
1.4.4 New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units

Affordable units, attainable units, inclusionary zoning units (affordable) are exempt from the payment of D.C.s, as follows:

- **Inclusionary Zoning Units:** Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.
- **Affordable Rental Units:** Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- **Affordable Owned Units:** Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- **Attainable Units:** Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
  - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.

Further to the above, Bill 134: Affordable Homes and Good Jobs Act, 2023 which was released on September 28, 2023 and received Royal Assent on December 4, 2023 provides a new definition of “affordable” under the D.C.A.:

- Owned unit (lesser of): cost is less than 30% of the 60th percentile of income for households in the municipality or 90% of the average purchase price as defined in a new Bulletin; and
- Rental unit (lesser of): rent is less than 30% of the 60th percentile of income for rental households or average market rent set out in a new Bulletin.

*Note: the above exemptions are not currently in force. These exemptions will be in force upon proclamation and revisions to the regulations. The bulletin has yet to be published as at the time of writing this report.*
1.4.5 Historical Level of Service extended to 15-year period instead of the historical 10-year period

Prior to Bill 23, the increase in need for service was limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average is now extended to the historical 15-year period.

1.4.6 Revised Definition of Capital Costs

The definition of capital costs has been revised to remove studies. Further, the regulations to the Act will prescribe services for which land or an interest in land will be restricted. As at the time of writing, no services have been prescribed.

1.4.7 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in annually over the first five years the by-law is in force, as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

1.4.8 D.C. By-law Expiry

A D.C. by-law now expires 10 years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law’s life from five (5) years, prior to Bill 23.

1.4.9 Installment Payments

Non-profit housing development has been removed from the installment payment section of the Act (section 26.1), as these units are now exempt from the payment of a D.C.

1.4.10 Rental Housing Discount

The D.C. payable for rental housing development will be reduced based on the number of bedrooms in each unit as follows:

---
• Three or more bedrooms – 25% reduction;
• Two bedrooms – 20% reduction; and
• All other bedroom quantities – 15% reduction.

1.4.11 Maximum Interest Rate for Installments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications

No maximum interest rate was previously prescribed. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all installment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

1.4.12 Requirement to Allocate Funds Received

Annually, beginning in 2023, municipalities will be required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water, wastewater, and services related to a highway. Other services may be prescribed by the regulation.
Chapter 2
Current City of Cambridge Policy
2. Current City of Cambridge Policy

2.1 Schedule of Charges

On June 18, 2019, the City of Cambridge passed By-law 19-094 under the D.C.A., with an enforcement date of July 1, 2019, and was amended with By-law 22-003 on January 18, 2022, and 22-025 on April 19, 2022.

These by-laws impose D.C.s for residential and non-residential uses. Table 2-1 below provides the rates currently in effect, as at December 1, 2023.

<table>
<thead>
<tr>
<th>Service</th>
<th>Single &amp; Semi Detached</th>
<th>Other Multiples</th>
<th>Apartments</th>
<th>Special Care/Special Dwelling Units</th>
<th>per sq.ft. of Gross Floor Area</th>
<th>per sq.m. of Gross Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>City-wide Services/Classes of Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Services Related to a Highway</td>
<td>10,617</td>
<td>7,466</td>
<td>5,315</td>
<td>3,337</td>
<td>3.84</td>
<td>41.26</td>
</tr>
<tr>
<td>Public Works</td>
<td>1,569</td>
<td>1,103</td>
<td>786</td>
<td>492</td>
<td>0.57</td>
<td>6.12</td>
</tr>
<tr>
<td>Fire Protection Services</td>
<td>460</td>
<td>323</td>
<td>231</td>
<td>144</td>
<td>0.16</td>
<td>1.71</td>
</tr>
<tr>
<td>Growth Studies - Engineering</td>
<td>59</td>
<td>42</td>
<td>31</td>
<td>19</td>
<td>0.01</td>
<td>0.16</td>
</tr>
<tr>
<td>Parks and Recreation Services</td>
<td>11,145</td>
<td>7,837</td>
<td>5,578</td>
<td>3,503</td>
<td>0.43</td>
<td>4.71</td>
</tr>
<tr>
<td>Library Services</td>
<td>1,705</td>
<td>1,199</td>
<td>853</td>
<td>537</td>
<td>0.07</td>
<td>0.79</td>
</tr>
<tr>
<td>Growth Studies - Other</td>
<td>222</td>
<td>155</td>
<td>111</td>
<td>70</td>
<td>0.07</td>
<td>0.79</td>
</tr>
<tr>
<td>Total City-wide Services/Classes of Services</td>
<td>25,777</td>
<td>18,125</td>
<td>12,905</td>
<td>8,102</td>
<td>5.16</td>
<td>55.54</td>
</tr>
<tr>
<td>Urban Services:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Drainage and Control Services</td>
<td>1,354</td>
<td>951</td>
<td>677</td>
<td>426</td>
<td>0.47</td>
<td>5.01</td>
</tr>
<tr>
<td>Wastewater Services</td>
<td>4,295</td>
<td>3,019</td>
<td>2,150</td>
<td>1,349</td>
<td>1.54</td>
<td>16.63</td>
</tr>
<tr>
<td>Water Services</td>
<td>761</td>
<td>535</td>
<td>380</td>
<td>239</td>
<td>0.27</td>
<td>2.98</td>
</tr>
<tr>
<td>Total Urban Services</td>
<td>6,410</td>
<td>4,505</td>
<td>3,207</td>
<td>2,014</td>
<td>2.28</td>
<td>24.62</td>
</tr>
<tr>
<td>Grand Total City-wide Services/Classes of Services</td>
<td>25,777</td>
<td>18,125</td>
<td>12,905</td>
<td>8,102</td>
<td>5.16</td>
<td>55.54</td>
</tr>
<tr>
<td>Grand Total Urban Area Services</td>
<td>32,187</td>
<td>22,630</td>
<td>16,112</td>
<td>10,116</td>
<td>7.44</td>
<td>80.16</td>
</tr>
</tbody>
</table>

2.2 Services Covered

The following services are covered under By-laws 19-094 (as amended by By-laws 22-003 and 22-025):

- Services Related to a Highway;
- Public Works;
- Fire Protection Services;
• Parks and Recreation Services;
• Library Services;
• Growth Studies;
• Water Services;
• Wastewater Services; and
• Stormwater Services.

2.3 Timing of D.C. Calculation and Payment

For public works, fire, parks and recreation, library, and growth studies, D.C.s are payable at the time of first building permit issuance in relation to a building or structure on land to which a D.C. applies and until the D.C. has been paid in full, and are collected by the City of Cambridge.

For services related to a highway, water, wastewater, and stormwater services, D.C.s are collected at the time of subdivision agreement.

2.4 Indexing

Rates shall be indexed annually on December 1st each year, without amendment to the by-law, in accordance with the Statistics Canada Quarterly Construction Price Statistics, catalogue number 62-007.

2.5 Redevelopment Allowance

Where a D.C. is payable for a development which replaces a pre-existing development including a change of use in an existing building, a redevelopment allowance shall be credited against the D.C. otherwise payable.

In order to be eligible for a re-development allowance:

(a) The pre-existing development must be one in respect to which a valid demolition permit or demolition control permit was issued by the City within the five (5) years, related to a residential use or ten (10) years, for a non-residential use, preceding the due date of payment of the D.C. and such demolition permit, demolition control permit or a certified copy thereof; and
(b) Proof must be provided to the Chief Building Official’s satisfaction that the development meets the requirements set out in the by-law.

(c) In situations where buildings are destroyed by fire or other unplanned events, sections items a) and b) apply upon proof satisfactory to the City’s Chief Building Official if there was not an issued demolition permit.

If the land is engaged in a brownfield redevelopment, a redevelopment period longer than the time set out in item a) above may be provided based upon the approval by the City's Deputy City Manager of Community Development or designate in consultation with the Chief Building Official, and applicable Regional Commissioner after consideration of specific development circumstances.

In determining eligibility for a re-development allowance:

(a) Demolition shall be deemed to have occurred on the date of the issuance of the demolition permit or demolition control permit;

(b) “demolition permit” or “demolition control permit” shall mean the first of any demolition permits or demolition control permits issued for the pre-existing development, if the demolition has taken place in more that one phase. Subsequent demolition permits or demolition control permits for that pre-existing development are not to be used in a calculation of the periods set out above; and

(c) The date calculated above shall apply regardless of whether the first demolition permit or demolition control permit was revoked or canceled.

**Calculation of Re-development Allowance**

In determining the amount of any re-development allowance to be applied in calculating a D.C. payable, the following shall apply:

(a) The re-development allowance quantified in accordance with the by-law shall apply to the whole parcel of land on which the pre-existing development exists or existed;

(b) Any remaining re-development allowance applicable to a parcel of land from time to time, in the event of a division of the parcel of land into two or more parcels,
shall be apportioned equally between or amongst the resultant parcels of land on a per unit area basis;

(c) The amount of the re-development allowance applicable to a parcel of land on which the pre-existing development existed or to any part of thereof after any land division shall be reduced for each subsequent development in respect of which the D.C. otherwise payable is or has been reduced by a re-development allowance, as building permits for such subsequent developments are issued or D.C. Paid, whichever first occurs.

**Amount of Re-development Allowance**

(a) The amount of the re-development allowance shall be computed based upon the previous land use equal to:

i. For residential uses, the number and type or types of units in the preexisting development multiplied by the D.C. rate or rates applicable to such units; and,

ii. For non-residential uses, the number of square meters of building area of the pre-existing development multiplied by the D.C. rate applicable to such building area.

**Maximum Re-development Allowance and Carry Forward**

The maximum re-development allowance shall be the D.C. otherwise payable. Any unused re-development allowance may be carried forward and applied to any subsequent D.C. payable in respect of the same land to which it relates within five (5) years from the date of demolition of the pre-existing development to which it relates.

### 2.6 Exemptions

The following non-statutory exemptions are provided under By-law 19-094, as amended:

- Grand River Conservation Authority;
- Hospitals;
- Contaminated sites;
• Temporary uses (not exceeding 6 consecutive months);
• Designated sites;
• Farm buildings; and
• Home based businesses.
Chapter 3
Anticipated Development in the City of Cambridge
3. Anticipated Development in the City of Cambridge

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the City will be required to provide services over a 10-year (Late-2023 to Late-2033) time horizon. Note, this forecast represents growth over a 10-year period. The capital needs discussed in Chapter 5 are presented on a calendar-year basis. As there is a lag between construction and occupancy of development (discussed later in this chapter), the capital needs are presented over the period 2023 to 2032.

Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of subsection 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast

The D.C. growth forecast has been derived by Watson. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the City over the forecast period, including:

- Region of Waterloo Official Plan, including Amendment No. 6 to Regional Official Plan; and the technical background work to establish the planning framework for accommodating the Region of Waterloo’s forecasted population and employment growth to 2051;
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2013 to June 2023 year-to-date period;
• Residential and non-residential supply opportunities as identified by City of Cambridge staff; and
• Discussions from City staff regarding anticipated residential and non-residential development in the City of Cambridge.

3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the City and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and Schedule 1 in Appendix A.

As identified in Table 3-1 and Appendix A – Schedule 1, population in the City of Cambridge (excluding census undercount) is anticipated to reach approximately 168,910 by late-2033, resulting in an increase of approximately 23,500 persons. [1]

[1] The population figures used in the calculation of the 2023 D.C. exclude the net Census undercount, which is estimated at approximately 3.4%. Population figures presented herein have been rounded.
Figure 3-1
Population and Household Forecast Model

DEMAND

- Historical Housing Construction
- Employment Market by Local Municipality, Economic Outlook Local, Region and Provincial

SUPPLY

- Residential Units in the Development Process
- Intensification
- Designated Lands
- Servicing Capacity

Forecast of Residential Units

- Occupancy Assumptions
- Gross Population Increase
- Decline in Existing Population
- Net Population Increase

Economic Outlook Local, Region and Provincial Forecast of Residential Units

Employment Market by Local Municipality, Economic Outlook Local, Region and Provincial

Figure 3-1
Population and Household Forecast Model

DEMAND

- Historical Housing Construction
- Employment Market by Local Municipality, Economic Outlook Local, Region and Provincial

SUPPLY

- Residential Units in the Development Process
- Intensification
- Designated Lands
- Servicing Capacity

Forecast of Residential Units

- Occupancy Assumptions
- Gross Population Increase
- Decline in Existing Population
- Net Population Increase

Economic Outlook Local, Region and Provincial Forecast of Residential Units

Employment Market by Local Municipality, Economic Outlook Local, Region and Provincial
**Table 3-1**
City of Cambridge
Residential Growth Forecast Summary

<table>
<thead>
<tr>
<th>Year</th>
<th>Population (Including Census Undercount[1])</th>
<th>Excluding Census Undercount</th>
<th>Housing Units</th>
<th>Person Per Unit (P.P.U.): Total Population/Total Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historical</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mid 2011</td>
<td>131,070</td>
<td>126,748</td>
<td>1,693</td>
<td>125,055</td>
</tr>
<tr>
<td>Mid 2016</td>
<td>134,350</td>
<td>129,920</td>
<td>2,080</td>
<td>127,840</td>
</tr>
<tr>
<td>Mid 2021</td>
<td>143,200</td>
<td>138,479</td>
<td>1,359</td>
<td>137,120</td>
</tr>
<tr>
<td>Forecast</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Late 2023</td>
<td>150,370</td>
<td>145,412</td>
<td>1,428</td>
<td>143,984</td>
</tr>
<tr>
<td>Late 2033</td>
<td>174,670</td>
<td>168,912</td>
<td>1,646</td>
<td>167,266</td>
</tr>
<tr>
<td>Incremental</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mid 2011 - Mid 2016</td>
<td>3,280</td>
<td>3,172</td>
<td>387</td>
<td>2,785</td>
</tr>
<tr>
<td>Mid 2016 - Mid 2021</td>
<td>8,850</td>
<td>8,559</td>
<td>-721</td>
<td>9,280</td>
</tr>
<tr>
<td>Mid 2021 - Late 2023</td>
<td>7,170</td>
<td>6,933</td>
<td>69</td>
<td>6,864</td>
</tr>
<tr>
<td>Late 2023 - Late 2033</td>
<td>24,300</td>
<td>23,500</td>
<td>218</td>
<td>23,282</td>
</tr>
</tbody>
</table>

[1] Population includes the Census undercount estimated at approximately 3.4% and has been rounded.
[2] Includes townhouses and apartments in duplexes.
[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Notes:
Numbers may not add due to rounding.
Figure 3-2
City of Cambridge
Annual Housing Forecast [1]


Source: Historical housing activity derived from City of Cambridge building permit data, 2013 to 2022, and 2023 estimated based on Statistics Canada June year-to-date building permit data for the City of Cambridge, by Watson & Associates Economists Ltd.
Provided below is a summary of the key assumptions and findings regarding the City of Cambridge D.C. growth forecast:

1. Unit Mix (Appendix A – Schedules 1 and 5)

   - The housing unit mix for the City was derived from a detailed review of historical development activity (as per Schedule 5), as well as active residential development applications and discussions with City staff regarding anticipated development trends for the City of Cambridge.
   - Based on the above indicators, the 10-year household growth forecast for the City is comprised of a unit mix of 22% low density units (single detached and semi-detached), 34% medium density (multiples except apartments) and 44% high density (bachelor, 1-bedroom and 2-bedroom apartments).

2. Geographic Location of Residential Development (Appendix A – Schedule 2)

   - Schedule 2 summarizes the anticipated amount, type, and location of development by area for the City of Cambridge.
   - In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth for the 10-year period by development location is summarized below.

   Table 3-2
   City of Cambridge
   Geographic Location of Residential Development
   10-year Forecast

<table>
<thead>
<tr>
<th>Development Location</th>
<th>Amount of Housing Growth</th>
<th>Percentage of Housing Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within Urban Boundary</td>
<td>9,405</td>
<td>100%</td>
</tr>
<tr>
<td>Outside Urban Boundary</td>
<td>22</td>
<td>&lt;1%</td>
</tr>
<tr>
<td><strong>City of Cambridge</strong></td>
<td><strong>9,427</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Note: Figures may not sum precisely due to rounding.
3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

4. Population in New Units (Appendix A – Schedules 3 and 4)

- The number of housing units to be constructed by 2033 in the City of Cambridge over the forecast period is presented in Table 3-1. Over the 10-year forecast period, the City is anticipated to average approximately 945 new housing units per year.
- Institutional population \(^{[1]}\) is anticipated to increase by approximately 220 people over the forecast.
- Population in new units is derived from Schedules 3 and 4, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 6 summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the City of Cambridge. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 15-year average P.P.U.s by dwelling type are as follows:
  - Low density: 3.821
  - Medium density: 2.555
  - High density: 1.800

5. Existing Units and Population Change (Appendix A – Schedules 3 and 4)

\(^{[1]}\) Institutional population largely includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2-or-more-bedroom units in collective households.
• Existing households for late-2023 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).

• The change in average occupancy levels for existing housing units is calculated in Schedules 3 and 4. The forecast population change in existing households over the 10-year forecast period is anticipated to decline by approximately 200.

6. Employment (Appendix A – Schedules 8a, 8b and 8c)

• The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the City divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.

• 2016 employment data (place of work) for the City of Cambridge is outlined in Schedule 8a. The 2016 employment base is comprised of the following sectors:
  o 200 primary (0%);
  o 3,135 work at home employment (5%);
  o 29,118 industrial (45%);
  o 22,088 commercial/population-related (34%); and
  o 10,750 institutional (16%).

[1] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
[3] Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.
• The 2016 employment by usual place of work, including work at home, is 65,290. An additional 7,175 employees have been identified for the City of Cambridge in 2016 that have no fixed place of work (N.F.P.O.W.).\[1]

• Total employment, including work at home and N.F.P.O.W. for the City of Cambridge is anticipated to reach approximately 97,850 by the end of the forecast period. This represents an employment increase of approximately 13,750 for the 10-year forecast period.

• Schedule 8b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.

• Total employment for the City of Cambridge (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 82,400 by the end of the forecast period. This represents an employment increase of approximately 10,880 for the 10-year forecast period. \[2\]


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\[1\] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

\[2\] G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 8a and 8b. Total employment growth in Schedule 8b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 8b is anticipated to reach approximately 82,290 by the end of the forecast period.
• Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
  o 1,100 sq.ft. per employee for industrial;
  o 370 sq.ft. per employee for commercial/population-related; and
  o 686 sq.ft. per employee for institutional employment.
• The City-wide incremental G.F.A. is anticipated to increase by 8.2 million sq.ft. over the 10-year forecast period.
• In terms of percentage growth, the 10-year incremental G.F.A. forecast by sector is broken down as follows:
  o industrial – 66%;
  o commercial/population-related – 18%; and
  o institutional – 16%.

8. Geographic Location of Non-Residential Development (Appendix A, Schedule 8c)

• Schedule 8c summarizes the anticipated amount, type and location of non-residential development by servicing area for the City of Cambridge by area.
• The amount and percentage of forecast total non-residential growth between 2023 and 2033 by development location is summarized below.

<table>
<thead>
<tr>
<th>Development Location</th>
<th>Amount of Non-Residential G.F.A. (sq.ft.)</th>
<th>Percentage of Non-Residential G.F.A.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within Urban Boundary</td>
<td>8.2 million</td>
<td>100%</td>
</tr>
<tr>
<td>Outside Urban Boundary</td>
<td>0.0 million</td>
<td>0%</td>
</tr>
<tr>
<td><strong>City of Cambridge</strong></td>
<td><strong>8.2 million</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Note: Figures may not sum precisely due to rounding
Chapter 4
The Approach to the Calculation of the Charge
4. The Approach to the Calculation of the Charge

4.1 Introduction

This chapter addresses the requirements of subsection 5 (1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 4-1.

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal services that are provided within the City.

A number of these services are not included in the list of eligible services provided in subsection 2 (4) of the D.C.A. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services that are potentially eligible for inclusion in the City’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, subsection 5 (1) 3, which requires that City Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.
Figure 4-1
The Process of Calculating a Development Charge under the Act that must be followed

1. Anticipated Development
   - Eligible Services
   - Ineligible Services

2. Municipal Services
   - Eligible Services
   - Ineligible Services

3. Estimated Increase in Need for Service
   - D.C. Needs By Service
   - Less: Uncommitted Excess Capacity
   - Less: Benefit To Existing Development
   - Less: Grants, Subsidies and Other Contributions

4. Ceiling Re: Increased Need
   - Needs That Will Be Met
   - Examination of the Long-term Capital and Operating Costs for Capital Infrastructure
   - Asset Management Plan for All Capital Projects to be Funded by D.C.s

5. Non-Transit Services
   - Historical Service Standard
   - Forward-looking Service Standard
   - "Financially Sustainable"
   - "Detailed Requirements"

6. Non-Transit Services
   - Financially Sustainable

7. Municipal Services
   - Eligible Services
   - Ineligible Services

8. Specified Local Services
   - Tax Base, User Rates, etc.

9. D.C. Net Capital Costs
   - Costs for new development vs. existing development for the term of the by-law and the balance of the period

10. Financing, Inflation and Investment Considerations

11. D.C. By-law(s) Spatial Applicability
   - Consideration of exemptions, phase-ins, etc.

12. Amount of the Charge By Type of Development (including apportionment of costs - residential and non-residential)
Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

<table>
<thead>
<tr>
<th>Eligibility for Inclusion in the D.C. Calculation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Municipality provides the service – service has been included in the D.C. calculation.</td>
</tr>
<tr>
<td>No</td>
<td>Municipality provides the service – service has not been included in the D.C. calculation.</td>
</tr>
<tr>
<td>n/a</td>
<td>Municipality does not provide the service.</td>
</tr>
<tr>
<td>Ineligible</td>
<td>Service is ineligible for inclusion in the D.C. calculation.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Categories of Municipal Services</th>
<th>Eligibility for Inclusion in the D.C. Calculation</th>
<th>Service Components</th>
<th>Maximum Potential D.C. Recovery %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Services Related to a Highway</td>
<td>Yes</td>
<td>1.1 Arterial roads</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>1.2 Collector roads</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>1.3 Bridges, culverts and roundabouts</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>No</td>
<td>1.4 Local municipal roads</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>1.5 Traffic signals</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>1.6 Sidewalks and streetlights</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>1.7 Active transportation</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>No</td>
<td>1.8 Works yards</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>1.9 Rolling stock</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>n/a</td>
<td>1.10 Ferries</td>
<td>100</td>
</tr>
<tr>
<td>2. Other Transportation Services</td>
<td>n/a</td>
<td>2.1 Transit vehicles &amp; facilities</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>n/a</td>
<td>2.2 Other transit infrastructure</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Ineligible</td>
<td>2.3 Municipal parking spaces - indoor</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Ineligible</td>
<td>2.4 Municipal parking spaces - outdoor</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>2.5 Works yards</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>2.6 Rolling stock</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>n/a</td>
<td>2.7 Ferries</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>n/a</td>
<td>2.8 Airport (Waterloo Region only)</td>
<td>100</td>
</tr>
</tbody>
</table>

1 with 7+ year life-time
*same percentage as service component to which it pertains computer equipment excluded throughout
<table>
<thead>
<tr>
<th>Categories of Municipal Services</th>
<th>Eligibility for Inclusion in the D.C. Calculation</th>
<th>Service Components</th>
<th>Maximum Potential D.C. Recovery %</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. Stormwater Drainage and Control Services</td>
<td>Yes</td>
<td>3.1 Main channels and drainage trunks</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>3.2 Channel connections</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>3.3 Retention/detention ponds</td>
<td>100</td>
</tr>
<tr>
<td>4. Fire Protection Services</td>
<td>Yes</td>
<td>4.1 Fire stations</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>4.2 Fire pumpers, aerials and rescue vehicles¹</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>4.3 Small equipment and gear</td>
<td>100</td>
</tr>
<tr>
<td>5. Parks Services (i.e. Parks and Open Space)</td>
<td>Ineligible</td>
<td>5.1 Acquisition of land for parks, woodlots and E.S.A.s</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>5.2 Development of area municipal parks</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>5.3 Development of district parks</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>5.4 Development of municipal-wide parks</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>5.5 Development of special purpose parks</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>5.6 Parks rolling stock¹ and yards</td>
<td>100</td>
</tr>
<tr>
<td>6. Recreation Services</td>
<td>Yes</td>
<td>6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>6.2 Recreation vehicles and equipment¹</td>
<td>100</td>
</tr>
<tr>
<td>7. Library Services</td>
<td>Yes</td>
<td>7.1 Public library space (incl. furniture and equipment)</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>n/a</td>
<td>7.2 Library vehicles¹</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>7.3 Library materials</td>
<td>100</td>
</tr>
<tr>
<td>8. Emergency Preparedness Services</td>
<td>No</td>
<td>8.1 Facility space (incl. furniture and equipment)</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>No</td>
<td>8.2 Vehicles¹</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>No</td>
<td>8.3 Equipment</td>
<td>100</td>
</tr>
<tr>
<td>9. Electrical Power Services</td>
<td>Ineligible</td>
<td>9.1 Electrical substations</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Ineligible</td>
<td>9.2 Electrical distribution system</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Ineligible</td>
<td>9.3 Electrical system rolling stock</td>
<td>0</td>
</tr>
</tbody>
</table>

¹with 7+ year life-time
<table>
<thead>
<tr>
<th>Categories of Municipal Services</th>
<th>Eligibility for Inclusion in the D.C. Calculation</th>
<th>Service Components</th>
<th>Maximum Potential D.C. Recovery %</th>
</tr>
</thead>
<tbody>
<tr>
<td>10. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres</td>
<td>Ineligible</td>
<td>10.1 Cultural space (e.g. art galleries, museums and theatres)</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10.2 Tourism facilities and convention centres</td>
<td>0</td>
</tr>
<tr>
<td>11. Wastewater Services</td>
<td>n/a</td>
<td>11.1 Treatment plants</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>11.2 Sewage trunks</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>n/a</td>
<td>11.3 Local systems</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>11.4 Vehicles and equipment&lt;sup&gt;1&lt;/sup&gt;</td>
<td>100</td>
</tr>
<tr>
<td>12. Water Supply Services</td>
<td>n/a</td>
<td>12.1 Treatment plants</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>12.2 Distribution systems</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>n/a</td>
<td>12.3 Local systems</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>12.4 Vehicles and equipment&lt;sup&gt;1&lt;/sup&gt;</td>
<td>100</td>
</tr>
<tr>
<td>13. Waste Management Services</td>
<td>Ineligible</td>
<td>13.1 Landfill collection, transfer vehicles and equipment</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Ineligible</td>
<td>13.2 Landfills and other disposal facilities</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>n/a</td>
<td>13.3 Waste diversion facilities</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>n/a</td>
<td>13.4 Waste diversion vehicles and equipment&lt;sup&gt;1&lt;/sup&gt;</td>
<td>100</td>
</tr>
<tr>
<td>14. Policing Services</td>
<td>n/a</td>
<td>14.1 Policing detachments</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>n/a</td>
<td>14.2 Policing rolling stock&lt;sup&gt;1&lt;/sup&gt;</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>n/a</td>
<td>14.3 Small equipment and gear</td>
<td>100</td>
</tr>
<tr>
<td>15. Homes for the Aged</td>
<td>No</td>
<td>15.1 Homes for the aged space</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>No</td>
<td>15.2 Vehicles&lt;sup&gt;1&lt;/sup&gt;</td>
<td>100</td>
</tr>
<tr>
<td>16. Child Care</td>
<td>n/a</td>
<td>16.1 Child care space</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>n/a</td>
<td>16.2 Vehicles&lt;sup&gt;1&lt;/sup&gt;</td>
<td>100</td>
</tr>
<tr>
<td>17. Health</td>
<td>n/a</td>
<td>17.1 Health department space</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>n/a</td>
<td>17.2 Health department vehicles&lt;sup&gt;1&lt;/sup&gt;</td>
<td>100</td>
</tr>
<tr>
<td>18. Social Housing</td>
<td>Ineligible</td>
<td>18.1 Social housing space</td>
<td>0</td>
</tr>
<tr>
<td>19. Provincial Offences Act (P.O.A.)</td>
<td>n/a</td>
<td>19.1 P.O.A. space</td>
<td>100</td>
</tr>
<tr>
<td>20. Social Services</td>
<td>Ineligible</td>
<td>20.1 Social service space</td>
<td>0</td>
</tr>
</tbody>
</table>

<sup>1</sup> with 7+ year life-time
### Categories of Municipal Services

<table>
<thead>
<tr>
<th>Eligibility for Inclusion in the D.C. Calculation</th>
<th>Service Components</th>
<th>Maximum Potential D.C. Recovery %</th>
</tr>
</thead>
<tbody>
<tr>
<td>21. Ambulance</td>
<td>21.1 Ambulance station space 21.2 Vehicles¹</td>
<td>100 100</td>
</tr>
<tr>
<td>22. Hospital Provision</td>
<td>22.1 Hospital capital contributions</td>
<td>0</td>
</tr>
<tr>
<td>23. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards</td>
<td>23.1 Office space 23.2 Office furniture 23.3 Computer equipment</td>
<td>0 0 0</td>
</tr>
<tr>
<td>24. Other Services</td>
<td>24.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land² and facilities, including the D.C. background study cost 24.2 Interest on money borrowed to pay for growth-related capital</td>
<td>0 0-100</td>
</tr>
</tbody>
</table>

¹with a 7+ year life-time  
²same percentage as service component to which it pertains

### 4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The City has a local service policy in 2019. This policy has been utilized for development occurring through 2023. The City’s detailed Local Service Policy, as revised is provided in Appendix E. This revised policy, once adopted, will be utilized for future developments.
4.5 Capital Forecast

Paragraph 7 of subsection 5 (1) of the D.C.A. requires that “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two (2) potential cost reductions and the regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

These estimates involve capital costing of the increased services discussed above. This entails costing actual projects or the provision of service units, depending on how each service has been addressed.

The capital costs include:

a) costs to acquire land or an interest therein (including a leasehold interest);
b) costs to improve land;
c) costs to acquire, lease, construct or improve buildings and structures;
d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference, or information purposes; and
e) interest on money borrowed to pay for the above-referenced costs.

In order for an increase in need for service to be included in the D.C. calculation, City Council must indicate “that it intends to ensure that such an increase in need will be met” (subsection 5 (1) 3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast, or similar expression of the intention of Council (O. Reg. 82/98 section 3). The capital program contained herein reflects the City’s approved and proposed capital budgets and master servicing/needs studies.

4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that “the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a
funding shortfall with respect to future service needs. There are no current outstanding credits for inclusion in the D.C. calculations as all outstanding credits have been captured as commitments against the D.C. reserve funds (detailed in section 4.8).

4.7 Classes of Services

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. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible service.

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. The D.C. calculations and by-law provided herein have identified Public Works (Facilities and Fleet) as a class of service.

4.8 Existing Reserve Funds

Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5 (1).”

There is no explicit requirement under the D.C.A. calculation method set out in subsection 5 (1) to net the outstanding reserve fund balance as part of making the D.C. calculation; however, section 35 does restrict the way in which the funds are used in future.

For services that are subject to a per capita based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e. the needs of recent growth). This cost component is distinct from the development-related costs for the future forecast periods, which underlie the D.C. calculation herein.

The alternative would involve the City spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the City will use these reserve funds for the City’s cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development that contributed them (rather than
to future development, which will generate the need for additional facilities directly proportionate to future growth).

The City’s D.C. Reserve Fund balances by service of December 31, 2022 are shown below:

Table 4-2
City of Cambridge
Reserve Fund Balances, as at December 31, 2022

<table>
<thead>
<tr>
<th>Service</th>
<th>Balance December 31, 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Services Related to a Highway</td>
<td>$21,053,814</td>
</tr>
<tr>
<td>Fire Protection Services</td>
<td>$482,309</td>
</tr>
<tr>
<td>Parks and Recreation Services</td>
<td>$26,097,605</td>
</tr>
<tr>
<td>Library Services</td>
<td>$4,043,286</td>
</tr>
<tr>
<td>Public Works</td>
<td>$3,142,581</td>
</tr>
<tr>
<td>Stormwater Drainage and Control Services</td>
<td>$4,248,121</td>
</tr>
<tr>
<td>Wastewater Services</td>
<td>($1,891,448)</td>
</tr>
<tr>
<td>Water Services</td>
<td>$3,770,413</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$60,946,680</strong></td>
</tr>
</tbody>
</table>

Note: Amounts in brackets are deficit balances.

Through discussions with City staff, a number of D.C. capital projects that were identified in the 2019 D.C. study now have approved funding and/or have begun construction. As such, these projects will be shown as commitments against the D.C. reserve funds. The following table provides a detailed listing of the commitments by reserve fund:
### Table 4-3

**City of Cambridge**

**Reserve Fund Commitments – 2023 Onwards**

<table>
<thead>
<tr>
<th>Reserve Fund Adjustment Schedule</th>
<th>Services Related to a Highway</th>
<th>Fire Protection Services</th>
<th>Parks and Recreation Services</th>
<th>Library Services</th>
<th>Public Works</th>
<th>Stormwater Drainage and Control Services</th>
<th>Wastewater Services</th>
<th>Water Services</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Balance as at Dec 31 2022</strong></td>
<td>$21,053,814</td>
<td>$482,309</td>
<td>$26,097,605</td>
<td>$4,043,286</td>
<td>$3,142,581</td>
<td>$4,248,121</td>
<td>($1,891,448)</td>
<td>$3,770,413</td>
</tr>
<tr>
<td><strong>Project Commitments</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A/00091-30 Black Bridge Road, Design of Bridge and (17CO43)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$200,784</td>
</tr>
<tr>
<td>A/00221-40 SE Galt 2102 Infra Upsize Wesley Blvd, F (155026)</td>
<td>$495,074</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$606,879</td>
</tr>
<tr>
<td>A/00225-30 SE Galt 0236 Dundas St Water Gravity Sew (175005)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$16,690</td>
</tr>
<tr>
<td>A/00431-30 East-West and North-South Collector Roads Design</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,204</td>
</tr>
<tr>
<td>A/00433-40 EAST SIDE LANDS 340 T STAGE 1 LANDS INTERIM PUMPING STATION - CONSTRUCTION (195010)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$17,570</td>
</tr>
<tr>
<td>A/00434-40 SE Galt Upper Greengate/LVH Moffat Creek Infrastructure Oversizing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$964,300</td>
</tr>
<tr>
<td>A/00435-40 SE Galt Dundas St PS, Forecemain, Trunk Sewer &amp; Watermain</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,379</td>
</tr>
<tr>
<td>A/00436-40 SE Galt Vanier Dr WM Upsizing (Wesley Blvd - Dundas St)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$65,334</td>
</tr>
<tr>
<td>A/00449-40 East Side Allendale Rd (Fountain ST-NS)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$26,844</td>
</tr>
<tr>
<td>A/00464-40 Neighbourhood Park Dev - Highland Ridge</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$241,833</td>
</tr>
<tr>
<td>A/00471-40 Fountain St Soccer Facility Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,109,437</td>
</tr>
<tr>
<td>A/00481-30 East Side NS Collector Rd Design (Allendale to Middle Block Rd)</td>
<td>$280,000</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>$28,000</td>
</tr>
<tr>
<td>A/00482-40 Cam West Bismark Dr Sanitary Trunk Sewer</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$685,000</td>
</tr>
<tr>
<td>A/00483-40 Cam West Central SWM Facility Oversizing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$2,936,100</td>
</tr>
<tr>
<td>A/00484-40 Cam West Princess St Storm Sewer Outlet</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$810,000</td>
</tr>
<tr>
<td>A/00485-40 Cam West Watermain Extension (Blenheim Rd to Freure Dr)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$2,410,000</td>
</tr>
<tr>
<td>A/00508-40 Cam West Infrastructure Upsize</td>
<td>$55,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$55,000</td>
</tr>
<tr>
<td>A/00527-40 Cam West Bismark Park South</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$390,000</td>
</tr>
<tr>
<td>A/00712-40 Cam West West SWM Facility</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$491,200</td>
</tr>
<tr>
<td>A/01106-40 Trail Dev - Pinebush/Branthaven</td>
<td>$247,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$247,500</td>
</tr>
<tr>
<td>A/00463-30 - Rec. Complex Design</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$4,099,227</td>
</tr>
<tr>
<td>A/00463-40 - Rec. Complex Site Prep</td>
<td>$170,653</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$55,661</td>
</tr>
<tr>
<td>A/00494-40 Trail Development - BOS Phase 1 (South Point)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$70,000</td>
</tr>
<tr>
<td><strong>Other Adjustments</strong></td>
<td>$199,680</td>
<td>$8,576</td>
<td>$188,288</td>
<td>$27,776</td>
<td>$28,800</td>
<td>$25,600</td>
<td>$80,640</td>
<td>$14,336</td>
</tr>
<tr>
<td><strong>Total Commitments</strong></td>
<td>$13,932,635</td>
<td>$8,576</td>
<td>$6,516,938</td>
<td>$819,762</td>
<td>$28,800</td>
<td>$6,787,609</td>
<td>$3,030,181</td>
<td>$3,476,352</td>
</tr>
<tr>
<td><strong>Total Balance as at Dec 31 2022 - Adjusted</strong></td>
<td>$7,121,179</td>
<td>$473,733</td>
<td>$19,580,668</td>
<td>$3,223,524</td>
<td>$3,113,781</td>
<td>($2,539,488)</td>
<td>($4,921,630)</td>
<td>$294,061</td>
</tr>
</tbody>
</table>
As a result of the commitments noted in Table 4-3, the following adjusted reserve fund balances will be utilized in the D.C. calculations:

Table 4-4
City of Cambridge
Reserve Fund Commitments – 2023 Onwards

<table>
<thead>
<tr>
<th>Service</th>
<th>Balance December 31, 2022</th>
<th>Commitments/ Adjustments</th>
<th>Adjusted Balance December 31, 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Services Related to a Highway</td>
<td>$21,053,814</td>
<td>($13,932,635)</td>
<td>$7,121,179</td>
</tr>
<tr>
<td>Fire Protection Services</td>
<td>$482,309</td>
<td>($8,576)</td>
<td>$473,733</td>
</tr>
<tr>
<td>Parks and Recreation Services</td>
<td>$26,097,605</td>
<td>($6,516,938)</td>
<td>$19,580,668</td>
</tr>
<tr>
<td>Library Services</td>
<td>$4,043,286</td>
<td>($819,762)</td>
<td>$3,223,524</td>
</tr>
<tr>
<td>Public Works</td>
<td>$3,142,581</td>
<td>($28,800)</td>
<td>$3,113,781</td>
</tr>
<tr>
<td>Stormwater Drainage and Control Services</td>
<td>$4,248,121</td>
<td>($6,787,609)</td>
<td>($2,539,488)</td>
</tr>
<tr>
<td>Wastewater Services</td>
<td>($1,891,448)</td>
<td>($3,030,181)</td>
<td>$(4,921,630)</td>
</tr>
<tr>
<td>Water Services</td>
<td>$3,770,413</td>
<td>($3,476,352)</td>
<td>$294,061</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$60,946,680</strong></td>
<td><strong>($34,600,853)</strong></td>
<td><strong>$26,345,827</strong></td>
</tr>
</tbody>
</table>

4.9 Deductions

The D.C.A. potentially requires that four (4) deductions be made to the increase in the need for service. These relate to:

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies, and other contributions.

The requirements behind each of these reductions are addressed below.

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in section 4.3 does “not include an increase that would result in the level of service [for the additional development increment] exceeding the average level of the service provided in the municipality over the 15-year period immediately preceding the preparation of the background study” (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 4) goes further to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”
In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area, or road length per capita and a quality measure, in terms of the average cost of providing such units based on replacement costs, engineering standards, or recognized performance measurement systems, depending on circumstances. When the quantity and quality factors are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

With respect to transit services, the changes to the Act introduced in 2015 have provided for an alternative method for calculating the service standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

The average service level calculation sheets for each service component in the D.C. calculation are set out in Appendix B.

**4.9.2 Reduction for Uncommitted Excess Capacity**

Paragraph 5 of subsection 5 (1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the City’s “excess capacity,” other than excess capacity which is “committed.”

“Excess capacity” is undefined, but in this case must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of uncommitted excess capacity from the future increase in the need for service would normally occur as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities, e.g. if a road widening to accommodate increased traffic is not required because sufficient excess capacity is already available, then widening would not be included as an increase in need, in the first instance.

**4.9.3 Reduction for Benefit to Existing Development**

Section 5 (1) 6 of the D.C.A. provides that, “The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development.” The general guidelines used to consider benefit to existing development included:
• the repair or unexpanded replacement of existing assets that are in need of repair;
• an increase in average service level of quantity or quality;
• the elimination of a chronic servicing problem not created by growth; and
• providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of service cap in section 4.9.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. On the other hand, where a clear existing service problem is to be remedied, a deduction should be made accordingly.

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a City-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating), and different time availability for the same service (i.e. leisure skating available on Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.
4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies, and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

4.10 Municipal-wide vs. Area Rating

This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area rating. Further discussion is provided in section 7.4.4.

4.11 Allocation of Development

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.

4.12 Asset Management

The new legislation now requires that a D.C. background study must include an asset management plan (A.M.P.) (subsection 10 (2) c. 2). The A.M.P. must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality’s existing assumptions,
approaches, and policies on the asset management planning. This examination has been included in Appendix F.

4.13 Transit

The most significant changes to the Act relate to the transit service. These changes relate to four (4) areas of the calculations, as follows:

A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (subsection 5.2 (i) of the D.C.A.).

B. The background study requires the following in regard to transit costs (as per subsection 8 (2) of the regulations):

1. The calculations that were used to prepare the estimate for the planned level of service for transit services, as mentioned in subsection 5.2 (3) of the Act.

2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
   i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
   ii. the anticipated development after the 10-year period immediately following the preparation of the background study.

3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.

4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecast ridership will be from existing or planned development.

5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.
C. A new forward-looking service standard (as per subsection 6.1 (2) of the regulations) requires the following:

1. The service is a discrete service.

2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.

3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.

D. A very detailed asset management strategy and reporting requirements (subsection 6.1 (3) of the regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, a summary of how to achieve the proposed level of service, discussion on procurement measures and risk are required.

Currently, transit services are provided at the Regional level. Therefore, the above calculation and reporting requirements are not required for the purposes of this D.C. study.

4.14 Mandatory Phase-in of a D.C.

For all by-laws passed after January 1, 2022, the charge must be phased-in relative to the maximum charge that could be imposed under the by-law. The phase-in for the first 5-years that the by-law is in force, is as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

As noted in Section 1.4, as of the time of writing, the Province has announced (on December 13, 2023) potential changes to the phased-in requirements. The details of
these changes will be forthcoming in early 2024 and Watson will monitor and advise as to the nature of these changes.
Chapter 5
D.C.-Eligible Cost Analysis by Service
5. D.C.-Eligible Cost Analysis by Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 in the D.C.A. and described in Chapter 4 was followed in determining D.C.-eligible costs.

The nature of the capital projects and timing identified in the Chapter reflects Council's current intention. Over time, however, City projects and Council priorities change; accordingly, Council’s intentions may alter, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

5.2 Service Levels and 10-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for services related to a highway, public works, fire protection services, parks and recreation services, and library services over a 10-year planning period. Each service component is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and, the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 Services Related to a Highway

The City of Cambridge currently owns and maintains:

- 0.56 km of arterial roads;
- 14.60 km of major rural collector roads;
- 12.70 km of minor rural collector roads;
- 60.90 km of major urban collector roads;
- 70.40 km of minor urban collector roads;
- 6 bridges;
- 23 culverts;
• 66 retaining walls; and
• 84.93 lane km of active transportation.

The level of service provided over the historical 15-year period translates to an average investment of $9,081 per capita and a maximum D.C. eligible amount of approximately $213.40 million for recovery over the forecast period.

The City has identified future capital needs totaling approximately $149.31 million, of which approximately $25.37 million is attributable to existing development. These capital projects include road and bridge construction, road widenings, etc. A deduction of approximately $27.62 million has been made for the share of the projects that benefit growth outside of the forecast period. Further, approximately $50.02 million has been included to account for existing debt (growth-related principal and discounted growth-related interest), approved but not yet issued debt (growth-related principal and discounted growth-related interest), and future debt amounts (discounted growth-related interest). Additionally, the existing reserve fund balance of $7.12 million has been deducted from the calculations. In total, the net D.C. recoverable amount included in the D.C. calculation is approximately $132.22 million.

The residential/non-residential capital cost allocation for services related to a highway, is based on the ratio of the anticipated population and employment growth over the forecast period. This results in 69% being allocated to residential development and 31% to non-residential development.
### Table 5-1
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway

<table>
<thead>
<tr>
<th>Prj. No</th>
<th>Increased Service Needs Attributable to Anticipated Development</th>
<th>Timing (year)</th>
<th>Gross Capital Cost Estimate (2023)</th>
<th>Post Period Benefit</th>
<th>Other Deductions</th>
<th>Net Capital Cost</th>
<th>Benefit to Existing Development</th>
<th>Grants, Subsidies and Other Contributions Attributable to New Development</th>
<th>Total</th>
<th>Residential Share</th>
<th>Non-Residential Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>A/00431-40 East Side Lands - EW Collector Road</td>
<td>2024</td>
<td>790,000</td>
<td>-</td>
<td>790,000</td>
<td>-</td>
<td>150,000</td>
<td>441,600</td>
<td>640,000</td>
<td>198,400</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>A/00431-42 East Side Lands Railway Grade Separation</td>
<td>2024</td>
<td>19,400,000</td>
<td>-</td>
<td>19,400,000</td>
<td>-</td>
<td>6,851,000</td>
<td>8,658,810</td>
<td>12,549,000</td>
<td>3,890,190</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>A/00720-40 Townline Road (County Road 34 to Black Bridge Road) Expansion - Construction</td>
<td>2026</td>
<td>11,630,000</td>
<td>726,900</td>
<td>10,903,100</td>
<td>5,815,000</td>
<td>5,088,100</td>
<td>3,510,789</td>
<td>1,577,311</td>
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<td></td>
</tr>
<tr>
<td>4</td>
<td>A/00492-40 Black Bridge Road and Bridge construction</td>
<td>2024</td>
<td>20,780,000</td>
<td>1,740,700</td>
<td>19,039,700</td>
<td>6,857,400</td>
<td>12,182,300</td>
<td>8,797,500</td>
<td>795,770</td>
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</tr>
<tr>
<td>5</td>
<td>Bishop Street N - Franklin Boulevard to Can-Amra Parkway</td>
<td>2024-2025</td>
<td>3,020,000</td>
<td>-</td>
<td>3,020,000</td>
<td>-</td>
<td>2,567,000</td>
<td>1,771,230</td>
<td>795,770</td>
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</tr>
<tr>
<td>6</td>
<td>Lang's Drive - Trico Drive to Hespeler Road</td>
<td>2024-2025</td>
<td>10,350,000</td>
<td>-</td>
<td>10,350,000</td>
<td>-</td>
<td>8,797,500</td>
<td>6,070,275</td>
<td>2,727,225</td>
<td>2,727,225</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Saginaw Pkwy &amp; Green Vista Dr (intersection)</td>
<td>2024-2025</td>
<td>130,000</td>
<td>-</td>
<td>130,000</td>
<td>-</td>
<td>110,500</td>
<td>76,245</td>
<td>34,255</td>
<td>34,255</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Samuelson St / Clyde Rd - Elgin St N to Franklin Blvd</td>
<td>2024-2025</td>
<td>2,110,000</td>
<td>-</td>
<td>2,110,000</td>
<td>-</td>
<td>1,793,500</td>
<td>1,237,515</td>
<td>555,985</td>
<td>555,985</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Winston Boulevard at Franklin Boulevard</td>
<td>2024-2025</td>
<td>1,010,000</td>
<td>-</td>
<td>1,010,000</td>
<td>-</td>
<td>858,500</td>
<td>592,365</td>
<td>266,135</td>
<td>266,135</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Cherry Blossom Rd / Royal Oak Rd - Boxwood Dr to Speedsville Rd</td>
<td>2026-2030</td>
<td>10,720,000</td>
<td>4,556,000</td>
<td>6,164,000</td>
<td>1,608,000</td>
<td>4,556,000</td>
<td>3,143,640</td>
<td>1,412,360</td>
<td>1,412,360</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Dunbar Rd &amp; Access to Cambridge Centre (intersection)</td>
<td>2026-2030</td>
<td>1,570,000</td>
<td>-</td>
<td>1,570,000</td>
<td>-</td>
<td>235,500</td>
<td>162,495</td>
<td>73,005</td>
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<td></td>
</tr>
<tr>
<td>12</td>
<td>Holiday Inn Dr (West of Cindy Ave to Franklin Blvd)</td>
<td>2026-2030</td>
<td>4,720,000</td>
<td>2,006,000</td>
<td>2,714,000</td>
<td>708,000</td>
<td>2,006,000</td>
<td>1,384,140</td>
<td>621,860</td>
<td>621,860</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Sheldon Dr &amp; Lingard Rd (intersection)</td>
<td>2026-2030</td>
<td>1,860,000</td>
<td>790,500</td>
<td>1,069,500</td>
<td>279,000</td>
<td>790,500</td>
<td>545,445</td>
<td>245,055</td>
<td>245,055</td>
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</tr>
<tr>
<td>14</td>
<td>Speedsville Rd (Kossuth Rd to Maple Grove Rd)</td>
<td>2026-2030</td>
<td>33,420,000</td>
<td>14,203,500</td>
<td>19,216,500</td>
<td>5,013,000</td>
<td>14,203,500</td>
<td>9,800,415</td>
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<tr>
<td>15</td>
<td>A/00544-30 East Side Middle Block Road (Fountain to Speedsville) Design</td>
<td>2026</td>
<td>1,080,000</td>
<td>-</td>
<td>1,080,000</td>
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<td>1,080,000</td>
<td>745,200</td>
<td>334,800</td>
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<tr>
<td>16</td>
<td>A/00544-40 East Side Middle Block Road Construction (Fountain to Speedsville)</td>
<td>2027</td>
<td>10,940,000</td>
<td>2,517,700</td>
<td>8,422,300</td>
<td>869,400</td>
<td>7,552,900</td>
<td>5,211,501</td>
<td>2,341,399</td>
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<td></td>
</tr>
</tbody>
</table>
Table 5-1 (Cont’d)
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>18</td>
<td>A/00571-30 East Side Lands Middle Block Rd (N-S Collector - Fountain St) Design</td>
<td>2024</td>
<td>530,000</td>
<td>-</td>
<td>530,000</td>
<td>-</td>
<td>530,000</td>
<td>-</td>
<td></td>
<td>530,000</td>
<td>365,700</td>
<td>164,300</td>
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</tr>
<tr>
<td>19</td>
<td>A/00571-40 East Side Lands Middle Block Rd (N-S Collector - Fountain St) Construction</td>
<td>2026</td>
<td>4,720,000</td>
<td>1,082,500</td>
<td>3,637,500</td>
<td>390,100</td>
<td>3,247,400</td>
<td>2,240,706</td>
<td>1,006,694</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>A/01196-30 Speedsville Rd Design (Maple Grove to Middle Block)</td>
<td>2025</td>
<td>750,000</td>
<td>-</td>
<td>750,000</td>
<td>-</td>
<td>750,000</td>
<td>517,500</td>
<td>232,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>A/01196-40 Speedsville Rd Construction (Maple Grove to Middle Block)</td>
<td>2027</td>
<td>7,480,000</td>
<td>-</td>
<td>7,480,000</td>
<td>-</td>
<td>7,480,000</td>
<td>5,161,200</td>
<td>2,318,800</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>A/01301-20 North Cambridge Collector Road Network EA</td>
<td>2024</td>
<td>300,000</td>
<td>-</td>
<td>300,000</td>
<td>-</td>
<td>300,000</td>
<td>207,000</td>
<td>93,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Provision for Upsizing Roads in New Subdivisions</td>
<td>2028-2032</td>
<td>2,000,000</td>
<td>-</td>
<td>2,000,000</td>
<td>-</td>
<td>2,000,000</td>
<td>1,380,000</td>
<td>620,000</td>
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Net Capital Cost Benefit to Existing Development Grants, Subsidies and Other Contributions Attributable to New Development Less: Potential D.C. Recoverable Cost Total Residential Share Non-Residential Share
5.2.2 Public Works Facilities, Fleet and Equipment

The City operates its Public Works service out of a number of facilities totaling 68,295 sq.m of building area. The average level of service provided over the historical 15-year period is approximately 0.50 sq.m per capita, which equates to an investment of $1,072 per capita. This level of service provides the City with a maximum D.C.-eligible amount for recovery over the forecast period of $25.19 million.

The Public Works Department has a variety of vehicles and major equipment, such as single and tandem axle trucks, loader, pick up trucks, etc. These vehicles and equipment total approximately $25.92 million. The inventory provided over the historical 15-year period equates to a per capita standard of $202. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is $4.75 million.

In total, the D.C.-eligible amount for recovery for Public Works services is approximately $29.95 million.

The Bishop St. Works building has been identified for expansion and three (3) additionally facilities (South East Parks, North Cambridge, and the Snow Storage facility) have been identified for construction over the forecast period. Additionally, the City has identified the need to add vehicles and equipment. These additions include a mower, trailer, tractors, sidewalk grinder, etc. The total estimated capital cost of the projects identified is approximately $49.49 million, of which $24.29 million is attributable to existing development arising from the replacement of existing facility space. The adjusted reserve fund balance of $3.11 million has been deducted from the calculations. In total, the net D.C. recoverable amount included in the D.C. calculation is approximately $22.08 million.

The residential/non-residential capital cost allocation for public works is based on the ratio of the anticipated population and employment growth over the forecast period. This results in 69% being allocated to residential development and 31% to non-residential development.
## Table 5-2
Infrastructure Cost Included in the Development Charges Calculation
Public Works Facilities, Fleet and Equipment

<table>
<thead>
<tr>
<th>Prj. No</th>
<th>Increased Service Needs Attributable to Anticipated Development</th>
<th>Service to Which Project Relates</th>
<th>Timing (year)</th>
<th>Gross Capital Cost Estimate (2023$)</th>
<th>Post Period Benefit</th>
<th>Other Deductions</th>
<th>Net Capital Cost</th>
<th>Benefit to Existing Development</th>
<th>Grants, Subsidies and Other Contributions Attributable to New Development</th>
<th>Total</th>
<th>Residential Share</th>
<th>Non-Residential Share</th>
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<tr>
<td>1</td>
<td>Expansion to Bishop Street Works Building Design</td>
<td>Roads, W, WW, SWM, Parks &amp; Recreation</td>
<td>2028</td>
<td>480,000</td>
<td>480,000</td>
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<td>230,000</td>
<td>250,000</td>
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<td>Expansion to Bishop Street Works Building Construction</td>
<td>Roads, W, WW, SWM, Parks &amp; Recreation</td>
<td>2029</td>
<td>31,300,000</td>
<td>31,300,000</td>
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<td>14,853,800</td>
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<td>A/00773-30 South East Parks Workshop Design</td>
<td>Parks and Recreation Services</td>
<td>2026</td>
<td>258,600</td>
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<td>North Cambridge Workshop Design</td>
<td>Parks and Recreation Services</td>
<td>2030-2032</td>
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<td>500,000</td>
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<td>North Cambridge Workshop Construction</td>
<td>Parks and Recreation Services</td>
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<td>7</td>
<td>A/01386-40 Snow Storage Facility Construction</td>
<td>Services Related to Highway</td>
<td>2027</td>
<td>4,036,000</td>
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<td>8</td>
<td>Soils Management Facility</td>
<td>Water Services, Stormwater</td>
<td>2028</td>
<td>1,000,000</td>
<td>1,000,000</td>
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<td>100,000</td>
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<tr>
<td>9</td>
<td>A/01290-10 - Pickup - with plow/dump inser/spreader</td>
<td>Parks</td>
<td>2024</td>
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<td>106,000</td>
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<td>32,292</td>
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<td>14</td>
<td>A/01290-10 Mechanic Pickup</td>
<td>Water, Wastewater, Stormwater</td>
<td>2024</td>
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<td>60,000</td>
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<td>A/01026-10 - Personal Transporter Utility Vehicle (UTV)</td>
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<td>2025</td>
<td>20,400</td>
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<td>14,076</td>
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### Table 5-2 (Cont’d)
Infrastructure Cost Included in the Development Charges Calculation
Public Works Facilities, Fleet and Equipment

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<td>A/01026-10 - Trailer</td>
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<td>A/01290-10 - Articulating Tractor - Trails</td>
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<td>A/01026-10 - Sidewalk Grinder</td>
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<td>A/01026-10 - 1 of 2 Mid-Size Tractors (w/plow, blower &amp; spreader)</td>
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<td>102,000</td>
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<td>22</td>
<td>A/01026-10 - 2 of 2 Mid-Size Tractors (w/plow, blower &amp; spreader)</td>
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<td>2025</td>
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<td>-</td>
<td>102,000</td>
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<td>Rec Complex Vehicle</td>
<td>Recreation</td>
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<td>Sweeper for MUT</td>
<td>Roads</td>
<td>2028</td>
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<td>Provision for Additional Growth Related Vehicles</td>
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<td>49,489,400</td>
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5.2.3 Fire Protection Services

Cambridge currently operates its fire services from six (6) facilities totaling 5,779 sq.m of building space, providing for a 15-year historical average level of service of approximately 0.04 sq.m per capita, or a level of investment of $374 per capita. This level of service provides the City with a maximum D.C.-eligible amount of approximately $8.79 million for recovery over the forecast period.

The fire department has a current inventory of 29 vehicles and equipment. The inventory provided over the previous 15-year period results in a calculated average level of service of 0.20 vehicle per 1,000 population, and an average level of investment of $160 per capita. This level of service provides for a D.C.-eligible amount of approximately $3.75 million over the forecast period.

In addition to the vehicles, the City also provides 1,571 items of small equipment and gear for use in fire services, with a total value of $4.50 million. This results in a calculated average level of service for the historical 15-year period of $33 per capita, providing for a D.C.-eligible amount over the forecast period of approximately $0.77 million for equipment and gear.

Based on the above, the maximum D.C.-eligible amount for recovery over the forecast period for fire services is approximately $13.31 million.

The City has identified future capital needs totaling approximately $12.75 million, including the need to expand station IV, four (4) additional vehicles, bunker gear, uniforms, and other equipment. In addition, a provision for additional facility space has been identified. The City is currently completing a fire master plan which is undertaking a review of the facility needs to accommodate development over the 10-year forecast period. This may include expansion of existing facilities or construction of a new facility. Once the master plan is completed, City staff and Council may identify the specific capital project to meet the servicing needs required to accommodate new development. The reserve fund balance of 473,733 has been deducted from the anticipated growth-related capital costs. In total, the net D.C. recoverable amount included in the D.C. calculations is approximately $12.27 million.

These costs are shared between residential and non-residential development based on the population to employment ratio over the forecast period, resulting in 69% being
allocated to residential development and 31% being allocated to non-residential development.
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<td>3</td>
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<td>A/00622-10 Station IV - Expansion Bunker Gear (24)</td>
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<td>Station IV - SCBA (20) and masks (24)</td>
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5.2.4 Parks and Recreation Services

The City currently has 180.40 hectares of parkland within its jurisdiction. This parkland consists of recreation lands and developed parkland. The inventory provided over the previous 15-year period results in a calculated average level of service of 1.40 hectares per 1,000 population and an average level of investment of $158 per capita. This level of service provides for a D.C. eligible amount of approximately $3.72 million over the forecast period. The City also currently provides 1,830 parkland amenities including various types of sports courts and fields, splash and spray pads, camp sites, playgrounds, outdoor pools, pergolas, pavilions, skateboard parks, etc. Over the historical 15-year period the City provided an average of 11 amenities per 1,000 population. As well, the City has 108,161 sq.m of parkland parking areas which has provided an average of 829.60 sq.m per 1,000 population. In addition to parkland development, amenities, and parking areas, the City has 91,385 linear metres of paths and trails which has provided an average of 625 linear metres per 1,000 population, over the 15-year period. Including parkland development, amenities, parking areas, and trails, the average level of service provided equates to $1,549 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of approximately $36.41 million.

With respect to recreation facilities, there are a number of facilities that provide the City with 54,861 sq.m of recreation facility space. Based on the inventory of space over the historical 15-year period (2008 to 2022), the City has provided an average of 0.38 sq.m of space per capita or an investment of $3,734 per capita. Based on this service standard, the City would be eligible to collect approximately $87.74 million from D.C.s for facility space.

The City utilizes approximately 309 vehicles and equipment to service the above-mentioned parks and recreation facilities. Over the historical 15-year period, the City has provided an average level of service of 2.50 vehicles per 1,000 population. This level of service translates to an average investment of $60 per capita. Over the forecast period, the City would be eligible to collect approximately $1.42 million from D.C.s for vehicles and equipment.

In total the City is eligible to collect approximately $125.57 million for parks and recreation services.
Based on the projected growth over the 10-year forecast period, the City has identified future capital needs totaling approximately $112.43 million. These capital needs include development of additional parks, a new cricket field, new baseball diamonds and soccer fields, new trails, and a new recreation complex. Of the total estimated capital cost, a deduction of approximately $16.72 million has been made for the share of costs anticipated to benefit growth outside the forecast period. A deduction of approximately $18.99 million has been applied for the share of the costs that benefit existing development. Further, approximately $36.24 million has been included to account for existing debt (growth-related principal and discounted growth-related interest), approved but not yet issued debt (growth-related principal and discounted growth-related interest), and future debt amounts (discounted growth-related interest). Additionally, approximately $19.58 million has been deducted from the calculations to reflect the balance in the D.C. reserve fund. This results in a net growth-related amount of approximately $93.37 million being included in the D.C. calculations.

As the predominant users of parks and recreation tend to be residents of the City, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.
### Table 5-4
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services

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Table 5-4 (Cont’d)
Infrastructure Cost Included in the Development Charges Calculation
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<th>Grants, Subsidies and Other Contributions Attributable to New Development</th>
<th>Potential D.C. Recoverable Cost</th>
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<th>Grants, Subsidies and Other Contributions Attributable to New Development</th>
<th>Potential D.C. Recoverable Cost</th>
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</table>

<table>
<thead>
<tr>
<th>Total</th>
<th>Gross Capital Cost Estimate (2023$)</th>
<th>Post Period Benefit</th>
<th>Other Deductions</th>
<th>Net Capital Cost</th>
<th>Benefit to Existing Development</th>
<th>Grants, Subsidies and Other Contributions Attributable to New Development</th>
<th>Potential D.C. Recoverable Cost</th>
</tr>
</thead>
</table>
5.2.5 Library Services

The City provides library services out of five (5) branches; Hespeler, Preston, Clemens Mill, the Main Library branch, and the Old Post Office-Idea Exchange. The total floor area of library facility space provided in the City is 8,639 sq.m. Over the previous 15 years, the average level of service was approximately 0.06 sq.m of space per capita, or an investment of $670 per capita. Over the forecast period, the D.C. eligible amount for recovery is approximately $15.75 million.

The City has a current inventory of 259,760 library collection items. These collection items include various materials including books, subscriptions, and e-resources, all of which have a total value of approximately $9.42 million. Over the past 15 years, the average level of service was 2.22 collection items per capita, or an investment of $64 per capita. Based on this service standard, the City would be eligible to collect approximately $1.51 million from D.C.s for library collection items.

In total, the City would be eligible to collect approximately $17.26 million from D.C.s for library services.

With respect to capital needs to accommodate growth over the forecast period, the City has identified additional facility space and collection materials. In total, the gross capital cost estimate is $13.70 million. A deduction of $3.22 million has been provided to account for the balance in the D.C. reserve fund. As a result of the above, the total amount included in the D.C. calculations is approximately $10.47 million.

While library usage is predominately residential based, there is some use of the facilities by non-residential users, for the purpose of research. To acknowledge this use, the growth-related capital costs have been allocated 95% to residential development and 5% to non-residential development.
Table 5-5  
Infrastructure Cost Included in the Development Charges Calculation  
Library Services

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<tr>
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<td></td>
<td></td>
<td></td>
<td>Benefit to Existing Development</td>
<td>Grants, Subsidies and Other Contributions Attributable to New Development</td>
<td>Total</td>
</tr>
<tr>
<td>1</td>
<td>Collection Materials</td>
<td>2023</td>
<td>108,000</td>
<td>-</td>
<td></td>
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<td>-</td>
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</tr>
<tr>
<td>2</td>
<td>Collection Materials</td>
<td>2024</td>
<td>109,000</td>
<td>-</td>
<td></td>
<td>109,000</td>
<td>-</td>
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</tr>
<tr>
<td>3</td>
<td>Collection Materials</td>
<td>2025</td>
<td>109,000</td>
<td>-</td>
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<td>-</td>
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<td>4</td>
<td>Collection Materials</td>
<td>2026</td>
<td>109,000</td>
<td>-</td>
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<td>-</td>
<td>109,000</td>
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<td>5</td>
<td>Collection Materials</td>
<td>2027</td>
<td>109,000</td>
<td>-</td>
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<td>-</td>
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<td>Collection Materials</td>
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<td>-</td>
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<td>109,000</td>
<td>-</td>
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<td>Collection Materials</td>
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<td>109,000</td>
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<td>10</td>
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<td>2032</td>
<td>109,000</td>
<td>-</td>
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<td>109,000</td>
<td>-</td>
<td>109,000</td>
<td>109,000</td>
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<tr>
<td>11</td>
<td>Recreation Complex (Library Portion)</td>
<td>2024</td>
<td>12,609,000</td>
<td>-</td>
<td></td>
<td>12,609,000</td>
<td>-</td>
<td>12,609,000</td>
<td>12,609,000</td>
</tr>
<tr>
<td></td>
<td>Reserve Fund Adjustment</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>3,223,524</td>
<td>(3,223,524)</td>
<td>3,062,348</td>
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<td>Total</td>
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<td></td>
<td></td>
<td></td>
<td>13,698,000</td>
<td>3,223,524</td>
<td>10,474,476</td>
<td>9,950,752</td>
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</table>

Notes:  
- All costs are provided in 2023 dollars.  
- The table includes the following columns:  
  - Project Number (Prj.No)  
  - Increased Service Needs Attributable to Anticipated Development  
  - Timing (year)  
  - Gross Capital Cost Estimate (2023$)  
  - Post Period Benefit  
  - Other Deductions  
  - Net Capital Cost  
  - Benefit to Existing Development  
  - Grants, Subsidies and Other Contributions Attributable to New Development  
  - Potential D.C. Recoverable Cost  
  - Total  
  - Residential Share  
  - Non-Residential Share
5.3 Service Levels and City-wide Urban 10-Year Capital Costs for Cambridge’s D.C. Calculation

This section evaluates the development-related capital requirements for water, wastewater, and stormwater services with capital costs identified over the urban area 10-year forecast period.

5.3.1 Water Services

The City has identified several projects to expand its water distribution network, which totals $9.31 million. These projects include various works related to adding and expanding watermains, infrastructure upsizing, and other growth-related works. In addition to these costs, an estimated debt amount (growth related principal and discounted growth-related interest) of approximately $1.86 million has been included, for a gross cost of approximately $11.17 million. Of this amount, approximately $1.16 million has been deducted to recognize works that will benefit growth outside the forecast period. Further, a deduction of $684,400 has been applied for the share of the costs that benefit existing development. Additionally, $294,061 has been deducted from the calculations to reflect the adjusted balance in the D.C. reserve fund. In total, the net D.C. recoverable amount included in the D.C. calculations is approximately $9.03 million.

These costs are shared at 68% residential benefit and 32% non-residential benefit, based on the population to employment ratio over the forecast period.
### Table 5-6
Infrastructure Cost Included in the Development Charges Calculation

**Water Services**

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
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<tbody>
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<td>1</td>
<td>A/00480-40 SE Galt 3239 Main Street Extension of Services</td>
<td>2025</td>
<td>650,000</td>
<td>-</td>
<td>650,000</td>
<td>-</td>
<td>650,000</td>
<td>422,000</td>
<td>208,000</td>
<td>68%</td>
<td>32%</td>
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<td>2</td>
<td>Provision for Upsizing Watermains in New Subdivisions</td>
<td>2027</td>
<td>650,000</td>
<td>-</td>
<td>650,000</td>
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<td>650,000</td>
<td>442,000</td>
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<td>68%</td>
<td>32%</td>
</tr>
<tr>
<td>3</td>
<td>A/00537-40 SE Galt 2104 Wesley Blvd San &amp; WM Upsizing (to Vanier Dr)</td>
<td>2026</td>
<td>610,000</td>
<td>-</td>
<td>610,000</td>
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<td>610,000</td>
<td>414,800</td>
<td>195,200</td>
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<td>32%</td>
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<td>4</td>
<td>A/00486-41Fountain Street North - Extension</td>
<td>2025</td>
<td>870,000</td>
<td>-</td>
<td>870,000</td>
<td>-</td>
<td>870,000</td>
<td>591,600</td>
<td>278,400</td>
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<td>32%</td>
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<td>5</td>
<td>A/00544-30 East Side Middle Block Road (Fountain to Speedsville) Design</td>
<td>2026</td>
<td>220,000</td>
<td>-</td>
<td>220,000</td>
<td>-</td>
<td>220,000</td>
<td>149,600</td>
<td>70,400</td>
<td>68%</td>
<td>32%</td>
</tr>
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<td>6</td>
<td>A/00544-40 East Side Middle Block Road (Fountain to Speedsville)</td>
<td>2027</td>
<td>2,240,000</td>
<td>388,900</td>
<td>1,851,100</td>
<td>684,400</td>
<td>1,166,700</td>
<td>793,356</td>
<td>373,344</td>
<td>68%</td>
<td>32%</td>
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<td>7</td>
<td>A/00481-30 East Side Lands NS Collector (Allendale Rd to Middle Block Rd) Design</td>
<td>2023</td>
<td>10,000</td>
<td>-</td>
<td>10,000</td>
<td>-</td>
<td>10,000</td>
<td>6,800</td>
<td>3,200</td>
<td>68%</td>
<td>32%</td>
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<tr>
<td>8</td>
<td>A/00571-40 East Side Lands NS Collector (Allendale Rd to Middle Block Rd)</td>
<td>2023</td>
<td>990,000</td>
<td>-</td>
<td>990,000</td>
<td>-</td>
<td>990,000</td>
<td>673,200</td>
<td>316,800</td>
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<td>32%</td>
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<td>A/00571-40 East Side Lands Middle Block Rd (N-S Collector - Fountain St) Design</td>
<td>2024</td>
<td>70,000</td>
<td>17,500</td>
<td>52,500</td>
<td>-</td>
<td>52,500</td>
<td>35,700</td>
<td>16,800</td>
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<td>32%</td>
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<td>A/00571-40 East Side Lands Middle Block Rd (N-S Collector - Fountain St) Design</td>
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<td>670,000</td>
<td>167,500</td>
<td>502,500</td>
<td>-</td>
<td>502,500</td>
<td>341,700</td>
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<td>32%</td>
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<td>11</td>
<td>A/01095-30 Speedsville Infrastructure Design</td>
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<td>12,500</td>
<td>37,500</td>
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<td>37,500</td>
<td>25,500</td>
<td>12,000</td>
<td>68%</td>
<td>32%</td>
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<td>12</td>
<td>A/001093-40 Speedsville Watermain</td>
<td>2027</td>
<td>480,000</td>
<td>120,000</td>
<td>360,000</td>
<td>-</td>
<td>360,000</td>
<td>244,800</td>
<td>115,200</td>
<td>68%</td>
<td>32%</td>
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<td>13</td>
<td>A/01196-30 Speedsville Rd Design (Maple Grove to Middle Block)</td>
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<td>180,000</td>
<td>45,000</td>
<td>135,000</td>
<td>-</td>
<td>135,000</td>
<td>91,800</td>
<td>43,200</td>
<td>68%</td>
<td>32%</td>
</tr>
<tr>
<td>14</td>
<td>A/01196-40 Speedsville Rd (Maple Grove to Middle Block)</td>
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<td>1,620,000</td>
<td>405,000</td>
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<td>-</td>
<td>1,215,000</td>
<td>826,200</td>
<td>388,800</td>
<td>68%</td>
<td>32%</td>
</tr>
<tr>
<td></td>
<td><strong>Existing Growth-related Debt</strong></td>
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<td></td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>15</td>
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<td>2023-2036</td>
<td>452,285</td>
<td>-</td>
<td>452,285</td>
<td>-</td>
<td>452,285</td>
<td>307,554</td>
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<td>32%</td>
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<td>16</td>
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<td>2023-2036</td>
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<td>40,118</td>
<td>-</td>
<td>40,118</td>
<td>27,280</td>
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<td>17</td>
<td><strong>Approved but not yet issued</strong></td>
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<td>18</td>
<td>Growth-related Principal</td>
<td>2024-2043</td>
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<td>19</td>
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<td>324,190</td>
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<td>324,190</td>
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<td>Reserve Fund Adjustment</td>
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<td>294,061</td>
<td>(294,061)</td>
<td>(199,961)</td>
<td>(94,099)</td>
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<td>11,165,393</td>
<td>1,156,400</td>
<td>10,008,993</td>
<td>978,461</td>
<td>9,030,533</td>
<td>6,140,762</td>
<td>2,889,770</td>
<td>68%</td>
<td>32%</td>
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</table>
5.3.2 Wastewater Services

The City has identified 14 projects to expand its wastewater infrastructure, which totals $16.83 million. The capital projects include various works related to adding and expanding trunk sewers, infrastructure upsizing, and other growth-related works. In addition to these costs, an estimated debt (existing, approved but not yet issued, and future) amounts of approximately $22.14 million has been included, along with the reserve fund deficit of $4.92 million, for a gross total cost of approximately $43.89 million. Deductions for the share of the costs that benefit existing development have been made, totalling $418,500. Further deductions for the share of the costs that benefit growth beyond the forecast period totalling approximately $1.32 million have been made. Also, deductions to recognize other contributions in the amount of approximately $2.11 million have been included in the calculations, resulting in a D.C. eligible amount of approximately $28.97 million to be recovered over the current forecast period.

The costs for all wastewater services are shared at 68% residential benefit and 32% non-residential benefit, based on the population to employment ratio over the forecast period.
<table>
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<tr>
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<td>1</td>
<td>A/00507-40 SE Galt Sanitary New Trunk Upsize East Boundary Main to Dundas</td>
<td>2026</td>
<td>4,070,000</td>
<td>508,800</td>
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<td>3,561,200</td>
<td>2,421,616, 1,139,584</td>
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<td>Provision for Upsizing Wastewater Mains in New Subdivisions</td>
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<td>590,000</td>
<td>-</td>
<td></td>
<td>590,000</td>
<td>-</td>
<td></td>
<td>590,000</td>
<td>401,200, 188,800</td>
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<td>3</td>
<td>A/00537-40 SE Galt 2104 Wesley Blvd San &amp; WM Upsizing (to Varier Dr)</td>
<td>2026</td>
<td>900,000</td>
<td>-</td>
<td></td>
<td>900,000</td>
<td>-</td>
<td></td>
<td>900,000</td>
<td>612,000, 288,000</td>
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<td>A/00264-41 River Bluff Sanitary Sewer Upsize</td>
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<td>200,000</td>
<td>114,100</td>
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<td>85,900</td>
<td>58,412, 27,488</td>
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<td>A/00379-41 Lisbon Pines Sanitary Sewer Upsize</td>
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<td>520,000</td>
<td>-</td>
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<td>520,000</td>
<td>304,400</td>
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<td>215,600</td>
<td>146,608, 68,992</td>
</tr>
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<td>A/00486-41 Fountain Street North - Extension</td>
<td>2022</td>
<td>1,420,000</td>
<td>355,000</td>
<td></td>
<td>1,065,000</td>
<td>-</td>
<td></td>
<td>1,065,000</td>
<td>724,200, 340,800</td>
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<td>A/00481-40 East Side Lands NS Collector (Allendale Rd to Middle Block Rd)</td>
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<td>1,810,000</td>
<td>452,500</td>
<td></td>
<td>1,357,500</td>
<td>-</td>
<td></td>
<td>1,357,500</td>
<td>923,100, 434,400</td>
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<tr>
<td>8</td>
<td>A/00481-30 East Side Lands NS Collector (Allendale Rd to Middle Block Rd)</td>
<td>2023</td>
<td>50,000</td>
<td>-</td>
<td></td>
<td>50,000</td>
<td>-</td>
<td></td>
<td>50,000</td>
<td>34,000, 16,000</td>
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<tr>
<td>9</td>
<td>A/00544-40 East Side Middle Block Road (Fountain to Speedsville)</td>
<td>2027</td>
<td>930,000</td>
<td>-</td>
<td></td>
<td>930,000</td>
<td>-</td>
<td></td>
<td>930,000</td>
<td>632,400, 297,600</td>
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<td>2026</td>
<td>110,000</td>
<td>-</td>
<td></td>
<td>110,000</td>
<td>-</td>
<td></td>
<td>110,000</td>
<td>74,800, 35,200</td>
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<td>11</td>
<td>A/00571-41 East Side Lands Middle Block Rd Trunk Sanitary Sewer</td>
<td>2024</td>
<td>2,010,000</td>
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<td>2,010,000</td>
<td>-</td>
<td></td>
<td>2,010,000</td>
<td>1,366,800, 643,200</td>
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<td>12</td>
<td>A/01095-30 Speedsville Infrastructure Design</td>
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<td>400,000</td>
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<td>400,000</td>
<td>-</td>
<td></td>
<td>200,000</td>
<td>136,000, 64,000</td>
</tr>
<tr>
<td>13</td>
<td>A/001095-40 PS and Forcemain Upgrades</td>
<td>2026</td>
<td>1,810,000</td>
<td>-</td>
<td></td>
<td>1,810,000</td>
<td>-</td>
<td></td>
<td>905,000</td>
<td>615,400, 289,600</td>
</tr>
<tr>
<td>14</td>
<td>A/001093-40 Speedsville Rd Sanitary Sewer</td>
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<td>2,010,000</td>
<td>-</td>
<td></td>
<td>2,010,000</td>
<td>-</td>
<td></td>
<td>1,005,000</td>
<td>683,400, 321,600</td>
</tr>
<tr>
<td></td>
<td><strong>Existing Growth-related Debt</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>Grants, Subsidies and Other Contributions Attributable to New Development</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Growth-related Principal</td>
<td>2023-2038</td>
<td>15,683,378</td>
<td>-</td>
<td></td>
<td>15,683,378</td>
<td>-</td>
<td>7,841,689, 5,332,349</td>
<td>2,509,340</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Growth-related Discounted Interest</td>
<td>2023-2038</td>
<td>3,345,999</td>
<td>-</td>
<td></td>
<td>3,345,999</td>
<td>-</td>
<td>1,673,000, 1,137,640</td>
<td>535,360</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Approved but not yet issued</td>
<td>2024-2043</td>
<td>1,642,400</td>
<td>-</td>
<td></td>
<td>1,642,400</td>
<td>-</td>
<td>821,200, 558,416</td>
<td>262,784</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Future Debt</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>Non-Residential Share</strong></td>
</tr>
<tr>
<td>5</td>
<td>Reserve Fund Adjustment</td>
<td>2027-2046</td>
<td>950,886</td>
<td>-</td>
<td></td>
<td>950,886</td>
<td>-</td>
<td>475,443, 323,301</td>
<td>152,142</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td>2027-2046</td>
<td>43,886,855</td>
<td>1,316,300</td>
<td>-</td>
<td>42,570,555</td>
<td>418,500</td>
<td>13,177,613, 28,974,442</td>
<td>19,702,621</td>
<td>9,271,821</td>
</tr>
</tbody>
</table>
5.3.3 Stormwater Drainage and Control Services

As noted in Section 4.8 of this report, a number of growth-related projects identified in the 2019 D.C. background study have been started and/or have approved funding. As a result, one (1) project remains on the capital list. This project reflects anticipated oversizing of infrastructure in future developments. The total gross capital cost estimate included in the D.C. calculations is $650,000. Further, approximately $2.54 million has been added to the calculations to reflect the adjusted reserve fund deficit identified in Section 4.8, resulting in a D.C. eligible amount of approximately $3.19 million to be recovered over the forecast period.

The costs for all stormwater services are shared at 50% residential benefit and 50% non-residential benefit, based on the servicing area ratio over the forecast period.
<table>
<thead>
<tr>
<th>Prj.No</th>
<th>Increased Service Needs Attributable to Anticipated Development</th>
<th>Timing (year)</th>
<th>Gross Capital Cost Estimate (2023$)</th>
<th>Post Period Benefit</th>
<th>Other Deductions</th>
<th>Net Capital Cost</th>
<th>Benefit to Existing Development</th>
<th>Grants, Subsidies and Other Contributions Attributable to New Development</th>
<th>Total</th>
<th>Residential Share</th>
<th>Non-Residential Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>A/00509-40 Southeast Galt Infrastructure Upsize - Provisional Oversizing</td>
<td>2027-2032</td>
<td>650,000</td>
<td>-</td>
<td>650,000</td>
<td>650,000</td>
<td>-</td>
<td>650,000</td>
<td>325,000</td>
<td>325,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Reserve Fund Adjustment</td>
<td>Reserve</td>
<td>2,539,488</td>
<td>-</td>
<td>2,539,488</td>
<td>2,539,488</td>
<td>-</td>
<td>2,539,488</td>
<td>1,269,744</td>
<td>1,269,744</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>3,189,488</td>
<td>-</td>
<td>3,189,488</td>
<td>3,189,488</td>
<td>-</td>
<td>3,189,488</td>
<td>1,594,744</td>
<td>1,594,744</td>
<td></td>
</tr>
</tbody>
</table>
6. D.C. Calculation

Table 6-1 calculates the proposed uniform D.C.s to be imposed for infrastructure services based upon an urban area 10-year forecast period (stormwater, wastewater, and water). Table 6-2 calculates the proposed uniform D.C. to be imposed on anticipated development in the City for all other City-wide services over a 10-year forecast period.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (singles and semi-detached, apartments 2+ bedrooms, apartments bachelor and 1 bedroom, all other multiples, and special care/special dwelling units). The non-residential D.C. has been calculated on a per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, and institutional).

The D.C.-eligible costs for each service component were developed in Chapter 5 for all City services, based on their proposed capital programs.

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 Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 5) to calculate the charge in Tables 6-1 and 6-2.

With respect to non-residential development, the total costs in the uniform charge allocated to non-residential development (based on need for service) have been divided by the anticipated development over the planning period to calculate a cost per sq.ft. of G.F.A.

Table 6-3 summarizes the total D.C. that is applicable for City-wide services and Table 6-4 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the life of the by-law.
Table 6-1
City of Cambridge
Development Charge Calculation
Urban Services and Classes of Services
2023 to 2032

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Stormwater Drainage and Control Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.1 Channels, drainage and ponds</td>
<td></td>
<td></td>
<td>$1,594,744</td>
<td>$1,594,744</td>
<td>$258</td>
<td>0.20</td>
</tr>
<tr>
<td>2. Wastewater Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.1 Treatment plants &amp; Sewers</td>
<td></td>
<td></td>
<td>$19,702,621</td>
<td>$9,271,821</td>
<td>$3,188</td>
<td>1.13</td>
</tr>
<tr>
<td>3. Water Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.1 Treatment, storage and distribution systems</td>
<td></td>
<td></td>
<td>$6,140,762</td>
<td>$2,889,770</td>
<td>$993</td>
<td>0.35</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>$27,438,127</td>
<td>$13,756,336</td>
<td>$4,439</td>
<td>$1.68</td>
</tr>
</tbody>
</table>

D.C.-Eligible Capital Cost

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>10-year Urban Gross Population/GFA Growth (sq.ft.)</td>
<td></td>
<td></td>
<td>$23,618</td>
<td>$8,168,500</td>
<td></td>
</tr>
<tr>
<td>Cost Per Capita/Non-Residential GFA (sq.ft.)</td>
<td></td>
<td></td>
<td>$1,161.75</td>
<td>$1.68</td>
<td></td>
</tr>
</tbody>
</table>

By Residential Unit Type

<table>
<thead>
<tr>
<th>P.P.U.</th>
<th>Single and Semi-Detached Dwelling</th>
<th>Other Multiples</th>
<th>Apartments - 2 Bedrooms +</th>
<th>Apartments - Bachelor and 1 Bedroom</th>
<th>Special Care/Special Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>$4,439</td>
<td>$2,968</td>
<td>$2,524</td>
<td>$1,371</td>
<td>$1,278</td>
<td></td>
</tr>
<tr>
<td>SERVICE/CLASS</td>
<td>2023$ D.C.-Eligible Cost</td>
<td>2023$ D.C.-Eligible Cost</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>--------------</td>
<td>--------------------------</td>
<td>--------------------------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Residential</td>
<td>Non-Residential</td>
<td>S.D.U.</td>
<td>per sq.ft.</td>
<td></td>
</tr>
<tr>
<td>4. Services Related to a Highway</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>4.1 Roads and Related</td>
<td>91,229,217</td>
<td>40,987,039</td>
<td>14,707</td>
<td>5.02</td>
<td></td>
</tr>
<tr>
<td>5. Public Works (Facilities and Fleet)</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>5.1 All Services</td>
<td>15,238,249</td>
<td>6,846,170</td>
<td>2,457</td>
<td>0.84</td>
<td></td>
</tr>
<tr>
<td>6. Fire Protection Services</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>6.1 Fire facilities, vehicles &amp; equipment</td>
<td>8,467,175</td>
<td>3,804,093</td>
<td>1,365</td>
<td>0.47</td>
<td></td>
</tr>
<tr>
<td>7. Parks and Recreation Services</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>7.1 Park development, amenities, trails, park and recreation vehicles, and recreation facilities</td>
<td>88,704,761</td>
<td>4,668,672</td>
<td>14,300</td>
<td>0.57</td>
<td></td>
</tr>
<tr>
<td>8. Library Services</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>8.1 Library facilities, materials and vehicles</td>
<td>9,950,752</td>
<td>523,724</td>
<td>1,604</td>
<td>0.06</td>
<td></td>
</tr>
<tr>
<td></td>
<td>9,950,752</td>
<td>523,724</td>
<td>1,604</td>
<td>0.06</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>$213,590,153</td>
<td>$56,829,698</td>
<td>$34,433</td>
<td>$6.96</td>
<td></td>
</tr>
</tbody>
</table>

D.C.-Eligible Capital Cost | $213,590,153 | $56,829,698 |
10-year Gross Population/GFA Growth (sq.ft.) | 23,702 | 8,168,500 |
Cost Per Capita/Non-Residential GFA (sq.ft.) | $9,011.48 | $6.96 |

By Residential Unit Type | P.P.U. |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Single and Semi-Detached Dwelling</td>
<td>3.821</td>
</tr>
<tr>
<td>Other Multiples</td>
<td>2.555</td>
</tr>
<tr>
<td>Apartments - 2 Bedrooms +</td>
<td>2.173</td>
</tr>
<tr>
<td>Apartments - Bachelor and 1 Bedroom</td>
<td>1.180</td>
</tr>
<tr>
<td>Special Care/Special Dwelling Units</td>
<td>1.100</td>
</tr>
</tbody>
</table>
### Table 6-3

City of Cambridge  
Development Charge Calculation  
Total All Services and Classes of Services

<table>
<thead>
<tr>
<th>Service Type</th>
<th>2023$ D.C.-Eligible Cost</th>
<th>2023$ D.C.-Eligible Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential</td>
<td>Non-Residential</td>
</tr>
<tr>
<td>Urban Area Services 10-Year</td>
<td>$27,438,127</td>
<td>$13,756,336</td>
</tr>
<tr>
<td>All Other City-wide Services/Classes 10-Year</td>
<td>$213,590,153</td>
<td>$56,829,698</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$241,028,280</strong></td>
<td><strong>$70,586,034</strong></td>
</tr>
</tbody>
</table>
### Table 6-4
City of Cambridge
Gross Expenditure and Sources of Revenue Summary
Total All Services and Classes of Services

<table>
<thead>
<tr>
<th>Service/Class</th>
<th>Total Gross Cost</th>
<th>Sources of Financing</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Tax Base or Other Non-D.C. Source Deductions Benefit to Existing Other Funding Post D.C. Period Benefit D.C. Reserve Fund Residential Non-Residential</td>
</tr>
<tr>
<td>1. Stormwater Drainage and Control Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.1 Channels, drainage and ponds</td>
<td>650,000</td>
<td>0                                      0                                      0                                      0                                      325,000</td>
</tr>
<tr>
<td>2. Wastewater Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.1 Treatment plants &amp; Sewers</td>
<td>30,771,250</td>
<td>0                                      418,500                                 9,080,625                              1,316,300                              13,569,961</td>
</tr>
<tr>
<td>3. Water Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.1 Treatment, storage and distribution systems</td>
<td>10,275,062</td>
<td>0                                      684,400                                 0                                      1,156,400                              5,735,298</td>
</tr>
<tr>
<td>4. Services Related to a Highway</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.1 Roads and Related</td>
<td>174,101,072</td>
<td>0                                      25,367,400                              7,001,000                              27,623,400                              78,735,398</td>
</tr>
<tr>
<td>5. Public Works (Facilities and Fleet)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.1 All Services</td>
<td>49,489,400</td>
<td>0                                      24,291,200                              0                                      0                                      17,386,758</td>
</tr>
<tr>
<td>6. Fire Protection Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.1 Fire facilities, vehicles &amp; equipment</td>
<td>12,745,000</td>
<td>0                                      0                                       0                                      0                                      8,794,050</td>
</tr>
<tr>
<td>7. Parks and Recreation Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.1 Park development, amenities, trails, park and recreation vehicles, and recreation facilities</td>
<td>148,670,000</td>
<td>0                                      18,991,600                              0                                      16,724,300                              107,306,395</td>
</tr>
<tr>
<td>8. Library Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.1 Library facilities, materials and vehicles</td>
<td>13,698,000</td>
<td>0                                      0                                       0                                      0                                      13,013,100</td>
</tr>
<tr>
<td><strong>Total Expenditures &amp; Revenues</strong></td>
<td><strong>$440,399,784</strong></td>
<td><strong>$0</strong></td>
</tr>
</tbody>
</table>
Chapter 7
D.C. Policy Recommendations and D.C. By-law Rules
7. D.C. Policy Recommendations and D.C. By-law Rules

7.1 Introduction

Subsection 5 (1) 9 states that rules must be developed:

“to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection (6).”

Paragraph 10 of the section goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

Subsection 5 (6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under subsection 5 (1) 2 to 7 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

With respect to “the rules,” section 6 states that a D.C. by-law must expressly address the matters referred to above re subsection 5 (1) paragraphs 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided are based on the City’s existing policies; with some modifications and consideration for the changes to the D.C.A. resulting from Bills 108, 197, 213, 23, and 134.
7.2 D.C. By-law Structure

It is recommended that:

- the City uses an urban area D.C. calculation for water, wastewater, and stormwater services;
- the City uses a City-wide D.C. calculation for all other services; and
- separate D.C. by-laws be used for each service.

7.3 D.C. By-law Rules

The following subsections set out the recommended rules governing the calculation, payment and collection of D.C.s in accordance with section 6 of the D.C.A.

It is recommended that the following sections provide the basis for the D.C.s:

7.3.1 Payment in any Particular Case

In accordance with the D.C.A., subsection 2 (2), a D.C. be calculated, payable, and collected where the development requires one or more of the following:

“(a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;

(b) the approval of a minor variance under section 45 of the Planning Act;

(c) a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;

(d) the approval of a plan of subdivision under section 51 of the Planning Act;

(e) a consent under section 53 of the Planning Act;

(f) the approval of a description under section 9 of the Condominium Act, 1998; or

(g) the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure.”
7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e. industrial, commercial, and institutional).

2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.

- for parks and recreation and library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
- for services related to a highway, public works, and fire protection services, a 69% residential/31% non-residential attribution has been made based on a population vs. employment growth ratio over the 2023 to 2032 forecast period;
- for water and wastewater services, a 68% residential/32% non-residential attribution has been made based on a population vs. employment growth ratio over the urban area 2023 to 2032 forecast period; and
- for stormwater services a 50% residential/50% non-residential allocation has been made based on the ratio of land area anticipated for development over the 10-year forecast period.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

Where a D.C. is payable for a development which replaces a pre-existing development including a change of use in an existing building, a redevelopment allowance shall be credited against the D.C. otherwise payable.

In order to be eligible for a re-development allowance:

(d) The pre-existing development must be one in respect to which a valid demolition permit or demolition control permit was issued by the City within the five (5) years, related to a residential use or ten (10) years, for a non-residential use,
preceding the due date of payment of the D.C. and such demolition permit, demolition control permit or a certified copy thereof; and

(e) Proof must be provided to the Chief Building Official’s satisfaction that the development meets the requirements set out in the by-laws.

(f) In situations where buildings are destroyed by fire or other unplanned events, sections items a) and b) apply upon proof satisfactory to the City’s Chief Building Official if there was not an issued demolition permit.

If the land is engaged in a brownfield redevelopment, a redevelopment period longer than the time set out in item a) above may be provided based upon the approval by the City’s Deputy City Manager of Community Development or designate in consultation with the Chief Building Official, and applicable Regional Commissioner after consideration of specific development circumstances.

In determining eligibility for a re-development allowance:

(d) Demolition shall be deemed to have occurred on the date of the issuance of the demolition permit or demolition control permit;

(e) “demolition permit” or “demolition control permit” shall mean the first of any demolition permits or demolition control permits issued for the pre-existing development, if the demolition has taken place in more that one phase. Subsequent demolition permits or demolition control permits for that pre-existing development are not to be used in a calculation of the periods set out above; and

(f) The date calculated above shall apply regardless of whether the first demolition permit or demolition control permit was revoked or canceled.

**Calculation of Re-development Allowance**

In determining the amount of any re-development allowance to be applied in calculating a D.C. payable, the following shall apply:

(d) The re-development allowance quantified in accordance with the by-laws shall apply to the whole parcel of land on which the pre-existing development exists or existed;
(e) Any remaining re-development allowance applicable to a parcel of land from time to time, in the event of a division of the parcel of land into two or more parcels, shall be apportioned equally between or amongst the resultant parcels of land on a per unit area basis;

(f) The amount of the re-development allowance applicable to a parcel of land on which the pre-existing development existed or to any part of thereof after any land division shall be reduced for each subsequent development in respect of which the D.C. otherwise payable is or has been reduced by a re-development allowance, as building permits for such subsequent developments are issued or D.C. Paid, whichever first occurs.

**Amount of Re-development Allowance**

(b) The amount of the re-development allowance shall be computed based upon the previous land use equal to:

i. For residential uses, the number and type or types of units in the preexisting development multiplied by the D.C. rate or rates applicable to such units; and,

ii. For non-residential uses, the number of square meters of building area of the pre-existing development multiplied by the D.C. rate applicable to such building area.

**Maximum Re-development Allowance and Carry Forward**

The maximum re-development allowance shall be the D.C. otherwise payable. Any unused re-development allowance may be carried forward and applied to any subsequent D.C. payable in respect of the same land to which it relates within five (5) years from the date of demolition of the pre-existing development to which it relates.

**7.3.4 Exemptions (full or partial)**

a) Statutory exemptions:

- industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion
of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);

- buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education (section 3);
- may add up to 2 apartments in an existing or new detached, semi-detached, or rowhouse (including in an ancillary structure);
- add one additional unit or 1% of existing units in an existing rental residential building;
- a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- affordable units, attainable units, and affordable inclusionary zoning units (to be in force at a later date);
- non-profit housing; and
- discount for rental housing units based on bedroom size (i.e. three or more bedrooms – 25% reduction, two bedrooms – 20% reduction, and all others – 15% reduction).

b) Non-statutory exemptions:

- Hospitals within the meaning of the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended;
- Grand River Conservation Area;
- Contaminated Sites;
- Temporary uses - any residential or non-residential building or structure constructed in accordance with a temporary use by-law pursuant to section 39 of the Planning Act, R.S.O. 1990 or any temporary erection of a building without foundation for a period not exceeding six consecutive months and not more than six months in any calendar year (includes tents, seasonal garden centres, and temporary sales trailers);
- Farm buildings;
- Buildings that have been designated under the Ontario Heritage Act; and
- Home based businesses.
7.3.5 Phasing in

As required by Bill 23, the calculated D.C. will be phased-in over a five-year period as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

It is noted that, as of the time of writing, the Province has announced (on December 13, 2023) potential changes to the phased-in requirements and the removal of studies as eligible capital costs. The details of these changes will be forthcoming in early 2024 and Watson will monitor and advise as to the nature of these changes.

7.3.6 Timing of Collection

The D.C.s for water, wastewater, stormwater, and services related to a highway are payable at the time of agreement for developments proceeding under Section 51 of the Planning Act (subdivisions) or 53 of the Planning Act (consents).

The D.C.s for all other services and classes are payable upon issuance of the first building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the City and an owner under s. 27 of the D.C.A.

Rental housing and institutional developments will pay D.C.s in 6 equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two (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 applicable Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the City can impose is the average prime rate plus 1%.
7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on December 1, 2024, and each December 1 thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02)\(^1\) for the most recent year-over-year period.

7.3.8 The Applicable Areas

The charges developed herein provide for varying charges within the City, as follows:

- all City-wide services – the full residential and non-residential charge will be imposed on all lands within the City; and
- water, wastewater and stormwater – the full residential and non-residential charge will be imposed in the urban area of the City.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The City’s D.C. collections are reserved in 9 separate reserve funds: services related to a highway, public works, fire protection services, parks and recreation services, library services, water services, stormwater services, wastewater services, and growth studies.

As growth studies are no longer eligible under the D.C.A., it is recommended that the funds in the D.C. reserve fund for growth studies are transferred to a capital account for the same purpose and that the D.C. reserve fund for growth studies be closed.

Appendix D outlines the reserve fund policies that the City is required to follow as per the D.C.A.

---

\(^1\) O. Reg. 82/98 referenced “The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007” as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-laws provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.
7.4.2 By-law In-force Date

A by-law under the D.C.A. comes into force on the day after which the by-law is passed by Council.

7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing

The minimum interest rate is the Bank of Canada rate on the day on which the by-law comes into force (as per section 11 of O. Reg. 82/98).

7.4.4 Area Rating

The D.C.A. required that Council must consider the use of area specific charges:

1. Section 2 (9) of the D.C.A. now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated (note that at this time, no municipalities or services are prescribed by the regulations).

2. Section 10 (2) c.1 of the D.C.A. requires that “the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas.”

In regard to the first item, there are no services or specific municipalities identified in the regulations which must be area rated. The second item requires Council to consider the use of area rating.

Currently, the City’s by-law provides for water, wastewater and stormwater services on an urban area basis. All other services are recovered based on a uniform, City-wide basis. There have been several reasons why area-rating has not been imposed on these services, including:

1. All City services, with the exception of water, wastewater, and stormwater, require that the average 10-year service standard be calculated. This average service standard, multiplied by growth in the City, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law
applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the City, hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.

2. Extending on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a City-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.

3. Many services provided (roads, parks, recreation facilities, library) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the City will be used by residents from all areas depending on the programming of the facility (i.e. a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

For the reasons noted above, it is recommended that Council continue the D.C. approach to calculate the charges on a uniform City-wide basis for all services/classes of services other than water, wastewater and stormwater, which are recommended to be imposed on an urban area basis.

7.5 Other Recommendations

It is recommended that Council:

“When ever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable;”
“Adopt the assumptions contained herein as an ‘anticipation’ with respect to capital grants, subsidies and other contributions;”

“Continue the D.C. approach to calculate the charges on a uniform City-wide basis for all services except water, wastewater, and stormwater and on an urban-area basis for water, wastewater and stormwater services;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated December 22, 2023 subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated December 22, 2023 as amended (if applicable);"

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

“Approve the D.C. By-laws for each D.C. service as set out in Appendix G.”
Chapter 8
By-law Implementation
8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (section 8.1.2), as well as the optional, informal consultation process (section 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

8.1.2 Public Meeting of Council

Section 12 of the D.C.A. indicates that before passing a D.C. by-law, Council must hold at least one public meeting, giving at least 20 clear days’ notice thereof, in accordance with the regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

Any person who attends such a meeting may make representations related to the proposed by-law.

If a proposed by-law is changed following such a meeting, Council must determine whether a further meeting (under this section) is necessary (i.e. if the proposed by-law which is proposed for adoption has been changed in any respect, Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution. It is noted that Council’s decision, once made, is final and not subject to review by a Court or the Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT)).

8.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with City D.C. policy:

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C.
policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and City policy with respect to development agreements, D.C. credits, and front-ending requirements.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.

3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings, and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade, and the Economic Development Agencies, who are all potentially interested in City D.C. policy. Their primary concern is frequently with the quantum of the charge, G.F.A. exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

8.2 **Anticipated Impact of the Charge on Development**

The establishment of sound D.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential D.C.s can, to some degree, represent a barrier to increased economic activity and sustained industrial/commercial growth, particularly for capital intensive uses. Also, in many cases, increased residential D.C.s can ultimately be expected to be recovered via higher housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, D.C.s or other City capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment, and wealth generation.
8.3 Implementation Requirements

8.3.1 Introduction

Once the City has calculated the charge, prepared the complete background study, carried out the public process, and passed a new by-law, the emphasis shifts to implementation matters.

These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions, and finally the collection of revenues and funding of projects.

The sections that follow overview the requirements in each case.

8.3.2 Notice of Passage

In accordance with section 13 of the D.C.A., when a D.C. by-law is passed, the City clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given no later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice).

Section 10 of O. Reg. 82/98 further defines the notice requirements which are summarized as follows:

- notice may be given by publication in a newspaper which is (in the clerk’s opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax or mail to every owner of land in the area to which the by-law relates;
- subsection 10 (4) lists the persons/organizations who must be given notice; and
- subsection 10 (5) lists the eight items that the notice must cover.

8.3.3 By-law Pamphlet

In addition to the “notice” information, the City must prepare a “pamphlet” explaining each D.C. by-law in force, setting out:

- a description of the general purpose of the D.C.s;
• the “rules” for determining if a charge is payable in a particular case and for determining the amount of the charge;
• the services to which the D.C.s relate; and
• a description of the general purpose of the Treasurer's statement and where it may be received by the public.

Where a by-law is not appealed to the LPAT, the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

The City must give one copy of the most recent pamphlet without charge to any person who requests one.

### 8.3.4 Appeals

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and LPAT hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the LPAT by filing a notice of appeal with the City clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

The City is carrying out a public consultation process, in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

### 8.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the City Council imposing the charge that:

• the amount of the charge was incorrectly determined;
• the reduction to be used against the D.C. was incorrectly determined; or
• there was an error in the application of the D.C.

Sections 20 to 25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of City Council to the OLT.
8.3.6 Credits

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a City agrees to allow a person to perform work in the future that relates to a service in the D.C. by-law.

These credits would be used to reduce the amount of D.C.s to be paid. The value of the credit is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service to which the work relates, unless the City agrees to expand the credit to other services for which a D.C. is payable.

8.3.7 Front-Ending Agreements

The City and one or more landowners may enter into a front-ending agreement that provides for the costs of a project which will benefit an area in the City to which the D.C. by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future by persons who develop land defined in the agreement.

Part III of the D.C.A. (sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the D.C.A., 1989. Accordingly, the City assesses whether this mechanism is appropriate for its use, as part of funding projects prior to City funds being available.

8.3.8 Severance and Subdivision Agreement Conditions

Section 59 of the D.C.A. prevents a municipality from imposing, directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under section 51 or section 53 of the Planning Act, except for:

- “local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the Planning Act;” and
- “local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act.”
It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the development, at the time the land is transferred.

In this regard, if the City in question is a commenting agency, in order to comply with subsection 59 (4) of the D.C.A. it would need to provide to the approval authority, information regarding the applicable City D.C.s related to the site.

If the City is an approval authority for the purposes of section 51 of the *Planning Act*, it would be responsible to ensure that it collects information from all entities that can impose a D.C.

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands.
Appendices
Appendix A
Background Information on Residential and Non-Residential Growth Forecast
## Schedule 1
City of Cambridge
Residential Growth Forecast Summary

<table>
<thead>
<tr>
<th>Year</th>
<th>Population (Including Census Undercount)(1)</th>
<th>Excluding Census Undercount</th>
<th>Housing Units</th>
<th>Person Per Unit (P.P.U.): Total Population/Total Households</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Historical</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mid 2011</td>
<td>131,070</td>
<td>126,748</td>
<td>125,055</td>
<td>31,303                           6,765                  8,157               235     46,460            1,539  2.728</td>
</tr>
<tr>
<td>Mid 2016</td>
<td>134,350</td>
<td>129,920</td>
<td>127,840</td>
<td>31,815                           7,350                  8,880               205     48,250            1,891  2.693</td>
</tr>
<tr>
<td>Mid 2021</td>
<td>143,200</td>
<td>138,479</td>
<td>137,120</td>
<td>32,840                           8,060                  10,180              195     51,275            1,235  2.701</td>
</tr>
<tr>
<td><strong>Forecast</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Late 2023</td>
<td>150,370</td>
<td>145,412</td>
<td>143,984</td>
<td>33,366                           9,053                  11,251              195     53,865            1,298  2.700</td>
</tr>
<tr>
<td>Late 2033</td>
<td>174,670</td>
<td>168,912</td>
<td>167,266</td>
<td>35,389                           12,267                 15,440              195     63,292            1,496  2.669</td>
</tr>
<tr>
<td><strong>Incremental</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mid 2011 - Mid 2016</td>
<td>3,280</td>
<td>3,172</td>
<td>387</td>
<td>2,785                            512                    585                 723     -30              1,790  352</td>
</tr>
<tr>
<td>Mid 2016 - Mid 2021</td>
<td>8,850</td>
<td>8,559</td>
<td>-721</td>
<td>9,280                            1,025                  710                 1,300   -10              3,025 -656</td>
</tr>
<tr>
<td>Mid 2021 - Late 2023</td>
<td>7,170</td>
<td>6,933</td>
<td>69</td>
<td>6,864                            526                    993                 1,071   0               2,590  63</td>
</tr>
<tr>
<td>Late 2023 - Late 2033</td>
<td>24,300</td>
<td>23,500</td>
<td>218</td>
<td>23,282                           2,023                  3,214               4,189   0               9,427  198</td>
</tr>
</tbody>
</table>

(1) Population includes the Census undercount estimated at approximately 3.4% and has been rounded.
(2) Includes townhouses and apartments in duplexes.
(3) Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

**Notes:**
- Numbers may not add due to rounding.
Figure 1
City of Cambridge
Annual Housing Forecast [1]

Source: Historical housing activity derived from City of Cambridge building permit data, 2013 to 2022, and 2023 estimated based on Statistics Canada June year-to-date building permit data for the City of Cambridge, by Watson & Associates Economists Ltd.
### Schedule 2
City of Cambridge

Estimate of the Anticipated Amount, Type and Location of Residential Development for Which Development Charges can be Imposed

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Within Urban Boundary</td>
<td>2023 - 2033</td>
<td>2,001</td>
<td>3,214</td>
<td>4,189</td>
<td>9,405</td>
<td>23,400</td>
<td>(200)</td>
<td>23,200</td>
<td>218</td>
<td>23,418</td>
</tr>
<tr>
<td>Outside Urban Boundary</td>
<td>2023 - 2033</td>
<td>22</td>
<td>0</td>
<td>0</td>
<td>22</td>
<td>84</td>
<td>(2)</td>
<td>82</td>
<td>0</td>
<td>82</td>
</tr>
<tr>
<td>City of Cambridge</td>
<td>2023 - 2033</td>
<td>2,023</td>
<td>3,214</td>
<td>4,189</td>
<td>9,427</td>
<td>23,484</td>
<td>(202)</td>
<td>23,282</td>
<td>218</td>
<td>23,500</td>
</tr>
</tbody>
</table>

<sup>[1]</sup> Includes townhouses and apartments in duplexes.<br>
<sup>[2]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.<br>
### Schedule 3

**City of Cambridge**

**Current Year Growth Forecast**

**Mid-2021 to Late-2023**

<table>
<thead>
<tr>
<th>Structural Type</th>
<th>Persons Per Unit¹ (P.P.U.)</th>
<th>% Distribution of Estimated Units²</th>
<th>Weighted Persons Per Unit Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Singles &amp; Semi Detached</td>
<td>4.021</td>
<td>20%</td>
<td>0.817</td>
</tr>
<tr>
<td>Multiples (6)</td>
<td>2.801</td>
<td>38%</td>
<td>1.074</td>
</tr>
<tr>
<td>Apartments (7)</td>
<td>2.166</td>
<td>41%</td>
<td>0.896</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2.786</strong></td>
<td><strong>100%</strong></td>
<td><strong>2.786</strong></td>
</tr>
</tbody>
</table>

¹Based on 2021 Census custom database
²Based on Building permit/completion activity

(1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.

(2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

(4) 2021 households taken from Statistics Canada Census.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.
### Schedule 4
City of Cambridge
10-Year Growth Forecast
Late 2023 to Late 2033

<table>
<thead>
<tr>
<th>Population</th>
<th>145,412</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Late 2023 Population</strong></td>
<td></td>
</tr>
<tr>
<td>Occupants of New Housing Units, Late 2023 to Late 2033</td>
<td></td>
</tr>
<tr>
<td>Units (2) multiplied by P.P.U. (3)</td>
<td>9,427</td>
</tr>
<tr>
<td>gross population increase</td>
<td>23,484</td>
</tr>
<tr>
<td><strong>Late 2023 Population</strong></td>
<td></td>
</tr>
<tr>
<td>Occupants of New Equivalent Institutional Units, Late 2023 to Late 2033</td>
<td></td>
</tr>
<tr>
<td>Units multiplied by P.P.U. (3)</td>
<td>198</td>
</tr>
<tr>
<td>gross population increase</td>
<td>218</td>
</tr>
<tr>
<td><strong>Decline in Housing Unit Occupancy, Late 2023 to Late 2033</strong></td>
<td></td>
</tr>
<tr>
<td>Units (4) multiplied by P.P.U. decline rate (5)</td>
<td>53,865</td>
</tr>
<tr>
<td>total decline in population</td>
<td>-202</td>
</tr>
<tr>
<td><strong>Population Estimate to Late 2033</strong></td>
<td>168,912</td>
</tr>
<tr>
<td><strong>Net Population Increase, Late 2023 to Late 2033</strong></td>
<td>23,500</td>
</tr>
</tbody>
</table>

(1) Late 2023 Population based on:

2021 Population (138,479) + Mid 2021 to Late 2023 estimated housing units to beginning of forecast period (2,590 x 2.786 = 7,216) + (63 x 1.1 = 69) + (51,275 x -0.007 = -352) = 145,412

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

<table>
<thead>
<tr>
<th>Structural Type</th>
<th>Persons Per Unit¹ (P.P.U.)</th>
<th>% Distribution of Estimated Units²</th>
<th>Weighted Persons Per Unit Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Singles &amp; Semi-Detached</td>
<td>3.821</td>
<td>21%</td>
<td>0.820</td>
</tr>
<tr>
<td>Multiples (6)</td>
<td>2.555</td>
<td>34%</td>
<td>0.871</td>
</tr>
<tr>
<td>Apartments (7)</td>
<td>1.800</td>
<td>44%</td>
<td>0.800</td>
</tr>
<tr>
<td>one bedroom or less</td>
<td>1.180</td>
<td></td>
<td></td>
</tr>
<tr>
<td>two bedrooms or more</td>
<td>2.173</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>100%</td>
<td>2.491</td>
</tr>
</tbody>
</table>

¹ Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Late 2023 households based upon 2021 Census (51,275 units) + Mid 2021 to Late 2023 unit estimate (2,590 units) = 53,865 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.
## Schedule 5
City of Cambridge
Historical Residential Building Permits
Years 2013 to 2022

<table>
<thead>
<tr>
<th>Year</th>
<th>Singles &amp; Semi Detached</th>
<th>Multiples(^1)</th>
<th>Apartments(^2)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>142</td>
<td>98</td>
<td>207</td>
<td>447</td>
</tr>
<tr>
<td>2014</td>
<td>104</td>
<td>148</td>
<td>210</td>
<td>462</td>
</tr>
<tr>
<td>2015</td>
<td>137</td>
<td>87</td>
<td>169</td>
<td>393</td>
</tr>
<tr>
<td>2016</td>
<td>295</td>
<td>61</td>
<td>321</td>
<td>677</td>
</tr>
<tr>
<td>2017</td>
<td>232</td>
<td>269</td>
<td>69</td>
<td>570</td>
</tr>
<tr>
<td>Sub-total</td>
<td>910</td>
<td>663</td>
<td>976</td>
<td>2,549</td>
</tr>
<tr>
<td>Average (2013 - 2017)</td>
<td><strong>182</strong></td>
<td><strong>133</strong></td>
<td><strong>195</strong></td>
<td><strong>510</strong></td>
</tr>
<tr>
<td>% Breakdown</td>
<td>35.7%</td>
<td>26.0%</td>
<td>38.3%</td>
<td>100.0%</td>
</tr>
<tr>
<td>2018</td>
<td>327</td>
<td>154</td>
<td>119</td>
<td>600</td>
</tr>
<tr>
<td>2019</td>
<td>96</td>
<td>479</td>
<td>435</td>
<td>1,010</td>
</tr>
<tr>
<td>2020</td>
<td>118</td>
<td>172</td>
<td>157</td>
<td>447</td>
</tr>
<tr>
<td>2021</td>
<td>81</td>
<td>515</td>
<td>593</td>
<td>1,189</td>
</tr>
<tr>
<td>2022</td>
<td>309</td>
<td>243</td>
<td>440</td>
<td>992</td>
</tr>
<tr>
<td>Sub-total</td>
<td>931</td>
<td>1,563</td>
<td>1,744</td>
<td>4,238</td>
</tr>
<tr>
<td>Average (2018 - 2022)</td>
<td><strong>186</strong></td>
<td><strong>313</strong></td>
<td><strong>349</strong></td>
<td><strong>848</strong></td>
</tr>
<tr>
<td>% Breakdown</td>
<td>22.0%</td>
<td>36.9%</td>
<td>41.2%</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

| 2013 - 2022 Total | 1,841 | 2,226 | 2,720 | 6,787 |
| **Average** | **184** | **223** | **272** | **679** |
| % Breakdown | 27.1% | 32.8% | 40.1% | 100.0% |

\(^1\) Includes townhouses and apartments in duplexes.
\(^2\) Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.
Source: Historical housing activity derived from City of Cambridge building permit data, 2013 to 2022, by Watson & Associates Economists Ltd.
### Schedule 6
City of Cambridge
Person Per Unit by Age and Type of Dwelling
(2021 Census)

#### Singles and Semi-Detached Dwelling

<table>
<thead>
<tr>
<th>Age of Dwelling</th>
<th>&lt; 1 BR</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3/4 BR</th>
<th>5+ BR</th>
<th>Total</th>
<th>15 Year Average</th>
<th>15 Year Average Adjusted[^1]</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3.976</td>
<td>5.867</td>
<td>4.021</td>
</tr>
<tr>
<td>6-10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3.705</td>
<td>5.231</td>
<td>3.780</td>
</tr>
<tr>
<td>16-20</td>
<td></td>
<td></td>
<td></td>
<td>2.238</td>
<td>3.435</td>
<td>5.164</td>
<td>3.551</td>
<td>3.555</td>
</tr>
<tr>
<td>25-35</td>
<td></td>
<td></td>
<td></td>
<td>2.000</td>
<td>3.031</td>
<td>4.128</td>
<td>3.082</td>
<td>3.082</td>
</tr>
<tr>
<td>35+</td>
<td></td>
<td></td>
<td></td>
<td>1.507</td>
<td>1.961</td>
<td>2.737</td>
<td>3.996</td>
<td>2.691</td>
</tr>
<tr>
<td>Total</td>
<td>1.857</td>
<td>1.819</td>
<td>2.003</td>
<td>3.004</td>
<td></td>
<td>4.379</td>
<td>2.987</td>
<td></td>
</tr>
</tbody>
</table>

#### Multiples[^2]

<table>
<thead>
<tr>
<th>Age of Dwelling</th>
<th>&lt; 1 BR</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3/4 BR</th>
<th>5+ BR</th>
<th>Total</th>
<th>15 Year Average</th>
<th>15 Year Average Adjusted[^1]</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2.239</td>
<td>3.400</td>
<td>2.801</td>
</tr>
<tr>
<td>6-10</td>
<td></td>
<td></td>
<td></td>
<td>1.955</td>
<td>3.041</td>
<td>4.650</td>
<td>2.642</td>
<td>2.642</td>
</tr>
<tr>
<td>11-15</td>
<td></td>
<td></td>
<td></td>
<td>2.026</td>
<td>2.874</td>
<td>4.890</td>
<td>2.653</td>
<td>2.555</td>
</tr>
<tr>
<td>16-20</td>
<td></td>
<td></td>
<td></td>
<td>2.091</td>
<td>2.676</td>
<td>4.767</td>
<td>2.500</td>
<td></td>
</tr>
<tr>
<td>20-25</td>
<td></td>
<td></td>
<td></td>
<td>1.862</td>
<td>2.930</td>
<td>4.792</td>
<td>2.643</td>
<td></td>
</tr>
<tr>
<td>25-35</td>
<td></td>
<td></td>
<td></td>
<td>2.020</td>
<td>3.000</td>
<td>5.020</td>
<td>2.604</td>
<td></td>
</tr>
<tr>
<td>35+</td>
<td></td>
<td></td>
<td></td>
<td>1.351</td>
<td>2.088</td>
<td>3.939</td>
<td>2.577</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>0.667</td>
<td>1.408</td>
<td>2.071</td>
<td>2.976</td>
<td>5.200</td>
<td>4.397</td>
<td>2.596</td>
<td></td>
</tr>
</tbody>
</table>

#### Apartments[^2]

<table>
<thead>
<tr>
<th>Age of Dwelling</th>
<th>&lt; 1 BR</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3/4 BR</th>
<th>5+ BR</th>
<th>Total</th>
<th>15 Year Average</th>
<th>15 Year Average Adjusted[^1]</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-5</td>
<td></td>
<td></td>
<td></td>
<td>1.964</td>
<td>3.132</td>
<td>-</td>
<td>2.166</td>
<td></td>
</tr>
<tr>
<td>6-10</td>
<td></td>
<td></td>
<td></td>
<td>1.981</td>
<td></td>
<td>-</td>
<td>1.718</td>
<td></td>
</tr>
<tr>
<td>11-15</td>
<td></td>
<td></td>
<td></td>
<td>1.941</td>
<td></td>
<td>-</td>
<td>1.664</td>
<td></td>
</tr>
<tr>
<td>16-20</td>
<td></td>
<td></td>
<td></td>
<td>2.000</td>
<td></td>
<td>-</td>
<td>1.782</td>
<td></td>
</tr>
<tr>
<td>20-25</td>
<td></td>
<td></td>
<td></td>
<td>2.128</td>
<td></td>
<td>-</td>
<td>1.962</td>
<td></td>
</tr>
<tr>
<td>25-35</td>
<td></td>
<td></td>
<td></td>
<td>2.050</td>
<td></td>
<td>-</td>
<td>1.784</td>
<td></td>
</tr>
<tr>
<td>35+</td>
<td>0.731</td>
<td>1.209</td>
<td>1.950</td>
<td>2.693</td>
<td></td>
<td>-</td>
<td>1.678</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>0.794</td>
<td>1.241</td>
<td>1.967</td>
<td>2.902</td>
<td></td>
<td>-</td>
<td>1.744</td>
<td></td>
</tr>
</tbody>
</table>

#### All Density Types

<table>
<thead>
<tr>
<th>Age of Dwelling</th>
<th>&lt; 1 BR</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3/4 BR</th>
<th>5+ BR</th>
<th>Total</th>
<th>15 Year Average</th>
<th>15 Year Average Adjusted[^1]</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-5</td>
<td></td>
<td></td>
<td></td>
<td>2.145</td>
<td>3.700</td>
<td>5.211</td>
<td>3.103</td>
<td></td>
</tr>
<tr>
<td>6-10</td>
<td></td>
<td></td>
<td></td>
<td>1.914</td>
<td>3.446</td>
<td>4.862</td>
<td>2.995</td>
<td></td>
</tr>
<tr>
<td>16-20</td>
<td></td>
<td></td>
<td></td>
<td>2.091</td>
<td>3.304</td>
<td>5.079</td>
<td>3.244</td>
<td></td>
</tr>
<tr>
<td>20-25</td>
<td></td>
<td></td>
<td></td>
<td>1.972</td>
<td>3.141</td>
<td>4.509</td>
<td>3.006</td>
<td></td>
</tr>
<tr>
<td>25-35</td>
<td></td>
<td></td>
<td></td>
<td>2.039</td>
<td>3.009</td>
<td>4.000</td>
<td>2.749</td>
<td></td>
</tr>
<tr>
<td>35+</td>
<td>1.654</td>
<td>1.250</td>
<td>1.986</td>
<td>2.765</td>
<td>3.965</td>
<td>4.292</td>
<td>2.451</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>1.850</td>
<td>1.301</td>
<td>2.004</td>
<td>2.991</td>
<td>4.292</td>
<td>2.675</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

[^1]: Includes townhomes and apartments in duplexes.
[^2]: Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as “Other.”
P.P.U. Not calculated for samples less than or equal to 50 dwelling units and does not include institutional population.
Schedule 7
City of Cambridge
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)

<table>
<thead>
<tr>
<th>Persons Per Dwelling</th>
<th>Age of Dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1-5</td>
</tr>
<tr>
<td>Singles and Semi-Detached</td>
<td>2.80</td>
</tr>
<tr>
<td>Multiples</td>
<td>2.17</td>
</tr>
<tr>
<td>Apartments</td>
<td>4.02</td>
</tr>
</tbody>
</table>
## Schedule 8a
### City of Cambridge
#### Employment Forecast, 2023 to 2033

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Mid 2011</td>
<td>126,748</td>
<td>0.002</td>
<td>0.024</td>
<td>0.212</td>
<td>0.161</td>
<td>0.080</td>
<td>0.048</td>
<td>0.052</td>
<td>0.531</td>
<td>210</td>
<td>2.960</td>
<td>0.052</td>
<td>0.052</td>
<td>0.531</td>
<td>210</td>
<td>2.960</td>
<td>60,635</td>
<td>6,643</td>
</tr>
<tr>
<td>Mid 2016</td>
<td>129,900</td>
<td>0.002</td>
<td>0.024</td>
<td>0.224</td>
<td>0.170</td>
<td>0.083</td>
<td>0.053</td>
<td>0.055</td>
<td>0.558</td>
<td>200</td>
<td>3.135</td>
<td>0.055</td>
<td>0.055</td>
<td>0.558</td>
<td>200</td>
<td>3.135</td>
<td>65,290</td>
<td>7,175</td>
</tr>
<tr>
<td>Late 2023</td>
<td>145,412</td>
<td>0.001</td>
<td>0.029</td>
<td>0.223</td>
<td>0.176</td>
<td>0.091</td>
<td>0.051</td>
<td>0.058</td>
<td>0.578</td>
<td>200</td>
<td>4.214</td>
<td>0.058</td>
<td>0.058</td>
<td>0.578</td>
<td>200</td>
<td>4.214</td>
<td>75,732</td>
<td>8,363</td>
</tr>
<tr>
<td>Late 2033</td>
<td>168,912</td>
<td>0.001</td>
<td>0.032</td>
<td>0.221</td>
<td>0.176</td>
<td>0.090</td>
<td>0.050</td>
<td>0.059</td>
<td>0.579</td>
<td>200</td>
<td>5.464</td>
<td>0.059</td>
<td>0.059</td>
<td>0.579</td>
<td>200</td>
<td>5.464</td>
<td>87,859</td>
<td>9,989</td>
</tr>
</tbody>
</table>

### Incremental Change

<table>
<thead>
<tr>
<th></th>
<th>Mid 2011-Mid 2016</th>
<th>Mid 2016-Late 2023</th>
<th>Late 2023-Late 2033</th>
<th>Mid 2011-Mid 2016 Average</th>
<th>Mid 2016-Late 2023 Average</th>
<th>Late 2023-Late 2033 Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>3.172</td>
<td>0.0002</td>
<td>0.0034</td>
<td>0.0002</td>
<td>0.0002</td>
<td>0.0002</td>
</tr>
<tr>
<td>Primary</td>
<td>0.0001</td>
<td>0.0002</td>
<td>0.0002</td>
<td>0.0002</td>
<td>0.0002</td>
<td>0.0002</td>
</tr>
<tr>
<td>Work at Home</td>
<td>0.0119</td>
<td>0.0009</td>
<td>0.0019</td>
<td>-0.0001</td>
<td>-0.0007</td>
<td>-0.0001</td>
</tr>
<tr>
<td>Commercial/Population Related</td>
<td>0.0089</td>
<td>0.0009</td>
<td>-0.0007</td>
<td>0.0008</td>
<td>0.0008</td>
<td>0.0008</td>
</tr>
<tr>
<td>Institutional</td>
<td>0.0029</td>
<td>0.0001</td>
<td>0.0001</td>
<td>0.0010</td>
<td>0.0010</td>
<td>0.0010</td>
</tr>
<tr>
<td>Total N.F.P.O.W.</td>
<td>0.0241</td>
<td>0.0032</td>
<td>-0.0010</td>
<td>-0.0007</td>
<td>-0.0007</td>
<td>-0.0007</td>
</tr>
<tr>
<td>Total Including N.F.P.O.W.</td>
<td>0.0270</td>
<td>0.0030</td>
<td>0.0010</td>
<td>0.0006</td>
<td>0.0006</td>
<td>0.0006</td>
</tr>
<tr>
<td>Work at Home</td>
<td>-10</td>
<td>0.0000</td>
<td>0.0000</td>
<td>0.0000</td>
<td>0.0000</td>
<td>0.0000</td>
</tr>
<tr>
<td>Industrial</td>
<td>155</td>
<td>1.079</td>
<td>1.250</td>
<td>3.125</td>
<td>3.940</td>
<td>4.922</td>
</tr>
<tr>
<td>Total</td>
<td>625</td>
<td>2.455</td>
<td>6.258</td>
<td>10.442</td>
<td>11.188</td>
<td>12.127</td>
</tr>
</tbody>
</table>

### Notes

1. Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

## Schedule 8b
City of Cambridge
Employment and Gross Floor Area (G.F.A.) Forecast, 2023 to 2033

<table>
<thead>
<tr>
<th>Period</th>
<th>Population</th>
<th>Employment</th>
<th>Gross Floor Area in Square Feet (Estimated)[¹]</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Primary</td>
<td>Industrial</td>
</tr>
<tr>
<td>Mid 2011</td>
<td>126,748</td>
<td>210</td>
<td>26,900</td>
</tr>
<tr>
<td>Mid 2016</td>
<td>129,920</td>
<td>200</td>
<td>29,118</td>
</tr>
<tr>
<td>Late 2023</td>
<td>145,412</td>
<td>200</td>
<td>32,458</td>
</tr>
<tr>
<td>Late 2033</td>
<td>168,912</td>
<td>200</td>
<td>37,380</td>
</tr>
</tbody>
</table>

| Incremental Change | Mid 2011 - Mid 2016 | 3,172 | -10 | 2,218 | 2,168 | 625 | 4,500 |
|                   | Mid 2016 - Late 2023 | 15,492 | 0 | 3,340 | 3,568 | 2,455 | 9,363 |
|                   | Late 2023 - Late 2033 | 23,500 | 0 | 4,922 | 3,989 | 1,864 | 10,775 |

| Annual Average | Mid 2011 - Mid 2016 | 634 | -2 | 444 | 334 | 125 | 900 |
|               | Mid 2016 - Late 2023 | 2,213 | 0 | 477 | 510 | 351 | 1,338 |
|               | Late 2023 - Late 2033 | 2,350 | 0 | 492 | 399 | 186 | 1,078 |

### Notes:

1. **Square Foot Per Employee Assumptions**
   - Industrial: 1,100
   - Commercial/Population-Related: 370
   - Institutional: 686

2. Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

*Reflects Late-2023 to Late-2033 forecast period.

Note: Numbers may not add up precisely due to rounding.

### Schedule 8c
City of Cambridge
Estimate of the Anticipated Amount, Type and Location of Non-Residential Development for Which Development Charges Can Be Imposed

<table>
<thead>
<tr>
<th>Development Location</th>
<th>Timing</th>
<th>Industrial G.F.A. S.F.(^1)</th>
<th>Commercial G.F.A. S.F.(^1)</th>
<th>Institutional G.F.A. S.F.(^{[1],[2]})</th>
<th>Total Non-Residential G.F.A. S.F.</th>
<th>Employment Increase(^3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within Urban Boundary</td>
<td>2023 - 2033</td>
<td>5,414,200</td>
<td>1,476,000</td>
<td>1,278,300</td>
<td>8,168,500</td>
<td>10,775</td>
</tr>
<tr>
<td>Outside Urban Boundary</td>
<td>2023 - 2033</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>City of Cambridge</td>
<td>2023 - 2033</td>
<td>5,414,200</td>
<td>1,476,000</td>
<td>1,278,300</td>
<td>8,168,500</td>
<td>10,775</td>
</tr>
</tbody>
</table>

\(^1\) Square Foot Per Employee Assumptions
- Industrial: 1,100
- Commercial/Population-Related: 370
- Institutional: 686

\(^2\) Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

\(^3\) Employment Increase does not include No Fixed Place of Work.

*Reflects Late-2023 to Late-2033 forecast period.

Note: Numbers may not add up precisely due to rounding.

## Appendix B: Level of Service

### SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED

<table>
<thead>
<tr>
<th>Service Category</th>
<th>Sub-Component</th>
<th>Cost (per capita)</th>
<th>Quantity (per capita)</th>
<th>Quality (per capita)</th>
<th>Maximum Ceiling LOS</th>
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</thead>
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<tr>
<td>Service Related to a Highway</td>
<td>Roads</td>
<td>$7,991.73</td>
<td>0.0012 km of roadways</td>
<td>6,659,775 per km</td>
<td>187,805,655</td>
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<tr>
<td></td>
<td>Bridges, Culverts &amp; Structures</td>
<td>$949.50</td>
<td>0.0006 Number of Bridges, Culverts &amp; Structures</td>
<td>1,582,500 per item</td>
<td>22,313,250</td>
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<td>Active Transportation</td>
<td>$139.80</td>
<td>0.0020 lane km of active transportation</td>
<td>69.900 per km</td>
<td>3,285,300</td>
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<tr>
<td>Public Works</td>
<td>Facilities</td>
<td>$1,072.09</td>
<td>0.4992 sq.m of building area</td>
<td>2,148 per sq.m</td>
<td>25,194,115</td>
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<td></td>
<td>Vehicles &amp; Equipment</td>
<td>$202.26</td>
<td>0.0019 No. of vehicles and equipment</td>
<td>106.453 per vehicle</td>
<td>4,753,110</td>
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<tr>
<td>Fire Protection</td>
<td>Facilities</td>
<td>$373.87</td>
<td>0.0382 sq.m. of building area</td>
<td>9.787 per sq.m</td>
<td>8,785,945</td>
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<tr>
<td></td>
<td>Vehicles &amp; Equipment</td>
<td>$159.68</td>
<td>0.0002 No. of vehicles</td>
<td>798,400 per vehicle</td>
<td>3,752,480</td>
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<td>Small Equipment and Gear</td>
<td>$32.63</td>
<td>0.0115 No. of equipment and gear</td>
<td>2,837 per item</td>
<td>766,805</td>
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<tr>
<td>Parks &amp; Recreation</td>
<td>Development</td>
<td>$158.12</td>
<td>0.0014 Hectares of Parkland</td>
<td>112,943 per acre</td>
<td>3,715,820</td>
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<tr>
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<td>Amenities</td>
<td>$937.90</td>
<td>0.0110 No. of parkland amenities</td>
<td>85,264 per amenity</td>
<td>22,040,650</td>
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<td></td>
<td>Trails</td>
<td>$373.93</td>
<td>0.6250 Linear Metres of Paths and Trails</td>
<td>598 per linear m</td>
<td>8,787,355</td>
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<tr>
<td></td>
<td>Amenities - Parking Areas &amp; Other Features</td>
<td>$79.46</td>
<td>0.8296 sq.m. of Parking Areas and Other Features</td>
<td>96 per sq.m</td>
<td>1,867,310</td>
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<tr>
<td></td>
<td>Recreation</td>
<td>$3,733.52</td>
<td>0.3822 sq.m of building area</td>
<td>9,768 per sq.m</td>
<td>87,737,720</td>
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<tr>
<td></td>
<td>Vehicles and Equipment</td>
<td>$60.27</td>
<td>0.0025 No. of vehicles and equipment</td>
<td>24,108 per vehicle</td>
<td>1,416,345</td>
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<tr>
<td>Library</td>
<td>Facilities</td>
<td>$670.26</td>
<td>0.0563 sq.m of building area</td>
<td>11,905 per sq.m</td>
<td>15,751,110</td>
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<tr>
<td></td>
<td>Collection Materials</td>
<td>$64.35</td>
<td>2.2204 No. of library collection items</td>
<td>20 per collection item</td>
<td>1,512,225</td>
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## City of Cambridge
### Service Standard Calculation Sheet

**Service:** Services Related to a Highway - Roads  
**Unit Measure:** km of roadways

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Kilometres of Roads:</td>
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<td></td>
<td></td>
<td></td>
<td>$7,513,400</td>
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<tr>
<td>Arterial Roads</td>
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<td>0.56</td>
<td>$7,513,400</td>
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<tr>
<td>Major Rural Collector</td>
<td>14.64</td>
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<td>$5,482,000</td>
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<tr>
<td>Minor Rural Collector</td>
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<td>12.73</td>
<td>$5,003,000</td>
</tr>
<tr>
<td>Major Urban Collector</td>
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<td>56.19</td>
<td>56.19</td>
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<td>57.08</td>
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<td><strong>Total</strong></td>
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<td>157.9</td>
<td>159.2</td>
<td>$19,549,400</td>
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</tbody>
</table>

### Population
- **2008-2022 Average Population:** 122,184
- **Per Capita Standard:** 0.0012
- **2023 Value:** $7,992

### Eligible Amount
- **Forecast Population:** 23,500
- **$ per Capita:** $7,992
- **Eligible Amount:** $187,805,655
City of Cambridge
Service Standard Calculation Sheet

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<tbody>
<tr>
<td>Bridges</td>
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<td>$8,214,300</td>
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<td>Culverts</td>
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<td>23</td>
<td>23</td>
<td>$3,157,400</td>
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<td>Retaining Walls</td>
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<td>66</td>
<td>$330,300</td>
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<td><strong>Total</strong></td>
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<td>86</td>
<td>89</td>
<td>95</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Per Capita Standard  | 0.0006   | 0.0006   | 0.0006   | 0.0006   | 0.0006   | 0.0006   | 0.0006   | 0.0006   | 0.0006   | 0.0006   | 0.0006   | 0.0006   | 0.0006   | 0.0007  |

| **15 Year Average**  | 2008-2022 | | | | | | | | | | | | | | |
| Quantity Standard     | 0.0006    | | | | | | | | | | | | | | |
| Quality Standard      | $1,582,500 | | | | | | | | | | | | | | |
| Service Standard      | $950      | | | | | | | | | | | | | | |

| D.C. Amount (before deductions) | 10 Year | | | | | | | | | | | | | | |
| Forecast Population     | 23,500   | | | | | | | | | | | | | | |
| $ per Capita            | $950     | | | | | | | | | | | | | | |
| Eligible Amount         | $22,313,250 | | | | | | | | | | | | | | |

Service: Services Related to a Highway - Bridges, Culverts & Structures
Unit Measure: Number of Bridges, Culverts & Structures
### City of Cambridge

**Service Standard Calculation Sheet**

**Service:** Services Related to a Highway - Active Transportation  
**Unit Measure:** km of active transportation

<table>
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<tr>
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</thead>
<tbody>
<tr>
<td>Lane kilometres of Active Transportation Network:</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>$36,900</td>
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<tr>
<td>Reserved Lane (Painted Bike Lane)</td>
<td>15.86</td>
<td>31.05</td>
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<td>36.77</td>
<td>38.78</td>
<td>43.42</td>
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<td>56.78</td>
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<td>Wide Shared Use Lane</td>
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<td>18.20</td>
<td>20.18</td>
<td>22.10</td>
<td>22.50</td>
<td>23.12</td>
<td>23.91</td>
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<td>27.35</td>
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<td>28.15</td>
<td>$9,600</td>
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<tr>
<td>Paved Shoulder (Construction)</td>
<td>0.91</td>
<td>1.56</td>
<td>2.73</td>
<td>7.61</td>
<td>8.82</td>
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<td>Multi Use Trail</td>
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<td>15.45</td>
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<td>Active Transportation Pedestrian Bridges (lane km):</td>
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<tr>
<td>- Grand River (Craig’s Crossing) Pedestrian Bridge</td>
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<td>-</td>
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<td>104.00</td>
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**15 Year Average 2008-2022**

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<th>Description</th>
<th>Quantity Standard</th>
<th>Quality Standard</th>
<th>Service Standard</th>
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<tr>
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**D.C. Amount (before deductions) 10 Year**

<table>
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<th>Description</th>
<th>Forecast Population</th>
<th>Eligible Amount</th>
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<tbody>
<tr>
<td></td>
<td>23,500</td>
<td>$3,285,300</td>
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**Eligible Amount**

$3,285,300
City of Cambridge
Service Standard Calculation Sheet

Class of Service: Public Works - Facilities
Unit Measure: sq.m of building area

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<tbody>
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<td>1310 Bishop Street Yard</td>
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<td>$6,997</td>
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<td>Parks and Recreation</td>
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135,111
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Per Capita Standard
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15 Year Average
2006-2022

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Watson & Associates Economists Ltd.
H/Cambridge-2023 DC and CBC Report/Cambridge DC Report - Final.docx

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**Service Standard Calculation Sheet**

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**Unit Measure:** No. of vehicles and equipment

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## City of Cambridge Service Standard Calculation Sheet

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**Unit Measure:** No. of vehicles and equipment

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### 15 Year Average

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### D.C. Amount (before deductions) 10 Year

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City of Cambridge
Service Standard Calculation Sheet

Service: Fire Protection Services - Facilities
Unit Measure: sq.m. of building area

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15 Year Average 2008-2022

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D.C. Amount (before deductions) 10 Year

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D.C. Amount (before deductions) 10 Year
Forecast Population: 23,500
$ per Capita: 160
Eligible Amount: $3,752,480

City of Cambridge
Service Standard Calculation Sheet

Service: Fire Protection Services - Vehicles & Equipment
Unit Measure: No. of vehicles

Population
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15 Year Average
Quantity Standard
Quality Standard
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## City of Cambridge

**Service Standard Calculation Sheet**

**Service:** Fire Protection Services - Small Equipment and Gear  
**Unit Measure:** No. of equipment and gear

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## City of Cambridge
### Service Standard Calculation Sheet

**Service:** Fire Protection Services - Small Equipment and Gear  
**Unit Measure:** No. of equipment and gear

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| Per Capita Standard                       | 0.0119  | 0.0117 | 0.0128 | 0.0114 | 0.0113 | 0.0113 | 0.0112 | 0.0111 | 0.0111 | 0.0111 | 0.0114 | 0.0112 | 0.0111 | 0.0124 | 0.0111 |                    |

| 15 Year Average                           | 2008-2022|          |          |          |          |          |          |          |          |          |          |          |          |          |          |                    |
| Quantity Standard                         | 0.0115  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |                    |
| Quality Standard                          | $2,837  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |                    |
| Service Standard                          | $33     |          |          |          |          |          |          |          |          |          |          |          |          |          |          |                    |

| D.C. Amount (before deductions)           | 10 Year |          |          |          |          |          |          |          |          |          |          |          |          |          |          |                    |
| Forecast Population                       | 23,500  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |                    |
| $ per Capita                              | $33     |          |          |          |          |          |          |          |          |          |          |          |          |          |          |                    |
| Eligible Amount                           | $766,805|          |          |          |          |          |          |          |          |          |          |          |          |          |          |                    |
### City of Cambridge
Service Standard Calculation Sheet

**Service:** Parkland Development  
**Unit Measure:** Hectares of Parkland

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#### 15 Year Average 2008-2022
- Quantity Standard: 0.0014
- Quality Standard: $112,943
- Service Standard: $158

#### D.C. Amount (before deductions) 10 Year
- Forecast Population: 23,500
- Per Capita: $158
- Eligible Amount: $3,715,820
# City of Cambridge
## Service Standard Calculation Sheet

### Service: Parkland Amenities

#### Unit Measure: No. of parkland amenities

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# City of Cambridge  
Service Standard Calculation Sheet

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City of Cambridge  
Service Standard Calculation Sheet

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Unit Measure: No. of parkland amenities

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| Per Capita Standard          | 0.0095  | 0.0096  | 0.0096  | 0.0098  | 0.0099  | 0.0101  | 0.0111  | 0.0112  | 0.0113  | 0.0114  | 0.0117  | 0.0120  | 0.0123  | 0.0126  | 0.0129  |

| 15 Year Average              | 2008-2022| 0.0110 |
| Quantity Standard            | $85,264  |
| Quality Standard             | $938     |

| D.C. Amount (before deductions) | 10 Year |
| Forecast Population           | 23,500  |
| $ per Capita                  | $938    |
| Eligible Amount               | $22,040,650 |

Population  
Per Capita Standard  
15 Year Average  
D.C. Amount (before deductions)  
Forecast Population  
$ per Capita  
Eligible Amount
City of Cambridge  
Service Standard Calculation Sheet

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Population

| Per Capita Standard | 0.8852 | 0.8737 | 0.8621 | 0.8534 | 0.8482 | 0.8453 | 0.8407 | 0.8362 | 0.8325 | 0.8213 | 0.8112 | 0.8005 | 0.7876 | 0.7811 | 0.7648 |                      |

**15 Year Average 2008-2022**

| Quantity Standard | 0.8296 |
| Quality Standard  | $96    |
| Service Standard  | $79    |

D.C. Amount (before deductions) 10 Year

| Forecast Population | 23,500 |
| $ per Capita        | $79    |
| Eligible Amount     | $1,867,310 |
## City of Cambridge

### Service Standard Calculation Sheet

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

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### Population

- **2008-2022**
  - 2008: 122,184  
  - 2022: 141,418

### Per Capita Standard

- 2022: 0.6462

### D.C. Amount (before deductions)

- **10 Year Forecast Population**
  - 2022: 23,500
- **$ per Capita**
  - 2022: $374
- **Eligible Amount**
  - 2022: $8,787,355
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## City of Cambridge
### Service Standard Calculation Sheet

**Service:** Recreation Facilities  
**Unit Measure:** sq.m of building area

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| Per Capita Standard                 | 0.3971 | 0.3920 | 0.3867 | 0.3827 | 0.3876 | 0.3861 | 0.3860 | 0.3829 | 0.3822 | 0.3783 | 0.3768 | 0.3730 | 0.3680 | 0.3620 | 0.3879 |

**15 Year Average 2008-2022**  
- Quantity Standard: 0.3822  
- Quality Standard: $9,768  
- Service Standard: $3,734

**D.C. Amount (before deductions) 10 Year**  
- Forecast Population: 23,500  
- $ per Capita: $3,734  
- Eligible Amount: $87,737,720

*Based on the City’s use agreement, annual hours at Cambridge Ice Park is equivalent to 35% of an arena.
## City of Cambridge
### Service Standard Calculation Sheet

#### Service: Parks & Recreation Vehicles and Equipment

**Unit Measure:** No. of vehicles and equipment

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- **Population**: 122,184
- **Per Capita Standard**: $0.0026
- **Service Standard**: $60

### 15 Year Average 2008-2022

| Quantity Standard | 0.0026 |
| Quality Standard  | $24,106 |

### D.C. Amount (before deductions) 10 Year

| Forecast Population | 23,500 |
| $ per Capita        | $60   |
| Eligible Amount     | $1,416,345 |
### City of Cambridge

#### Service Standard Calculation Sheet

**Service:** Library Services - Facilities  
**Unit Measure:** sq.m of building area

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<th>Value/sq.m with land, site works, etc.</th>
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**Total**

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**Population**

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**Per Capita Standard**

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**D.C. Amount (before deductions)**

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**Forecast Population**

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**Eligible Amount**

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<th>$ per Capita</th>
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City of Cambridge  
Service Standard Calculation Sheet

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

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City of Cambridge  
Service Standard Calculation Sheet

Service: Library Services - Collection Materials  
Unit Measure: No. of library collection items
City of Cambridge  
Service Standard Calculation Sheet  

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

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<td>-</td>
<td>-</td>
<td>12</td>
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<td>12 $570</td>
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<td><strong>Total</strong></td>
<td>290,824</td>
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<td>330,727</td>
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<td>307,150</td>
<td>302,718</td>
<td>306,229</td>
<td>311,397</td>
<td>300,609</td>
<td>266,412</td>
<td>250,738</td>
<td>256,103</td>
<td>257,796</td>
<td>270,618</td>
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<td>2.4597</td>
<td>2.6360</td>
<td>2.4862</td>
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<td>2.3657</td>
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<td>2.4076</td>
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<td>1.8955</td>
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<td>1.9542</td>
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15 Year Average 2008-2022  

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<td>Service Standard</td>
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D.C. Amount (before deductions) 10 Year  

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</thead>
<tbody>
<tr>
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<td>Eligible Amount</td>
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</tbody>
</table>
Appendix C
Long-Term Capital and Operating Cost Examination
Appendix C: Long-Term Capital and Operating Cost Examination

City of Cambridge
Annual Capital and Operating Cost Impact

As a requirement of the Development Charges Act, 1997, as amended, under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the City’s approved 2022 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:
Table C-1
City of Cambridge
Lifecycle Cost Factors and Average Useful Lives

<table>
<thead>
<tr>
<th>Asset</th>
<th>Lifecycle Cost Factors</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Average Useful Life</td>
</tr>
<tr>
<td>Water and Wastewater</td>
<td>80</td>
</tr>
<tr>
<td>Infrastructure</td>
<td></td>
</tr>
<tr>
<td>Facilities</td>
<td>50</td>
</tr>
<tr>
<td>Services Related to a Highway</td>
<td>50</td>
</tr>
<tr>
<td>Parkland Development</td>
<td>40</td>
</tr>
<tr>
<td>Vehicles</td>
<td>15</td>
</tr>
<tr>
<td>Small Equipment &amp; Gear</td>
<td>10</td>
</tr>
<tr>
<td>Library Materials</td>
<td>10</td>
</tr>
</tbody>
</table>

Table C-2 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while City program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.
## Table C-2
City of Cambridge
Operating and Capital Expenditure Impacts for Future Capital Expenditures

<table>
<thead>
<tr>
<th>SERVICE/CLASS OF SERVICE</th>
<th>GROSS COST LESS BENEFIT TO EXISTING</th>
<th>ANNUAL LIFECYCLE EXPENDITURES</th>
<th>ANNUAL OPERATING EXPENDITURES</th>
<th>TOTAL ANNUAL EXPENDITURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Stormwater Drainage and Control Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.1 Channels, drainage and ponds</td>
<td>3,189,488</td>
<td>20,688</td>
<td>703,815</td>
<td>724,503</td>
</tr>
<tr>
<td>2. Wastewater Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.1 Treatment plants &amp; Sewers</td>
<td>43,468,355</td>
<td>414,093</td>
<td>5,842,274</td>
<td>6,256,367</td>
</tr>
<tr>
<td>3. Water Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.1 Treatment, storage and distribution systems</td>
<td>10,186,933</td>
<td>284,289</td>
<td>5,664,051</td>
<td>5,948,340</td>
</tr>
<tr>
<td>4. Services Related to a Highway</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.1 Roads and Related</td>
<td>166,840,656</td>
<td>6,618,308</td>
<td>3,159,867</td>
<td>9,778,175</td>
</tr>
<tr>
<td>5. Public Works (Facilities and Fleet)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.1 All Services</td>
<td>22,084,419</td>
<td>1,238,935</td>
<td>556,892</td>
<td>1,795,827</td>
</tr>
<tr>
<td>6. Fire Protection Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.1 Fire facilities, vehicles &amp; equipment</td>
<td>12,271,267</td>
<td>1,102,436</td>
<td>5,327,569</td>
<td>6,430,005</td>
</tr>
<tr>
<td>7. Parks and Recreation Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.1 Park development, amenities, trails, park and recreation vehicles, and recreation facilities</td>
<td>110,097,732</td>
<td>3,579,098</td>
<td>3,900,198</td>
<td>7,479,296</td>
</tr>
<tr>
<td>8. Library Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.1 Library facilities, materials and vehicles</td>
<td>10,474,476</td>
<td>569,524</td>
<td>1,737,101</td>
<td>2,306,625</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>378,613,326</strong></td>
<td><strong>13,827,371</strong></td>
<td><strong>26,891,766</strong></td>
<td><strong>40,719,137</strong></td>
</tr>
</tbody>
</table>
Appendix D
D.C. Reserve Fund Policy
Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

The Development Charges Act, 1997, as amended (D.C.A.) requires development charge (D.C.) collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the D.C.A. provide the following regarding reserve fund establishment and use:

- A municipality shall establish a reserve fund for each service to which the D.C. by-law relates; subsection 7 (1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes and for classes of services to be established.
- The municipality shall pay each D.C. it collects into a reserve fund or funds to which the charge relates.
- The money in a reserve fund shall be spent only for the “capital costs” determined through the legislated calculation process (as per subsection 5 (1) 2-7).
- Money may be borrowed from the fund but must be paid back with interest (O. Reg. 82/98, subsection 11 (1) defines this as Bank of Canada rate either on the day the by-law(s) come into force or, if specified in the by-law, the first business day of each quarter).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be used as an interim financing source for capital undertakings for which D.C.s may be spent (section 37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing.

Subsection 43 (2) and O. Reg. 82/98 prescribe the information that must be included in the Treasurer’s statement, as follows:

- Opening balance;
- Closing balance;
• Description of each service and/or service category for which the reserve fund was established (including a list of services within a service category);
• Transactions for the year (e.g., collections, draws) including each asset’s capital costs to be funded from the D.C. reserve fund and the manner for funding the capital costs not funded under the D.C. by-laws (i.e., non-D.C. recoverable cost share and post-period D.C. recoverable cost share);
• For projects financed by D.C.s, the amount spent on the project from the D.C. reserve fund and the amount and source of any other monies spent on the project;
• Amounts borrowed, purpose of the borrowing, and interest accrued during the previous year;
• Amount and source of money used by the municipality to repay municipal obligations to the D.C. reserve fund;
• A list of credits by service or service category (outstanding at the beginning of the year, given in the year, and outstanding at the end of the year by the holder);
• For credits granted under section 14 of the previous D.C.A., a schedule identifying the value of credits recognized by the municipality, the service to which it applies and the source of funding used to finance the credit; and
• A statement as to compliance with subsection 59 (1) of the D.C.A., whereby the municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to a development, except as permitted by the D.C.A. or another Act.

Recent changes arising from Bill 109 (More Homes for Everyone Act, 2022) provide that the Council shall make the statement available to the public by posting the statement on the website or, if there is no such website, in the municipal office. In addition, Bill 109 introduced the following requirements which shall be included in the Treasurer’s statement:

• For each service for which a D.C. is collected during the year:
  i. whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant D.C. background study, to be incurred during the term of the applicable D.C. by-laws, and
  ii. if the answer to subparagraph i is no, the amount the municipality now expects to incur and a statement as to why this amount is expected;
• For any service for which a D.C. was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.

Additionally, as per subsection 35 (3) of the D.C.A.:

35 (3) If a service is prescribed for the purposes of this subsection, beginning in the first calendar year that commences after the service is prescribed and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the prescribed service at the beginning of the year.

The services currently prescribed are water and wastewater, and services related to a highway. Therefore, as of 2023, a municipality shall spend or allocate at least 60 percent of the monies in the reserve fund at the beginning of the year. There are generally two ways in which a municipality may approach this requirement.

1. Include a schedule as part of the annual Treasurer's statement; or

2. Incorporate the information into the annual budgeting process.

Based upon the above, Figure D-1 and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided. Figure D-4 provides the schedule for allocating reserve fund balances to projects.

D.2 D.C. Reserve Fund Application

Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5 (1).”

This provision clearly establishes that reserve funds collected for a specific service are only to be used for that service, or to be used as a source of interim financing of capital undertakings for which a D.C. may be spent.
### Figure D-1

**City of Cambridge**  
Annual Treasurer’s Statement of Development Charge Reserve Funds

<table>
<thead>
<tr>
<th>Description</th>
<th>Public Works (Facilities and Fleet)</th>
<th>Water Services</th>
<th>Wastewater Services</th>
<th>Stormwater Drainage and Control Services</th>
<th>Fire Protection Services</th>
<th>Parks and Recreation Services</th>
<th>Library Services</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td>Opening Balance, January 1, ______</td>
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<td>0</td>
<td>0</td>
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<tr>
<td>Plus:</td>
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<tr>
<td>Development Charge Collections</td>
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<td>Repayment of Monies Borrowed from Fund and Associated Interest^1</td>
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<td>0</td>
<td>0</td>
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<td>0</td>
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<td>Less:</td>
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<tr>
<td>Amount Transferred to Capital (or Other) Funds^2</td>
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<td>0</td>
<td>0</td>
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<td>0</td>
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<td>Credits^3</td>
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<tr>
<td>Sub-Total</td>
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<td>Closing Balance, December 31, ______</td>
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<td>0</td>
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</tbody>
</table>

^1 Source of funds used to repay the D.C. reserve fund
^2 See Attachment 1 for details
^3 See Attachment 2 for details

The Municipality is compliant with s.s. 59.1 (1) of the *Development Charges Act*, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the *Development Charges Act* or another Act.
## Figure D-2a
City of Cambridge
Attachment 1

Annual Treasurer’s Statement of Development Charge Reserve Funds
Amount Transferred to Capital (or Other) Funds – Capital Fund Transactions

<table>
<thead>
<tr>
<th>Capital Fund Transactions</th>
<th>D.C. Recoverable Cost Share</th>
<th>Non-D.C. Recoverable Cost Share</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>D.C. Forecast Period</td>
<td>Post D.C. Forecast Period</td>
</tr>
<tr>
<td></td>
<td>D.C Reserve Fund Draw</td>
<td>D.C Debt Financing</td>
</tr>
<tr>
<td></td>
<td>Grants, Subsidies Other</td>
<td>Post-Period Benefit/Capacity</td>
</tr>
<tr>
<td></td>
<td>Contributions</td>
<td>Interim Financing</td>
</tr>
<tr>
<td></td>
<td>Other</td>
<td>Reserve/Reserve Fund Draws</td>
</tr>
<tr>
<td></td>
<td>Contribution</td>
<td>Tax Supported Operating Fund</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rate Supported Operating Fund</td>
</tr>
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<td></td>
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<tr>
<td></td>
<td></td>
<td>Grants, Subsidies Other</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Contributions</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Services Related to a Highway</th>
<th>$0</th>
<th>$0</th>
<th>$0</th>
<th>$0</th>
<th>$0</th>
<th>$0</th>
<th>$0</th>
<th>$0</th>
<th>$0</th>
<th>$0</th>
<th>$0</th>
<th>$0</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Capital Cost B</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capital Cost C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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### Figure D-2b
City of Cambridge
Attachment 1

Annual Treasurer’s Statement of Development Charge Reserve Funds
Amount Transferred to Capital (or Other) Funds – Operating Fund Transactions

<table>
<thead>
<tr>
<th>Operating Fund Transactions</th>
<th>Annual Debt Repayment Amount</th>
<th>D.C. Reserve Fund Draw</th>
<th>Post D.C. Forecast Period</th>
<th>Non-D.C. Recoverable Cost Share</th>
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## Figure D-3
City of Cambridge
Attachment 2
Annual Treasurer’s Statement of Development Charge Reserve Funds
Statement of Credit Holder Transactions

<table>
<thead>
<tr>
<th>Credit Holder</th>
<th>Applicable D.C. Reserve Fund</th>
<th>Credit Balance Outstanding Beginning of Year</th>
<th>Additional Credits Granted During Year</th>
<th>Credits Used by Holder During Year</th>
<th>Credit Balance Outstanding End of Year</th>
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<td>Credit Holder A</td>
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<td>Credit Holder E</td>
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Figure D-4
City of Cambridge
Annual Treasurer’s Statement of Development Charge Reserve Funds
Statement of Reserve Fund Balance Allocations

<table>
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<tr>
<th>Service:</th>
<th>Water</th>
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<tr>
<td>Balance in Reserve Fund at Beginning of Year:</td>
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<tr>
<td>60% of Balance to be Allocated (at a minimum):</td>
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Projects to Which Funds Will be Allocated

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Number</th>
<th>Total Growth-related Capital Cost Remaining to be Funded</th>
<th>Share of Growth-related Cost Allocated to Date</th>
<th>Share of Growth-related Cost Allocated - Current Year</th>
</tr>
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<tbody>
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<th>Service:</th>
<th>Wastewater</th>
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<tbody>
<tr>
<td>Balance in Reserve Fund at Beginning of Year:</td>
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<tr>
<td>60% of Balance to be Allocated (at a minimum):</td>
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Projects to Which Funds Will be Allocated

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<tr>
<th>Project Description</th>
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<thead>
<tr>
<th>Service:</th>
<th>Services Related to a Highway</th>
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<tr>
<td>Balance in Reserve Fund at Beginning of Year:</td>
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<tr>
<td>60% of Balance to be Allocated (at a minimum):</td>
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Projects to Which Funds Will be Allocated

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<th>Project Description</th>
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Appendix E
Local Service Policy
Appendix E: Local Service Policy

Policy Statement

This document sets the City’s policy on Development Charges and funding for local services related to highways, stormwater management, parkland development, pumping stations and underground services (including water, sanitary and storm services).

Purpose

This document sets the City’s policy on Development Charges and funding for local services related to highways, stormwater management, parkland development, pumping stations and underground services (including water, sanitary and storm services).

Acronyms

D.C. Development Charges

D.C.A. Development Charges Act, 1997, as amended

M.N.R.F. Ministry of Natural Resources and Forestry

M. E.C.P. Ministry of the Environment, Conservation and Parks

R.O.W. Right of Way

T.M.P. Transportation Master Plan

O.P.S. Ontario Provincial Standards

Definitions

“Complete street” is the concept whereby a highway is planned, designed, operated and maintained to enable pedestrians, cyclists, public transit users and motorists to move safely and efficiently.

“Road” includes a common of public highway and any facilities within a municipally owned road allowance including but not limited to road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians);
grading, drainage and retaining wall features; culvert structures; stormwater drainage systems; utilities (gas, telephone, hydro, cable, etc.); traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); transit lanes and lay-bys; road way illumination systems; boulevard and median surfaces (e.g. sod and topsoil, paving, etc.); street trees and landscaping; wildlife crossings; parking lanes and lay-bys; driveway entrances; noise attenuation systems; railings and safety barriers.

“Arterial Road,” “Rural Road” and “Local Road” have a corresponding meaning with reference to the road hierarchy defined in the Official Plan.

“Major Collector Road” as defined in the Transportation Master Plan, will balance the provision of mobility with land access by collecting and distributing people and goods between neighbourhoods and communities from Local Streets and Minor Collector Roadways with connections to Arterials. Direct access to property may be permitted.

“Minor Collector Road” as defined in the Transportation Master Plan, will connect Local Streets within individual neighbourhoods to Major Collector roadways, and are intended to move people and goods primarily within neighbourhoods. They usually do not connect directly with Arterials.

“Basic Parkland Development” means the work required to ensure lands are suitable for development for park and other public recreational purposes, to the satisfaction of the City in accordance with applicable Engineering Standards and Design Manual, as may be amended from time to time, and includes but is not limited to the following:

- Servicing – water, hydro, stormwater, sanitary, electrical, fibre/phone, meter and meter boxes connected to a point just inside the property line;
- Catch basins, culverts, manholes and other drainage structures;
- Clearing and grubbing, including stump removal;
- Only where impediments that would inhibit the suitability of parkland exist, any other associated infrastructure (minor bridges and abutments, guard and hand rails, retaining walls, etc.) as required to bring the land to a suitable level for development as a parkland;
- Topsoil stripping, rough grading, supply and placement of topsoil and engineered fill to required depths;
- Fine grading;
• Sodding;
• Only where parkland is divided between more than one separate development application or is part of more than one phased application within the same development parcel, temporary perimeter fencing where there is no permanent fence;
• Temporary park sign(s) advising future residents that the site is a future park; and
• Permanent perimeter fencing to City Standards to all adjacent lands uses (residential and non-residential) as required by the city or other approval authority.

“Multi-use Trail”, as referenced in the Cycling Master Plan, is an all ages and abilities facility, consisting of a hard surface that is a minimum width of 3.0 metres, located as a separate facility within a municipal right-of-way, or other off-street locations (i.e. parkland, stormwater block, utility corridor or railway corridor).

“Separated Bicycle Lanes”, as referenced in the Cycling Master Plan, are physically separated from motor vehicle travel lanes but are located on-street within the roadway surface, or within the boulevard elevated to sidewalk level. These can run two-way on one side of the road, or one-way on both sides of the road.

“Supporting Cycling Facilities” includes, but is not limited to, local street bikeways, painted bicycle lanes, paved shoulders or shared streets.

“Stormwater Management” includes any lot level, conveyance or end-of-pipe treatment facility that is designed and constructed to provide water quality or quantity control of runoff or to satisfy water balance requirements. Facilities may include, but are not limited to, infiltration galleries, bioswales, underground storage, oil/grit separators and stormwater management ponds.

“Traffic Improvements” includes, but is not limited to, intersection upgrades, additional turning lanes, railway crossing upgrades, new and/or upgraded roundabouts, area traffic studies, traffic calming and other traffic control devices such as, but not limited to, pedestrian crossovers, crossrides, bicycle traffic lights and pedestrian refuge islands.

“Underground Services” are the pipes and appurtenances associated with storm, water and wastewater municipal servicing. Underground services within a municipal road allowance are not included in the cost of road infrastructure and are treated separately.
“Natural Heritage System”, as referenced in the Official Plan, are natural features and associated ecological functions that have been identified at the federal, provincial, regional and local levels. They are categorized in policy as Landscape Level Systems, Core Environmental Features, Locally Significant Natural Areas, Fish Habitat, the natural features linkages between them and lands that may be suitable for restoration.

**Authority**

This policy is developed in connection with Sections 59 and 59.1 of the D.C.A., and Sections 51 and 53 of the Planning Act.

**Scope**

This policy includes principles by which City of Cambridge staff will be guided by in considering development applications. However, each application will be considered, in the context of these policy guidelines as subsection 59 (2) of the Development Charges Act, 1997, on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area.

**Policy**

All infrastructure described below to be constructed by developers must be designed and constructed in accordance with the City of Cambridge Engineering Standards and Development Manual, and any other applicable specifications and standards, including but not limited to Grand River Conservation Authority, Region of Waterloo, O.P.S., M.E.C.P. and M.N.R.F.

1.0 Services related to a Highway

A highway and services related to a highway are intended for the transportation of people and goods via many different modes including, but not limited to passenger automobiles, commercial vehicles, transit vehicles, bicycles, micro mobility vehicles and pedestrians. The highway shall consist of all land and associated infrastructure built to support (or service) this movement of people and goods regardless of the mode of transportation employed, thereby achieving a complete street.
1.1 Local, Minor Collector and Rural Roads

The costs of the following items shall be direct developer responsibilities as a local service:

- Local, Minor Collector and Rural Roads internal to the development, inclusive of all land and associated infrastructure; and
- Minor Collector and Rural Roads external to development, inclusive of all land and associated infrastructure, required to support the development or required to link with the area to which the plan relates.
- The costs of the following shall be payable through development charges:
  - Minor Collector Roads external to a development that are not required for direct access (included in D.C. to extent permitted).

1.2 Major Collector and Arterial Roads

The costs of the following items shall be direct developer responsibilities as a local service:

- The equivalent cost of local, minor collector or rural roads where new, widened, extended or upgraded major collector and arterial roads have been identified within a development, if the major collector and arterial roads have been identified through a Master Environmental Servicing Plan or Transportation Master Plan;
- Land acquisition for major collector and arterial roads on existing right-of-way to achieve a complete street, dedication under the Planning Act through development lands; and
- Land acquisition for major collector and arterial roads on new right-of-way to achieve a complete street, dedication, where possible, under the Planning Act through development lands up to R.O.W. specified in the Official Plan.

The costs of the following shall be payable through development charges:

- New, widened, extended or upgraded major collector and arterial roads external to the development, inclusive of all associated infrastructure;
- The widening, extension or upgrading of local, minor collector or rural roads within a development, as needed to meet major collector and arterial road criteria, if identified through a Master Environmental Servicing Plan or
Transportation Master Plan and provided that the contribution to oversizing through development charges shall be the total cost less the cost to construct the local, minor collector or rural road;

- Land acquisition for major collector and arterial road on existing right-of-way to achieve a complete street in areas with limited development; and
- Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways including grade separation infrastructure for the movement of pedestrians, cyclists, public transit and/or railway vehicles.

1.3 Traffic Improvements

The costs of the following items shall be direct developer responsibilities as a local service:

- On any roads or entrances related to or impacted by a specific development.

The costs of the following shall be payable through development charges:

- On any roads attributed to growth and unrelated to a specific development; and
- On any road intersections with Regional roads these systems may be included in regional D.C.s or in certain circumstances, may be a direct developer responsibility.

1.4 Traffic Signals

The costs of the following items shall be direct developer responsibilities as a local service:

- Not applicable – service currently provided by Region of Waterloo.

The costs of the following shall be payable through development charges:

- Not applicable – service currently provided by Region of Waterloo.

1.5 Streetlights

The costs of the following items shall be direct developer responsibilities as a local service:
• Streetlights on any roads internal to the development; and
• Streetlights on any roads external to the development and required to support the development or required to link with the area to which the plan relates.

The costs of the following shall be payable through development charges:

• Streetlights on any roads external to the development and not required to support the development or required to link with the area to which the plan relates.

1.6 Active Transportation

The costs of the following items shall be direct developer responsibilities as a local service:

• Sidewalks, multi-use trails, separated bicycle lanes and supporting cycling facilities, inclusive of all required infrastructure, located within or linking to road corridors internal to development; and
• Sidewalks, multi-use trails, separated bicycle lanes and supporting cycling facilities, inclusive of all required infrastructure, located within road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates.

The costs of the following shall be payable through development charges:

• Sidewalks, multi-use trails, separated bicycle lanes and supporting cycling facilities, inclusive of all required infrastructure, located within roads external to the development, not needed to support a specific development or required to link with the area to which the plan relates, including regional roads and provincial highway corridors; and
• Multi-use trails and separated bicycle lanes (not associated with a road) inclusive of all land and required infrastructure, that go beyond the function of a recreational trail and form part of the municipality’s active transportation network for cycling and/or walking.

1.7 Noise abatement measures

The costs of the following items shall be direct developer responsibilities as a local service:
• Measures external and internal to development where it is related to, or a requirement of a specific development.

The costs of the following shall be payable through development charges:

• Measures on new roads and road improvements abutting an existing community attributed to growth and unrelated to a specific development.

1.8 Transit Lay-bys

The costs of the following items shall be direct developer responsibilities as a local service:

• Transit lay-bys internal to the development; and
• Transit lay-bys external to the development and required to support the development.

The costs of the following shall be payable through development charges:

• Transit lay-bys attributed to growth and unrelated to specific development.

1.9 Transit lanes, bus stops and amenities

The costs of the following items shall be direct developer responsibilities as a local service:

• Not applicable – service currently provided by Region of Waterloo.

The costs of the following shall be payable through development charges:

• Not applicable – service currently provided by Region of Waterloo.

2.0 Parkland Development

2.1 Recreational Trails

The costs of the following items shall be direct developer responsibilities as a local service:
- Recreational trails and associated infrastructure (landscaping, bridges, trail surfaces, etc.) internal to the development and where applicable, connecting to external trails and transportation infrastructure including, but not limited to, cycling facilities, sidewalks, multi-use trails, and walkways.

The costs of the following shall be payable through development charges:

- Recreational trails and associated infrastructure (landscaping, bridges, trail surfaces, boardwalks, etc.) external to a specific development.

2.2 Parkland

The costs of the following items shall be direct developer responsibilities as a local service:

- Land for parks is generally acquired through dedications required under a by-law passed pursuant to sections 41 and 42 of the Planning Act, as a condition of approval of a draft plan of subdivision under section 51.1 of the Planning Act, as a condition of a consent under section 53 of the Planning Act, or from the expenditure of funds collected in lieu of a required dedication under one of those sections;
- Basic Parkland Development of lands conveyed, or to be conveyed, to the City for park or other public recreational purposes in connection with Development; and
- Optional over-dedication of parklands comprised of land still meeting the City’s specification for parkland use internal or external to the development.

The costs of the following shall be payable through development charges:

- Design and implementation of facilities and all other associated site works exceeding Basic Parkland Development. Upon receiving written approval from the City, developers may request to undertake such work on behalf of the City and will receive a credit for the work undertaken based on actual costs incurred by the developer up to an upset limit of the value of the work agreed upon prior to undertaking the work which shall not in any case exceed the actual cost of the works. In some instances, the City may choose to do these works where lands are available to the City and the works can be undertaken as part of other City projects.
2.3 Landscape buffer blocks, features, cul-de-sac island, berms, grade transition areas, gateway features, walkway connections, open space

The costs of the following items shall be direct developer responsibilities as a local service:

- Development of all landscape buffer blocks, landscape features, gateway features, cul-de-sac islands, berms, grade transition areas, retaining walls, walkway connections, open space and other remnant pieces of land conveyed to the municipality, including, but not limited to, clearing and grubbing, pre-grading, sodding or seeding, supply and installation of amended topsoil, landscape features, perimeter fencing, amenities and all planting, and related municipal or hydro services;
- Perimeter fencing on public lands as directed by the City; and
- Special landscape or built features not required by the City, or which exceed City standards or average service levels, subject to receiving written approval from the City. The City will generally not accept any responsibility for the costs of constructing or maintaining such features and may require a perpetual maintenance agreement to be entered into.

The costs of the following shall be payable through development charges:

- Not applicable.

2.4 Natural Heritage System

The costs of the following items shall be direct developer responsibilities as a local service:

- Riparian planting and landscaping requirements (as required by the City, the Grand River Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction near the natural heritage system and associated buffers; and
- Perimeter fencing of the natural heritage system located on public property side of any adjacent land uses.

The costs of the following shall be payable through development charges:
3.0 Stormwater Management

The costs of the following items shall be direct developer responsibilities as a local service:

- Provide stormwater management facilities, including quality and quantity management and downstream erosion works, related to an individual development, inclusive of land and all infrastructure such as landscaping and fencing;
- Erosion works, inclusive of all restoration requirements, related to a development application;
- Dedication of all lands required for stormwater management facilities including any lands for oversizing capacity to service external drainage areas in accordance with a City approved Master Environmental Servicing Plan or the South-East Galt Community Plan; and
- Monitoring required by the City or Grand River Conservation Authority, where applicable.

The costs of the following shall be payable through development charges:

- Oversizing of pond capacity, outlet structures and winter bypass systems based on contributing impervious area, to accommodate runoff from new, widened, extended or upgraded roads that are funded as a development charge project, but excluding land; and
- Oversizing of pond capacity, outlet structures and winter bypass systems to service external drainage areas in accordance with a City approved Master Environmental Servicing Plan, Master Drainage Plan, Subwatershed Study or the South-East Galt Community Plan, but excluding land.

4.0 Underground Services

The costs of the following items shall be direct developer responsibilities as a local service:

- All underground services internal to the development, including storm, water and sanitary;
• Service connections from existing services to the development;
• Providing new underground services or upgrading existing services external to
  the development if the services are required to service the development; and
• If underground services are required by two or more developments but they do
  not meet the criteria for development charge funding, the developer of the first
  development will be responsible for the cost of these services and may enter into
  cost-sharing agreements with other developers independent of the City.

The costs of the following shall be payable through development charges:

• Trunk infrastructure exceeding 300 mm for water and sanitary and 900 mm for
  storm, provided that the oversizing is required to service existing external
  upstream lands and provided that the contribution towards oversizing through
  development charges shall be the total cost less the cost to construct a 300 mm
  pipe for water and sanitary or a 900 mm pipe for storm;
• Oversizing of storm sewers within a development to accommodate runoff from
  new, widened, extended or upgraded roads that are funded as a development
  charge project; and
• Additional sewer pipe depth to service external lands in accordance with a City
  approved Master Environmental Servicing Plan or the South-East Galt
  Community Plan.

4.1 Pumping Stations and Forcemains

The costs of the following will be direct developer responsibilities as a local service:

• Construction of temporary or permanent water booster station or reservoir
  pumping stations servicing individual new developments or redevelopments;
• Construction of sanitary pumping stations and forcemains serving individual new
  developments and redevelopments;
• Dedication of all lands required for pumping stations, including any lands deemed
  necessary by the City to provide adequate buffering; and
• Upgrades or expansions to existing pumping stations and forcemains to provide
  capacity for individual new developments or redevelopments.

The costs of the following shall be payable through development charges:
- Oversizing of pumping stations and forcemains to service external lands, in accordance with a City approved Master Environmental Servicing Plan or the South-East Galt Community Plan; and
- Oversizing of upgrades or expansions to existing pumping stations and forcemains to service external lands.
Appendix F
Asset Management Plan
Appendix F: Asset Management Plan

The recent changes to the Development Charges Act, 1997, as amended (D.C.A.) (new subsection 10 (2) (c.2)) require that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

“The asset management plan shall,

(a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;
(b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;
(c) contain any other information that is prescribed; and
(d) be prepared in the prescribed manner.”

In regard to the above, section 8 of the regulations was amended to include subsections (2), (3), and (4) which set out specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time, thus requiring the municipality to define the approach to include in the background study.

At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the development charge (D.C.). Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program-related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

It should be noted that with the recent passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2022 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.
In 2012, the Province developed Building Together: Guide for municipal asset management plans which outlines the key elements for an A.M.P., as follows:

**State of local infrastructure**: asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.

**Desired levels of service**: defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality’s ability to meet them (for example, new accessibility standards, climate change impacts).

**Asset management strategy**: the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

**Financing strategy**: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have
made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the City prepared an A.M.P. in 2019 for its existing assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2023 $) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the City’s A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.

2. Lifecycle costs for the 2023 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.

3. Incremental operating costs for the D.C. services (only) have been included.

4. The resultant total annualized expenditures are $49.88 million.

5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are $19.38 million. This amount, totalled with the existing operating revenues of $293.77 million, provide annual revenues of $313.15 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.

City of Cambridge  
Asset Management – Future Expenditures and Associated Revenues  
2023$

<table>
<thead>
<tr>
<th>Asset Management - Future Expenditures and Associated Revenues</th>
<th>2032 (Total)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Expenditures (Annualized)</strong></td>
<td></td>
</tr>
<tr>
<td>Annual Debt Payment on Non-Growth Related Capital$^1$</td>
<td>$5,225,047</td>
</tr>
<tr>
<td>Annual Debt Payment on Post Period Capital$^2$</td>
<td>$3,419,005</td>
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<tr>
<td><strong>Lifecycle:</strong></td>
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<tr>
<td>Annual Lifecycle</td>
<td>$13,827,371</td>
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<tr>
<td>Incremental Operating Costs (for D.C. Services)</td>
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<td><strong>Total Expenditures</strong></td>
<td><strong>$49,363,190</strong></td>
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<tr>
<td><strong>Revenue (Annualized)</strong></td>
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<tr>
<td>Total Existing Revenue$^3$</td>
<td>$293,767,709</td>
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<tr>
<td>Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)</td>
<td>$19,380,664</td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td><strong>$313,148,373</strong></td>
</tr>
</tbody>
</table>

$^1$ Non-Growth Related component of Projects  
$^2$ Interim Debt Financing for Post Period Benefit  
$^3$ As per Sch. 10 of FIR
Appendix G
Proposed D.C. By-laws
Appendix G: Proposed D.C. By-laws
(Provided under separate cover)
Appendix G
Proposed D.C. By-laws
By-law __-___
of the

CORPORATION OF THE CITY OF CAMBRIDGE

Being a by-law of the Corporation of the City of Cambridge to impose certain Development Charges in the Corporation of the City of Cambridge pursuant to the Development Charges Act, S.O., 1997, c. 27, as amended.

WHEREAS the Development Charges Act, S.O. 1997, c. 27, as amended, (the "Act"), authorizes municipalities to pass by-laws to impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development or redevelopment of land (s. 2 (1) of the Act);

AND WHEREAS the City of Cambridge has completed a development charges background study dated December 22, 2023, to investigate the increased needs for services arising from such development or redevelopment of land (s. 10 (1) of the Act);

AND WHEREAS the City of Cambridge has given at least 20 days' notice of a public meeting in the manner and to the persons and organizations prescribed by s 9 Ontario Regulation 82/98 (s. 12 (1) (b) of the Act);

AND WHEREAS such public meeting was held on March 19, 2024 at the City Hall (s.12 (1) (a) of the Act);

AND WHEREAS the City ensured that the proposed by-law and the background study were made available to the public at least two weeks prior to the meeting (s .12 (1) (c) of the Act);

AND WHEREAS any person who attended the meeting was allowed to make representations relating to the proposed by-law (s. 12 (2) of the Act);

AND WHEREAS this by-law is being passed within the one-year period following completion of the development charges background study (s. 11 of the Act);

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:
1. Definitions

In this by-law:

1.1. “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;

1.2. "Act" means the Development Charges Act S.O. 1997, c. 27, as amended;

1.3. “Affordable Residential unit” means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;

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

1.5. "apartment" means a dwelling unit in a building containing a non-residential use or two or more dwelling units in a residential building, including a stacked townhouse and a stand-alone additional residential unit, but does not include a lodging house, row dwelling, back to back townhouse, special care/special need dwelling, semi-detached dwelling or single detached dwelling;

1.6. “attainable residential unit” means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;

1.7. "back to back townhouse" means a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

1.8. "brownfield" means: a property that requires a risk assessment and/or site remediation under the Environmental Protection Act, R.S.O. 1990, Chapter E.19, or any successor legislation, or any regulations thereunder; or a property that requires site remediation under a City policy concerning contaminated sites;

1.9. “Cannabis” means
1.9.1. a cannabis plant;

1.9.2. 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;

1.9.3. any substance or mixture of substances that contains or has on it any part of such a plant; and

1.9.4. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

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

1.11. "canopy" includes, but is not limited to, a roof-like structure projecting more than three hundred millimetres (300 mm) from the exterior face of a building and a separate roof-like structure such as a roof-like structure for an automotive fuel station or a drivethrough facility, used or designed or intended for use for a purpose other than anaesthetic purpose or the protection of pedestrians;

1.12. "capital costs" means costs incurred or proposed to be incurred by the City or a local board thereof directly or by others on behalf of, and as authorized by, the City or a local board thereof:

1.12.1. Costs to acquire land or an interest in land, including a leasehold interest, except in relation to such services as are prescribed for the purposes of this paragraph.

1.12.2. Costs to improve land.

1.12.3. Costs to acquire, lease, construct or improve buildings and structures.
1.12.4. Costs to acquire, lease, construct or improve facilities including,

1.12.4.1. rolling stock with an estimated useful life of seven years or more,

1.12.4.2. furniture and equipment, other than computer equipment, and

1.12.4.3. materials acquired for circulation, reference or information purposes by a board within the meaning of the Public Libraries Act, R.S.O. 1990, c.P.44.

1.12.5. Interest on money borrowed to pay for costs described in section 1.12.1 through 1.12.4.

1.13. "Charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8, a nursing home under the Nursing Homes Act, R.S.O. 1990, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c, H.12;

1.14. "City" means the Corporation of the City of Cambridge;

1.15. “Class” means a grouping of services combined to create a single service for the purposes of this By-law and as provided in section 7 of the Development Charges Act, 1997.

1.16. "colleges" mean buildings or structures owned by a college of applied arts and technology established pursuant to the Ministry of Training, Colleges and Universities Act, RSO 1990, c.M.19 and used for teaching of programs of study leading to a postsecondary certificate or diploma, a graduate certificate or a bachelor degree;

1.17. "Correctional group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis,
and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

1.18. "Council" means the Council of the Corporation of the City of Cambridge;

1.19. "demolition permit" is a permit required prior to demolition of a structure that is issued under the Ontario Building Code (Ontario Regulation 332/12, or any successor legislation);

1.20. "demolition control permit" is a permit required prior to demolition of a whole or any part of a residential property that is issued under the Planning Act, R.S.O. 1990, c.P.13, or any successor legislation;

1.21. “detached dwelling unit” has the same meaning as a “single detached dwelling” for the purposes of this by-law;

1.22. "development" includes re-development;

1.23. "development charge" means a charge imposed against land under this by-law;

1.24. "dwelling unit" means a room or rooms located within a building or structure which are occupied or designed or intended to be occupied by one or more persons as a single housekeeping unit and for which a separate private entrance (from outdoors or a common hallway), sanitary and culinary facilities are provided but does not include a lodging unit;

1.25. "existing industrial building" means an industrial building or buildings existing on a site on January 1, 2000, or the first industrial building or buildings constructed on a vacant site pursuant to site plan approval under section 41 of
the Planning Act subsequent to the passage of this by-law for which full development charges were paid.

1.26. "farm" means a parcel of land on which the predominant activity is farming;

1.27. “farming” means the production of crops or the breeding, raising or maintaining of livestock or both; including fur farming, fruit and vegetable growing, the keeping of bees, fish farming and sod farming and includes such buildings and structures located on a farm designed and intended to be used solely for or in connection with such production of crops or livestock including barns, silos, structures used for farm equipment storage and repair, storing or processing materials used in the production or maintenance of crops or livestock or the products derived from the farm 's production of crops or livestock, or both. Farming shall not include a dwelling unit located on a farm;

1.28. "grade" means the average level of finished ground adjoining a building at all its exterior walls;

1.29. "gross floor area" means the total floor area measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average grade adjoining the building at its exterior walls;

1.30. "group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

1.31. "Home based business" means an occupation conducted within a dwelling unit by the resident or residents of the dwelling unit and which is accessory to the dwelling unit;
1.32. "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;

1.33. “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.

1.34. “institutional use” means development of a building or structure intended for use:

1.34.1. as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;

1.34.2. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;

1.34.3. by any of the following post-secondary institutions for the objects of the institution:

1.34.3.1. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,

1.34.3.2. a college or university federated or affiliated with a university described in subclause (1), or

1.34.3.3. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;

1.34.4. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
1.34.5. as a hospice to provide end of life care.

1.35. "live/work unit" means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;

1.36. "local board" means a local board as defined in section 1 of the Municipal Affairs Act, R.S.O. 1990, c. 307, other than a board as defined in section 1 (1) of the Education Act, S.O. 1990, c. 13, as amended (s. 1 of the Act);

1.37. "local services" means services related to a plan of subdivision, or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under s. 51 of the Planning Act or under s. 53 of the Planning Act;

1.38. "lodging house" means a building designed or intended to contain, or containing lodging units where the residents share access to common areas of the building, other than the lodging units;

1.39. "lodging unit" means one or more rooms located within a lodging house which:

   1.39.1. is designed to be occupied for human habitation by one resident;
   1.39.2. is not normally accessible to persons other than the resident without the permission of the resident; and,
   1.39.3. may contain either cooking or sanitary facilities, but not both, for the exclusive use of the resident of the unit.
   1.39.4. A room or suite in a hotel or motel shall not constitute a lodging unit.

1.40. "lot" means a parcel of land capable of being conveyed lawfully without any approval under the Planning Act or successor thereto which meets the minimum lot area requirements under the City’s zoning by-law;

1.41. “Non-profit housing development” means development of a building or structure intended for use as residential premises by:
1.41.1. 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;

1.41.2. 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

1.41.3. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.

1.42. "non-residential uses" means all commercial, industrial, institutional and other uses not included in the definition of residential uses including lodging houses exceeding 10 or more rooms, hotels and motels;

1.43. "owner" means the owner of land or a person authorized by the owner who has made application for an approval for the development of land upon which a development charge is imposed;

1.44. "pre-existing development" means a use of land or buildings existing on the land at the time a development charge is payable or existing at any time in the five years prior thereto;

1.45. "Primary dwelling unit" means the largest dwelling unit in which the residential use of the lot is conducted.

1.46. "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.

1.47. "residential building" means a building containing one or more dwelling units with or without any non-residential use and in the case of a single detached dwelling or semidetached dwelling or row dwelling means the individual dwelling unit;

1.48. "residential use" means the use of land, buildings or structures for one or more dwelling units, including a farm dwelling unit;
1.49. "row dwelling" means a residential building consisting of three or more dwelling units attached by a vertical wall or walls and not abutting any dwelling units along a horizontal plane, and includes a back to back townhouse;

1.50. "semi-detached dwelling" means a residential building divided vertically to provide two dwelling units separated by a common wall or walls;

1.51. "services" means services designated in section 4 of this by-law;

1.52. "single detached dwelling" means a residential building consisting of one dwelling unit and not attached to another structure;

1.53. "site" means a parcel of land situated in the City which can be legally conveyed pursuant to section 50 of the Planning Act and includes a development having two or more lots consolidated under identical ownership.

1.54. "special care/special dwelling" means a building containing two or more dwelling units, which units have a common entrance from street level:

1.54.1. Where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings;

1.54.2. Which may or may not have exclusive sanitary and/or culinary facilities;

1.54.3. That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements;

1.54.4. Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels; and

1.54.5. Includes, but is not limited to, retirement houses or lodges, nursing homes, charitable dwellings, group homes (including correctional group homes) and hospices.
1.55. "stacked townhouse" means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor.

1.56. “Stand-alone additional residential dwelling unit” means one single stand-alone dwelling unit that is subordinate to the primary dwelling unit on a lot and does not exceed 40% of the gross floor area of the primary dwelling unit but in no case may be larger than 80 square metres.

1.57. "total floor area"

1.57.1. includes the sum total of the total areas of the floors in a building whether at, above or below grade, measured:

1.57.1.1. between the exterior faces of the exterior walls of the building;

1.57.1.2. from the centre line of a common wall separating two uses; or

1.57.1.3. from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and

1.57.2. includes the area of a mezzanine as defined in the Building Code Act;

1.57.3. excludes those areas used exclusively for parking garages or structures;

1.57.4. where a building or a portion thereof has only one wall or does not have any walls, shall be the sum of the total area of all floors in the building (1) directly beneath the roof or canopy of the building; or (2) between and/or beneath a structural system serving the function of walls, roof or canopy or any one or more of them;

1.57.5. where the building is an above-grade storage tank, the calculation of the total floor area is determined by taking the cross-sectional area of the tank, which is the base area;

1.57.6. and for the purposes of definition, the non-residential portion of a mixed-use building is deemed to include half of any area common to
the residential and non-residential portions of such mixed-use buildings

1.58. “urban area” means the area within the urban area boundary as identified in Schedule B

2. **Application of Development Charges – Rules**

2.1. **General Application (s.2(7) of the Act)**

Subject to the exemptions and discounts set out in this by-law, development charges shall apply and shall be calculated and collected in accordance with this by-law against land to pay for increased capital costs required because of increased needs for services arising from development that requires:

2.1.1. the passing of a zoning by-law or an amendment to a zoning by-law under section 34 of the Planning Act;

2.1.2. the approval of a minor variance under section 45 of the Planning Act;

2.1.3. a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;

2.1.4. the approval of a plan of subdivision under section 51 of the Planning Act;

2.1.5. a consent under section 53 of the Planning Act;

2.1.6. the approval of a description under section 50 of the Condominium Act; or

2.1.7. the issuing of a permit under the Building Code Act, 1992, in relation to a building or structure.

3. **Imposition of Development Charges**

3.1. **All Lands (s. 2(7) and s. 3 of the Act)**

Subject to subsection 3.2 hereof, the development charges herein are imposed on all land in the City and no land is exempt from a development charge by reason only that it is exempt from taxation under s. 3 of the Assessment Act.
3.2. Non-imposition – Municipality and Boards (s. 2(7) of the Act)

This by-law does not apply to land owned and used for the purposes of:

a) The City of Cambridge or any local board thereof;
b) The Region of Waterloo or any local board thereof;
c) Any municipality within the Region of Waterloo or any local board thereof;
d) A board of education as defined in the Education Act, S.O. 1990, c. 13, as amended, or any successor legislation;
e) 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;
f) The Grand River Conservation Authority to the extent that the lands are being used for conservation purposes; or
g) The Crown in right of Ontario or the Crown in right of Canada.

3.3. Municipal Exemption – Hospitals

This by-law shall not apply to land upon which there is to be developed a Public Hospital within the meaning of the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended.

3.4. Not Applicable by Statute - Enlargement of an Existing Dwelling Unit and Creation of Up to Two Additional Dwelling Units (s. 2 (3) of the Act)

3.4.1. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

3.4.1.1. an enlargement to an existing dwelling unit;
3.4.1.2. the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;

3.4.2. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing or new houses:

3.4.2.1. A second residential unit in an existing or new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing or new detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.

3.4.2.2. A third residential unit in an existing or new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing or new detached house, semi-detached house or rowhouse contains any residential units.

3.4.2.3. One residential unit in a building or structure ancillary to an existing or new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing or new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing or new detached house, semi-detached house or rowhouse contains any residential units.

3.5. Not Applicable by Statute – Local Services and Connections (s. 2(5) of the Act)

Subsection 2.1 of this by-law does not apply to:

3.5.1. Local services related to a plan of subdivision or within the area to which the plan relates to is installed or paid for by the owner as a condition of approval under section 51 of the Planning Act;
3.5.2. local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act, or

3.5.3. local connections to water mains, sanitary sewers or storm drainage facilities to be installed or paid for by the owner.

3.6. Not Applicable by Statute – Enlargement of Existing Industrial Building (s. 4 of the Act)

3.6.1. If a development includes the enlargement of the gross floor area by an addition onto the existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.

3.6.2. If the gross floor area is enlarged by 50 percent or less as an addition onto the existing industrial building, the amount of the development charge in respect of the enlargement is zero.

3.6.3. If the gross floor area is enlarged by more than 50 percent as an addition onto the existing industrial building, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction as determined as follows:

3.6.3.1. Determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.

3.6.3.2. Divide the amount determined under paragraph 3.6.3.1 by the amount of the enlargement.

3.7. Not Applicable - Two or More Actions

Where two or more of the actions described in section 2.1 of this by-law are required before land to which a development charge applies can be developed, only one development charge shall be applicable and such charge shall be calculated and collected in accordance with the provisions of this by-law; provided, however, that if two or more of the actions described in section 2.1 occur at different times, and if the subsequent action has the effect of increasing the need for services as designated in section 4 hereof, additional development
charges shall be applicable and such charge shall be calculated and collected in accordance with the provisions of this by-law.

3.8. Municipal Exemption – Contaminated Sites (s. 2(7) of the Act and s. 5(1) (10) of the Act)

Where a development charge is payable for a development or re-development of land which requires site remediation under the current "Record of Site Condition Regulation, Ontario Regulation 153-04" or the City Council's policy for dealing with contaminated sites, an amount will be credited against the development charge otherwise payable equal to the amount of the costs of assessment and clean-up of the property, provided the owner submits to the City a written estimate of the amount of the cost of such works, which amount is approved by the City, but the credited amount shall not exceed the total development charge payable hereunder.

3.9. Municipal Exemption – Temporary Uses (s. 2 (7) of the Act and s. 5 (1) (10) of the Act)

This by-law shall not apply to land upon which there is to be constructed or erected:

3.9.1. any residential or non-residential building or structure constructed in accordance with a temporary use by-law pursuant to section 39 of the Planning Act, R.S.O. 1990, where such by-law provides for the removal of the building or structure; or,

3.9.2. any temporary erection of a building without foundation as defined in the Ontario Building Code for a period not exceeding six consecutive months and not more than six months in any calendar year, including tents, seasonal garden centres, and temporary sales trailers.

3.10. Municipal Exemption - Designated Sites (s. 2 (7) of the Act and s. 5 (1) (10) of the Act)

Where a development charge is payable for a development or re-development of land which contains an existing building that has been Designated under the Ontario Heritage Act, no development charges shall be applicable to any
redevelopment of the existing Designated building, and an additional
development allowance equal to the floor area for non-residential uses or
number of units for residential uses within the existing building, shall be credited
to any additional development or re-development on the property provided the
existing Designated building is retained and is an integral part of the
development or redevelopment of the property.

3.11. Municipal Exemption - Farm Buildings

This by-law shall not apply to land upon which there is to be constructed or
erected, buildings used for the purposes of farming.

3.12. Municipal Exemption - Home based businesses

Home based business will not be treated as a non-residential category.

3.13. Not Applicable by Statue – Non-profit Housing Development

Non-profit housing is exempt from development charges.

3.14. Not Applicable by Statue – Affordable and Attainable

3.14.1. Affordable residential units are exempt from development charges

3.14.2. Attainable residential units are exempt from development charges

3.15. Not Applicable by Statue – Rental Housing Discount (for profit)

The D.C. payable for rental housing developments, where the residential units
are intended to be used as a rented residential premises will be reduced based
on the number of bedrooms in each unit as follows:

3.15.1. Three or more bedrooms – 25% reduction

3.15.2. Two bedrooms – 20% reduction; and

3.15.3. All other bedroom quantities – 15% reduction.

4. Services/Classes of Service for Which Development Charge is Imposed (s. 2(4)
of the Act)
The services for which the development charge is imposed are as follows:

4.1. Fire

5. Uses Upon Which Development Charges are Imposed

The categories of uses of land, buildings and structures upon which a development charge is imposed are:

5.1. Residential uses; and

5.2. Non-residential uses.

6. Lands Upon Which Development Charges are Imposed

6.1. D.C.s shall be calculated and collected for all land within the City of Cambridge identified on Schedule B of this by-law.

7. Mixed Uses

Where land is to be developed for mixed residential uses and non-residential uses, the development charge shall be calculated and collected as the total of:

7.1. that portion to be developed for residential uses plus

7.2. that portion to be developed for non-residential uses.

8. Lodging Houses

8.1. The applicable development charge for a lodging house having less than 10 lodging units will be based on residential development charges applicable to a residential dwelling.

8.2. A lodging house with 10 or more units will be based on non-residential development charges.

9. Amount of Development Charge

9.1. Subject to the provisions of this by-law, development charges shall be calculated and collected at the rates set out in Schedule "A".
9.2. Mandatory Phase-in

The amount of the development charges described in Schedule A to this by-law shall be reduced in accordance with section 5(8) of the Act.

10. Indexing of Development Charges (s. 5 (1) (10) of the Act)

The amount of the development charges herein shall be adjusted annually on December 1st in each year, commencing on December 1, 2024, in accordance with the index prescribed in the Act.

11. Applicable Amount of Development Charge

The applicable rate of the development charge shall be the amount calculated in accordance with this by-law on the date the development charge is payable.

12. Time of Payment of Development Charges

12.1. Building Permit (s. 26 (1) and s. 28 of the Act)

Subject to subsections 12.2 through 12.4, all development charges for a development are payable upon the first building permit being issued in relation to a building or structure on land to which a development charge applies and until the development charge has been paid in full, no building permit shall be issued.

12.2. Rental Housing and Institutional Development (s.26.1 of the Act)

Notwithstanding subsection 12.1, development charges for rental housing and institutional developments are due and payable in six equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest.

12.3. Site Plan and Zoning Amendment Application (s. 26.2 of the Act)

Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 5.1 and 5.2 shall be calculated on the rates set out in Schedule “A” on the date of the planning application,
including interest. Where both planning applications apply, development charges under subsections 5.1 and 5.2 shall be calculated on the rates in effect on the day of the later planning application, including interest.

12.4. Agreement for Earlier or Later Payment (s. 27 of the Act)

Notwithstanding subsections 12.1 through 12.4 hereof, the City may enter into an agreement with a person/owner of land who is required to pay a development charge for:

12.4.1. All or any part of a development charge to be paid before or after it would otherwise be payable;

12.4.2. The total amount of the development charge payable under an agreement under this section is the amount of the development charge that would be determined under this by-law on the day specified in the agreement or, if no such day is specified, at the earlier of,

12.4.2.1. The time the development charge or any part of it is payable under the agreement;

12.4.2.2. the time the development charge would have been payable in the absence of the agreement

12.4.3. In an agreement under this section, the City may charge interest, at a rate stipulated in the agreement, on that part of the development charge payable after it would otherwise be payable.

13. Re-development Allowances to Reduce the Development Charge

13.1. Where a development charge is payable for a development which replaces a preexisting development including a change of use in an existing building, a redevelopment allowance shall be credited against the development charge otherwise payable.

13.2. Demolition Permit or Demolition Control Permit In order to be eligible for a re-development allowance:
13.2.1. The pre-existing development must be one in respect to which a valid demolition permit or demolition control permit was issued by the City within the five (5) years, related to a residential use or ten (10) years, for a non-residential use, preceding the due date of payment of the development charge hereunder and such demolition permit, demolition control permit or a certified copy thereof shall be given to the City Treasurer; and

13.2.2. Proof must be provided to the Chief Building Official's satisfaction that the development meets the requirements set out in section 13.2.1.

13.2.3. In situations where buildings are destroyed by fire or other unplanned events, sections 13.2.1 or 13.3 apply upon proof satisfactory to the City's Chief Building Official if there was not an issued demolition permit.

13.3. Notwithstanding section 13.2.1, if the land is engaged in brownfield redevelopment, a redevelopment period longer than the time set out in section 13.2.1, may be provided based upon the approval by the City's Deputy City Manager of Community Development or designate in consultation with the Chief Building Official, and applicable Regional Commissioner after consideration of specific development circumstances.

13.4. Date of Demolition

In determining eligibility for a re-development allowance under sections 13.2 and 13.3:

a) Demolition shall be deemed to have occurred on the date of the issuance of the demolition permit or demolition control permit;

b) For the purposes of sections 13.2 and 13.3, "demolition permit" or "demolition control permit" shall mean the first of any demolition permits or demolition control permits issued for the pre-existing development, if the demolition has taken place in more than one phase. Subsequent demolition permits or demolition control permits for that pre-existing development are not to be used in a calculation of the periods set out in sections 13.2 or 13.3; and
c) The date calculated under sections 13.2 and 13.3 shall apply regardless of whether the first demolition permit or demolition control permit was revoked or canceled.

13.5. Calculation of Re-development Allowance

In determining the amount of any re-development allowance to be applied in calculating a development charge payable, the following shall apply:

13.5.1. the re-development allowance quantified in accordance with section 13.6 hereof shall apply to the whole parcel of land on which the pre-existing development exists or existed;

13.5.2. any remaining re-development allowance applicable to a parcel of land from time to time, in the event of a division of the parcel of land into two or more parcels, shall be apportioned equally between or amongst the resultant parcels of land on a per unit area basis;

13.5.3. the amount of the re-development allowance applicable to a parcel of land on which the pre-existing development existed or to any part thereof after any land division shall be reduced for each subsequent development in respect of which the development charge otherwise payable is or has been reduced by a re-development allowance, as building permits for such subsequent developments are issued or development charges paid, whichever first occurs.

13.6. Amount of Re-development Allowance

13.6.1. The amount of the re-development allowance shall be computed based upon the previous land use equal to:

13.6.2. for residential uses, the number and type or types of units in the preexisting development multiplied by the development charge rate or rates applicable to such units; and,

13.6.3. for non-residential uses, the number of square meters of building area of the pre-existing development multiplied by the development charge rate applicable to such building area.
13.7. Maximum Re-development Allowance and Carry Forward

The maximum re-development allowance shall be the development charge otherwise payable. Any unused re-development allowance may be carried forward and applied to any subsequent development charge payable in respect of the same land to which it relates within five years from the date of demolition of the pre-existing development to which it relates.

14. Credits (s. 38 of the Act)

14.1. Provisions of Services by Agreement

The City may agree, in writing, to allow a person/owner to perform work that relates to a service referred to herein and the City shall give the person/owner a credit towards the development charge in accordance with the Agreement.

14.2. The amount of the credit is the reasonable cost, without interest, of doing the work as agreed by the City and the person/owner who is to be given the credit (s. 38 (2) of the Act).

14.3. City Owned Industrial Land

Development charges shall be imposed on land sold by the City where such land is no longer owned by and used for the purposes of the City. The portion of the development charge with respect to infrastructure services may be satisfied by the provision of such services or as specified in a purchase and sale agreement and the City shall give a credit, for costs over and above the City’s local service policy, for the amount equal to the reasonable cost to the owner of providing such services, but such credit shall not exceed the infrastructure services portion of the development charge payable.

15. Transitional Provisions – Prior Agreements

Notwithstanding anything in this by-law, if a conflict exists between the provisions of this by-law and:

15.1. an agreement under section 50 or 52 of the Planning Act that was in existence prior to the enactment of this by-law; or
15.2. any other prior agreement between the City and an owner or former owner; the provisions of the agreement shall prevail.

16. Administration

16.1. Reserve Funds

16.1.1. There is hereby established a separate reserve fund for each service to which the development charge herein relates (s. 33 of the Act).

16.1.2. Each development charge shall be paid into the reserve fund or funds to which the charge relates (s. 34 of the Act).

16.1.3. Subject to s. 16.1.4, the money in each reserve fund established for a service may be spent only for capital costs set out herein (s. 35 of the Act).

16.1.4. The City may borrow money from a reserve fund and shall repay the amount used plus interest at the prescribed minimum interest rate (s. 36 of the Act).

Application of Investment Income

Income received from the investment of a development charge reserve fund or funds shall be credited to the development charge reserve fund or funds in relation to which the investment income relates.

16.2. Complaints about Development Charges (s. 20 of the Act)

16.2.1. A person required to pay a development charge, or the person's agent, may complain to the council of the municipality imposing the development charge that:

16.2.1.1. the amount of the development charge was incorrectly determined;

16.2.1.2. whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given was incorrectly determined; or
16.2.1.3. There was an error in the application of the development charges bylaw.

16.2.2. A complaint may not be made later than 90 days after the day the development charge, or any part of it, is payable.

16.2.3. The complaint must be in writing, must state the complainant's name, the address where notice can be given to the complainant and the reasons for the complaint.

16.2.4. The City Council shall hold a hearing into the complaint and shall give the complainant an opportunity to make representations at the hearing.

16.2.5. The City Clerk shall mail a notice of the hearing to the complainant at least 14 days before the hearing.

16.2.6. After hearing the evidence and submissions of the complainant, City Council may dismiss the complaint or rectify any incorrect determination or error that was the subject of the complaint.

16.2.7. A complainant may appeal the decision of City Council to the Ontario Land Tribunal in accordance with section 22 of the Act.

17. Unpaid Charges Collected as Taxes (s. 32 of the Act)

If a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.

18. Commencement (s. 8 of the Act)

This by-law shall come into force on July 1, 2024.

19. Repeal of Existing Development Charges By-law

By-law Number 19-094, as amended, of the Corporation of the City of Cambridge are hereby repealed effective July 1, 2024.

20. Title
This by-law may be referred to as the Development Charges By-law, 2024.

**PASSED AND ENACTED** this __th day of ______, 2024.

___________________________

Mayor

___________________________

Clerk
## Schedule A to By-law ____
### Development Charges

<table>
<thead>
<tr>
<th>Service/Class of Service</th>
<th>RESIDENTIAL</th>
<th>NON-RESIDENTIAL</th>
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<tbody>
<tr>
<td></td>
<td>Single and Semi-Detached Dwelling</td>
<td>Other Multiples</td>
</tr>
<tr>
<td>Fire Protection Services</td>
<td>1,365</td>
<td>913</td>
</tr>
</tbody>
</table>


Schedule B to By-law ___
Map of Urban Service Area
By-law ___-

of the

CORPORATION OF THE CITY OF CAMBRIDGE

Being a by-law of the Corporation of the City of Cambridge to impose certain Development Charges in the Corporation of the City of Cambridge pursuant to the Development Charges Act, S.O., 1997, c. 27, as amended.

WHEREAS the Development Charges Act, S.O. 1997, c. 27, as amended, (the "Act"), authorizes municipalities to pass by-laws to impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development or redevelopment of land (s. 2 (1) of the Act);

AND WHEREAS the City of Cambridge has completed a development charges background study dated December 22, 2023, to investigate the increased needs for services arising from such development or redevelopment of land (s. 10 (1) of the Act);

AND WHEREAS the City of Cambridge has given at least 20 days' notice of a public meeting in the manner and to the persons and organizations prescribed by s 9 Ontario Regulation 82/98 (s. 12 (1) (b) of the Act);

AND WHEREAS such public meeting was held on March 19, 2024 at the City Hall (s.12 (1) (a) of the Act);

AND WHEREAS the City ensured that the proposed by-law and the background study were made available to the public at least two weeks prior to the meeting (s .12 (1) (c) of the Act);

AND WHEREAS any person who attended the meeting was allowed to make representations relating to the proposed by-law (s. 12 (2) of the Act);

AND WHEREAS this by-law is being passed within the one-year period following completion of the development charges background study (s. 11 of the Act);

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:
1. Definitions

In this by-law:

1.1. “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;

1.2. "Act" means the Development Charges Act S.O. 1997, c. 27, as amended;

1.3. “Affordable Residential unit” means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;

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

1.5. "apartment" means a dwelling unit in a building containing a non-residential use or two or more dwelling units in a residential building, including a stacked townhouse and a stand-alone additional residential unit, but does not include a lodging house, row dwelling, back to back townhouse, special care/special need dwelling, semi-detached dwelling or single detached dwelling;

1.6. “attainable residential unit” means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;

1.7. "back to back townhouse" means a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

1.8. "brownfield" means: a property that requires a risk assessment and/or site remediation under the Environmental Protection Act, R.S.O. 1990, Chapter E.19, or any successor legislation, or any regulations thereunder; or a property that requires site remediation under a City policy concerning contaminated sites;

1.9. "Cannabis" means
1.9.1. a cannabis plant;

1.9.2. 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;

1.9.3. any substance or mixture of substances that contains or has on it any part of such a plant; and

1.9.4. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

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

1.11. "canopy" includes, but is not limited to, a roof-like structure projecting more than three hundred millimetres (300 mm) from the exterior face of a building and a separate roof-like structure such as a roof-like structure for an automotive fuel station or a drivethrough facility, used or designed or intended for use for a purpose other than anaesthetic purpose or the protection of pedestrians;

1.12. "capital costs" means costs incurred or proposed to be incurred by the City or a local board thereof directly or by others on behalf of, and as authorized by, the City or a local board thereof:

1.12.1. Costs to acquire land or an interest in land, including a leasehold interest, except in relation to such services as are prescribed for the purposes of this paragraph.

1.12.2. Costs to improve land.

1.12.3. Costs to acquire, lease, construct or improve buildings and structures.
1.12.4. Costs to acquire, lease, construct or improve facilities including,

1.12.4.1. rolling stock with an estimated useful life of seven years or more,

1.12.4.2. furniture and equipment, other than computer equipment, and

1.12.4.3. materials acquired for circulation, reference or information purposes by a board within the meaning of the Public Libraries Act, R.S.O. 1990, c.P.44.

1.12.5. Interest on money borrowed to pay for costs described in section 1.12.1 through 1.12.4.

1.13. "Charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8, a nursing home under the Nursing Homes Act, R.S.O., 1990, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c, H.12;

1.14. "City" means the Corporation of the City of Cambridge;

1.15. “Class” means a grouping of services combined to create a single service for the purposes of this By-law and as provided in section 7 of the Development Charges Act, 1997.

1.16. "colleges" mean buildings or structures owned by a college of applied arts and technology established pursuant to the Ministry of Training, Colleges and Universities Act, RSO 1990, c.M.19 and used for teaching of programs of study leading to a postsecondary certificate or diploma, a graduate certificate or a bachelor degree;

1.17. "Correctional group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis,
and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

1.18. "Council" means the Council of the Corporation of the City of Cambridge;

1.19. "demolition permit" is a permit required prior to demolition of a structure that is issued under the Ontario Building Code (Ontario Regulation 332/12, or any successor legislation);

1.20. "demolition control permit" is a permit required prior to demolition of a whole or any part of a residential property that is issued under the Planning Act, R.S.O. 1990, c.P.13, or any successor legislation;

1.21. “detached dwelling unit” has the same meaning as a “single detached dwelling” for the purposes of this by-law;

1.22. "development" includes re-development;

1.23. "development charge" means a charge imposed against land under this by-law;

1.24. "dwelling unit" means a room or rooms located within a building or structure which are occupied or designed or intended to be occupied by one or more persons as a single housekeeping unit and for which a separate private entrance (from outdoors or a common hallway), sanitary and culinary facilities are provided but does not include a lodging unit;

1.25. "existing industrial building" means an industrial building or buildings existing on a site on January 1, 2000, or the first industrial building or buildings constructed on a vacant site pursuant to site plan approval under section 41 of
the Planning Act subsequent to the passage of this by-law for which full development charges were paid.

1.26. "farm" means a parcel of land on which the predominant activity is farming;

1.27. "farming" means the production of crops or the breeding, raising or maintaining of livestock or both; including fur farming, fruit and vegetable growing, the keeping of bees, fish farming and sod farming and includes such buildings and structures located on a farm designed and intended to be used solely for or in connection with such production of crops or livestock including barns, silos, structures used for farm equipment storage and repair, storing or processing materials used in the production or maintenance of crops or livestock or the products derived from the farm's production of crops or livestock, or both. Farming shall not include a dwelling unit located on a farm;

1.28. "grade" means the average level of finished ground adjoining a building at all its exterior walls;

1.29. "gross floor area" means the total floor area measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average grade adjoining the building at its exterior walls;

1.30. "group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

1.31. "Home based business" means an occupation conducted within a dwelling unit by the resident or residents of the dwelling unit and which is accessory to the dwelling unit;
1.32. "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;

1.33. “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.

1.34. “institutional use” means development of a building or structure intended for use:

1.34.1. as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;

1.34.2. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;

1.34.3. by any of the following post-secondary institutions for the objects of the institution:

1.34.3.1. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,

1.34.3.2. a college or university federated or affiliated with a university described in subclause (1), or

1.34.3.3. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;

1.34.4. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
1.34.5. as a hospice to provide end of life care.

1.35. "live/work unit" means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;

1.36. "local board" means a local board as defined in section 1 of the Municipal Affairs Act, R.S.O. 1990, c. 307, other than a board as defined in section 1 (1) of the Education Act, S.O. 1990, c. 13, as amended (s. 1 of the Act);

1.37. "local services" means services related to a plan of subdivision, or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under s. 51 of the Planning Act or under s. 53 of the Planning Act;

1.38. "lodging house" means a building designed or intended to contain, or containing lodging units where the residents share access to common areas of the building, other than the lodging units;

1.39. "lodging unit" means one or more rooms located within a lodging house which:

   1.39.1. is designed to be occupied for human habitation by one resident;

   1.39.2. is not normally accessible to persons other than the resident without the permission of the resident; and,

   1.39.3. may contain either cooking or sanitary facilities, but not both, for the exclusive use of the resident of the unit.

   1.39.4. A room or suite in a hotel or motel shall not constitute a lodging unit.

1.40. "lot" means a parcel of land capable of being conveyed lawfully without any approval under the Planning Act or successor thereto which meets the minimum lot area requirements under the City’s zoning by-law;

1.41. “Non-profit housing development” means development of a building or structure intended for use as residential premises by:
1.41.1. 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;

1.41.2. 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

1.41.3. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.

1.42. "non-residential uses" means all commercial, industrial, institutional and other uses not included in the definition of residential uses including lodging houses exceeding 10 or more rooms, hotels and motels;

1.43. "owner" means the owner of land or a person authorized by the owner who has made application for an approval for the development of land upon which a development charge is imposed;

1.44. "pre-existing development" means a use of land or buildings existing on the land at the time a development charge is payable or existing at any time in the five years prior thereto;

1.45. "Primary dwelling unit" means the largest dwelling unit in which the residential use of the lot is conducted.

1.46. "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.

1.47. "residential building" means a building containing one or more dwelling units with or without any non-residential use and in the case of a single detached dwelling or semidetached dwelling or row dwelling means the individual dwelling unit;

1.48. "residential use" means the use of land, buildings or structures for one or more dwelling units, including a farm dwelling unit;
1.49. "row dwelling" means a residential building consisting of three or more dwelling units attached by a vertical wall or walls and not abutting any dwelling units along a horizontal plane, and includes a back to back townhouse;

1.50. "semi-detached dwelling" means a residential building divided vertically to provide two dwelling units separated by a common wall or walls;

1.51. "services" means services designated in section 4 of this by-law;

1.52. "single detached dwelling" means a residential building consisting of one dwelling unit and not attached to another structure;

1.53. "site" means a parcel of land situated in the City which can be legally conveyed pursuant to section 50 of the Planning Act and includes a development having two or more lots consolidated under identical ownership.

1.54. "special care/special dwelling" means a building containing two or more dwelling units, which units have a common entrance from street level:

1.54.1. Where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings;

1.54.2. Which may or may not have exclusive sanitary and/or culinary facilities;

1.54.3. That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements;

1.54.4. Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels; and

1.54.5. Includes, but is not limited to, retirement houses or lodges, nursing homes, charitable dwellings, group homes (including correctional group homes) and hospices.
1.55. "stacked townhouse" means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor.

1.56. “Stand-alone additional residential dwelling unit” means one single stand-alone dwelling unit that is subordinate to the primary dwelling unit on a lot and does not exceed 40% of the gross floor area of the primary dwelling unit but in no case may be larger than 80 square metres.

1.57. "total floor area"

1.57.1. includes the sum total of the total areas of the floors in a building whether at, above or below grade, measured:

1.57.1.1. between the exterior faces of the exterior walls of the building;

1.57.1.2. from the centre line of a common wall separating two uses; or

1.57.1.3. from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and

1.57.2. includes the area of a mezzanine as defined in the Building Code Act;

1.57.3. excludes those areas used exclusively for parking garages or structures;

1.57.4. where a building or a portion thereof has only one wall or does not have any walls, shall be the sum of the total area of all floors in the building (1) directly beneath the roof or canopy of the building; or (2) between and/or beneath a structural system serving the function of walls, roof or canopy or any one or more of them;

1.57.5. where the building is an above-grade storage tank, the calculation of the total floor area is determined by taking the cross-sectional area of the tank, which is the base area;

1.57.6. and for the purposes of definition, the non-residential portion of a mixed-use building is deemed to include half of any area common to
the residential and non-residential portions of such mixed-use buildings

1.58. “urban area” means the area within the urban area boundary as identified in Schedule B

2. Application of Development Charges – Rules

2.1. General Application (s.2(7) of the Act)

Subject to the exemptions and discounts set out in this by-law, development charges shall apply and shall be calculated and collected in accordance with this by-law against land to pay for increased capital costs required because of increased needs for services arising from development that requires:

2.1.1. the passing of a zoning by-law or an amendment to a zoning by-law under section 34 of the Planning Act;

2.1.2. the approval of a minor variance under section 45 of the Planning Act;

2.1.3. a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;

2.1.4. the approval of a plan of subdivision under section 51 of the Planning Act;

2.1.5. a consent under section 53 of the Planning Act;

2.1.6. the approval of a description under section 50 of the Condominium Act; or

2.1.7. the issuing of a permit under the Building Code Act, 1992, in relation to a building or structure.

3. Imposition of Development Charges

3.1. All Lands (s. 2(7) and s. 3 of the Act)

Subject to subsection 3.2 hereof, the development charges herein are imposed on all land in the City and no land is exempt from a development charge by reason only that it is exempt from taxation under s. 3 of the Assessment Act.
3.2. Non-imposition – Municipality and Boards (s. 2(7) of the Act)

This by-law does not apply to land owned and used for the purposes of:

a) The City of Cambridge or any local board thereof;

b) The Region of Waterloo or any local board thereof;

c) Any municipality within the Region of Waterloo or any local board thereof;

d) A board of education as defined in the Education Act, S.O. 1990, c. 13, as amended, or any successor legislation;

e) 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;

f) The Grand River Conservation Authority to the extent that the lands are being used for conservation purposes; or

g) The Crown in right of Ontario or the Crown in right of Canada.

3.3. Municipal Exemption – Hospitals

This by-law shall not apply to land upon which there is to be developed a Public Hospital within the meaning of the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended.

3.4. Not Applicable by Statute - Enlargement of an Existing Dwelling Unit and Creation of Up to Two Additional Dwelling Units (s. 2 (3) of the Act)

3.4.1. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

3.4.1.1. an enlargement to an existing dwelling unit;
3.4.1.2. the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;

3.4.2. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing or new houses:

3.4.2.1. A second residential unit in an existing or new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing or new detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.

3.4.2.2. A third residential unit in an existing or new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing or new detached house, semi-detached house or rowhouse contains any residential units.

3.4.2.3. One residential unit in a building or structure ancillary to an existing or new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing or new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing or new detached house, semi-detached house or rowhouse contains any residential units.

3.5. Not Applicable by Statute – Local Services and Connections (s. 2(5) of the Act)

Subsection 2.1 of this by-law does not apply to:

3.5.1. Local services related to a plan of subdivision or within the area to which the plan relates to is installed or paid for by the owner as a condition of approval under section 51 of the Planning Act;
3.5.2. local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act, or

3.5.3. local connections to water mains, sanitary sewers or storm drainage facilities to be installed or paid for by the owner.

3.6. Not Applicable by Statute – Enlargement of Existing Industrial Building (s. 4 of the Act)

3.6.1. If a development includes the enlargement of the gross floor area by an addition onto the existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.

3.6.2. If the gross floor area is enlarged by 50 percent or less as an addition onto the existing industrial building, the amount of the development charge in respect of the enlargement is zero.

3.6.3. If the gross floor area is enlarged by more than 50 percent as an addition onto the existing industrial building, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction as determined as follows:

3.6.3.1. Determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.

3.6.3.2. Divide the amount determined under paragraph 3.6.3.1 by the amount of the enlargement.

3.7. Not Applicable - Two or More Actions

Where two or more of the actions described in section 2.1 of this by-law are required before land to which a development charge applies can be developed, only one development charge shall be applicable and such charge shall be calculated and collected in accordance with the provisions of this by-law; provided, however, that if two or more of the actions described in section 2.1 occur at different times, and if the subsequent action has the effect of increasing the need for services as designated in section 4 hereof, additional development
charges shall be applicable and such charge shall be calculated and collected in accordance with the provisions of this by-law.

3.8. Municipal Exemption – Contaminated Sites (s. 2(7) of the Act and s. 5(1) (10) of the Act)

Where a development charge is payable for a development or re-development of land which requires site remediation under the current "Record of Site Condition Regulation, Ontario Regulation 153-04" or the City Council's policy for dealing with contaminated sites, an amount will be credited against the development charge otherwise payable equal to the amount of the costs of assessment and clean-up of the property, provided the owner submits to the City a written estimate of the amount of the cost of such works, which amount is approved by the City, but the credited amount shall not exceed the total development charge payable hereunder.

3.9. Municipal Exemption – Temporary Uses (s. 2 (7) of the Act and s. 5 (1) (10) of the Act)

This by-law shall not apply to land upon which there is to be constructed or erected:

3.9.1. any residential or non-residential building or structure constructed in accordance with a temporary use by-law pursuant to section 39 of the Planning Act, R.S.O. 1990, where such by-law provides for the removal of the building or structure; or,

3.9.2. any temporary erection of a building without foundation as defined in the Ontario Building Code for a period not exceeding six consecutive months and not more than six months in any calendar year, including tents, seasonal garden centres, and temporary sales trailers.

3.10. Municipal Exemption - Designated Sites (s. 2 (7) of the Act and s. 5 (1) (10) of the Act)

Where a development charge is payable for a development or re-development of land which contains an existing building that has been Designated under the Ontario Heritage Act, no development charges shall be applicable to any
redevelopment of the existing Designated building, and an additional development allowance equal to the floor area for non-residential uses or number of units for residential uses within the existing building, shall be credited to any additional development or re-development on the property provided the existing Designated building is retained and is an integral part of the development or redevelopment of the property.

3.11. Municipal Exemption - Farm Buildings

This by-law shall not apply to land upon which there is to be constructed or erected, buildings used for the purposes of farming.

3.12. Municipal Exemption - Home based businesses

Home based business will not be treated as a non-residential category.

3.13. Not Applicable by Statue – Non-profit Housing Development

Non-profit housing is exempt from development charges.

3.14. Not Applicable by Statue – Affordable and Attainable

3.14.1. Affordable residential units are exempt from development charges

3.14.2. Attainable residential units are exempt from development charges

3.15. Not Applicable by Statue – Rental Housing Discount (for profit)

The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:

3.15.1. Three or more bedrooms – 25% reduction

3.15.2. Two bedrooms – 20% reduction; and

3.15.3. All other bedroom quantities – 15% reduction.

4. Services/Classes of Service for Which Development Charge is Imposed (s. 2(4) of the Act)
The services for which the development charge is imposed are as follows:

4.1. Library

5. **Uses Upon Which Development Charges are Imposed**

The categories of uses of land, buildings and structures upon which a development charge is imposed are:

5.1. Residential uses; and

5.2. Non-residential uses.

6. **Lands Upon Which Development Charges are Imposed**

6.1. 

6.2. D.C.s shall be calculated and collected for all land within the City of Cambridge identified on Schedule B of this by-law.

7. **Mixed Uses**

Where land is to be developed for mixed residential uses and non-residential uses, the development charge shall be calculated and collected as the total of:

7.1. that portion to be developed for residential uses plus

7.2. that portion to be developed for non-residential uses.

8. **Lodging Houses**

8.1. The applicable development charge for a lodging house having less than 10 lodging units will be based on residential development charges applicable to a residential dwelling.

8.2. A lodging house with 10 or more units will be based on non-residential development charges.

9. **Amount of Development Charge**
9.1. Subject to the provisions of this by-law, development charges shall be calculated and collected at the rates set out in Schedule "A".

9.2. Mandatory Phase-in

The amount of the development charges described in Schedule A to this by-law shall be reduced in accordance with section 5(8) of the Act.

10. Indexing of Development Charges (s. 5 (1) (10) of the Act)

The amount of the development charges herein shall be adjusted annually on December 1st in each year, commencing on December 1, 2024, in accordance with the index prescribed in the Act.

11. Applicable Amount of Development Charge

The applicable rate of the development charge shall be the amount calculated in accordance with this by-law on the date the development charge is payable.

12. Time of Payment of Development Charges

12.1. Building Permit (s. 26 (1) and s. 28 of the Act)

Subject to subsections 12.2 through 12.4, all development charges for a development are payable upon the first building permit being issued in relation to a building or structure on land to which a development charge applies and until the development charge has been paid in full, no building permit shall be issued.

12.2. Rental Housing and Institutional Development (s.26.1 of the Act)

Notwithstanding subsection 12.1, development charges for rental housing and institutional developments are due and payable in six equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest.

12.3. Site Plan and Zoning Amendment Application (s. 26.2 of the Act)
Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 5.1 and 5.2 shall be calculated on the rates set out in Schedule “A” on the date of the planning application, including interest. Where both planning applications apply, development charges under subsections 5.1 and 5.2 shall be calculated on the rates in effect on the day of the later planning application, including interest.

12.4. Agreement for Earlier or Later Payment (s. 27 of the Act)

Notwithstanding subsections 12.1 through 12.4 hereof, the City may enter into an agreement with a person/owner of land who is required to pay a development charge for:

12.4.1. All or any part of a development charge to be paid before or after it would otherwise be payable;

12.4.2. The total amount of the development charge payable under an agreement under this section is the amount of the development charge that would be determined under this by-law on the day specified in the agreement or, if no such day is specified, at the earlier of,

12.4.2.1. The time the development charge or any part of it is payable under the agreement;

12.4.2.2. the time the development charge would have been payable in the absence of the agreement

12.4.3. In an agreement under this section, the City may charge interest, at a rate stipulated in the agreement, on that part of the development charge payable after it would otherwise be payable.

13. Re-development Allowances to Reduce the Development Charge

13.1. Where a development charge is payable for a development which replaces a preexisting development including a change of use in an existing building, a redevelopment allowance shall be credited against the development charge otherwise payable.
13.2. Demolition Permit or Demolition Control Permit In order to be eligible for a re-development allowance:

13.2.1. The pre-existing development must be one in respect to which a valid demolition permit or demolition control permit was issued by the City within the five (5) years, related to a residential use or ten (10) years, for a non-residential use, preceding the due date of payment of the development charge hereunder and such demolition permit, demolition control permit or a certified copy thereof shall be given to the City Treasurer; and

13.2.2. Proof must be provided to the Chief Building Official’s satisfaction that the development meets the requirements set out in section 13.2.1.

13.2.3. In situations where buildings are destroyed by fire or other unplanned events, sections 13.2.1 or 13.3 apply upon proof satisfactory to the City’s Chief Building Official if there was not an issued demolition permit.

13.3. Notwithstanding section 13.2.1, if the land is engaged in brownfield redevelopment, a redevelopment period longer than the time set out in section 13.2.1, may be provided based upon the approval by the City's Deputy City Manager of Community Development or designate in consultation with the Chief Building Official, and applicable Regional Commissioner after consideration of specific development circumstances.

13.4. Date of Demolition

In determining eligibility for a re-development allowance under sections 13.2 and 13.3:

a) Demolition shall be deemed to have occurred on the date of the issuance of the demolition permit or demolition control permit;

b) For the purposes of sections 13.2 and 13.3, "demolition permit" or "demolition control permit" shall mean the first of any demolition permits or demolition control permits issued for the pre-existing development, if the demolition has taken place in more than one
phase. Subsequent demolition permits or demolition control permits for that pre-existing development are not to be used in a calculation of the periods set out in sections 13.2 or 13.3; and

c) The date calculated under sections 13.2 and 13.3 shall apply regardless of whether the first demolition permit or demolition control permit was revoked or canceled.

13.5. Calculation of Re-development Allowance

In determining the amount of any re-development allowance to be applied in calculating a development charge payable, the following shall apply:

13.5.1. the re-development allowance quantified in accordance with section 13.6 hereof shall apply to the whole parcel of land on which the pre-existing development exists or existed;

13.5.2. any remaining re-development allowance applicable to a parcel of land from time to time, in the event of a division of the parcel of land into two or more parcels, shall be apportioned equally between or amongst the resultant parcels of land on a per unit area basis;

13.5.3. the amount of the re-development allowance applicable to a parcel of land on which the pre-existing development existed or to any part thereof after any land division shall be reduced for each subsequent development in respect of which the development charge otherwise payable is or has been reduced by a re-development allowance, as building permits for such subsequent developments are issued or development charges paid, whichever first occurs.

13.6. Amount of Re-development Allowance

13.6.1. The amount of the re-development allowance shall be computed based upon the previous land use equal to:

13.6.2. for residential uses, the number and type or types of units in the preexisting development multiplied by the development charge rate or rates applicable to such units; and,
13.6.3. for non-residential uses, the number of square meters of building area of the pre-existing development multiplied by the development charge rate applicable to such building area.

13.7. Maximum Re-development Allowance and Carry Forward

The maximum re-development allowance shall be the development charge otherwise payable. Any unused re-development allowance may be carried forward and applied to any subsequent development charge payable in respect of the same land to which it relates within five years from the date of demolition of the pre-existing development to which it relates.

14. Credits (s. 38 of the Act)

14.1. Provisions of Services by Agreement

The City may agree, in writing, to allow a person/owner to perform work that relates to a service referred to herein and the City shall give the person/owner a credit towards the development charge in accordance with the Agreement.

14.2. The amount of the credit is the reasonable cost, without interest, of doing the work as agreed by the City and the person/owner who is to be given the credit (s. 38 (2) of the Act).

14.3. City Owned Industrial Land

Development charges shall be imposed on land sold by the City where such land is no longer owned by and used for the purposes of the City. The portion of the development charge with respect to infrastructure services may be satisfied by the provision of such services or as specified in a purchase and sale agreement and the City shall give a credit, for costs over and above the City’s local service policy, for the amount equal to the reasonable cost to the owner of providing such services, but such credit shall not exceed the infrastructure services portion of the development charge payable.

15. Transitional Provisions – Prior Agreements
Notwithstanding anything in this by-law, if a conflict exists between the provisions of this by-law and:

15.1. an agreement under section 50 or 52 of the Planning Act that was in existence prior to the enactment of this by-law; or

15.2. any other prior agreement between the City and an owner or former owner; the provisions of the agreement shall prevail.

16. Administration

16.1. Reserve Funds

16.1.1. There is hereby established a separate reserve fund for each service to which the development charge herein relates (s. 33 of the Act).

16.1.2. Each development charge shall be paid into the reserve fund or funds to which the charge relates (s. 34 of the Act).

16.1.3. Subject to s. 16.1.4, the money in each reserve fund established for a service may be spent only for capital costs set out herein (s. 35 of the Act).

16.1.4. The City may borrow money from a reserve fund and shall repay the amount used plus interest at the prescribed minimum interest rate (s. 36 of the Act).

Application of Investment Income

Income received from the investment of a development charge reserve fund or funds shall be credited to the development charge reserve fund or funds in relation to which the investment income relates.

16.2. Complaints about Development Charges (s. 20 of the Act)

16.2.1. A person required to pay a development charge, or the person's agent, may complain to the council of the municipality imposing the development charge that:
16.2.1.1. the amount of the development charge was incorrectly determined;

16.2.1.2. whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given was incorrectly determined; or

16.2.1.3. there was an error in the application of the development charges bylaw.

16.2.2. A complaint may not be made later than 90 days after the day the development charge, or any part of it, is payable.

16.2.3. The complaint must be in writing, must state the complainant’s name, the address where notice can be given to the complainant and the reasons for the complaint.

16.2.4. The City Council shall hold a hearing into the complaint and shall give the complainant an opportunity to make representations at the hearing.

16.2.5. The City Clerk shall mail a notice of the hearing to the complainant at least 14 days before the hearing.

16.2.6. After hearing the evidence and submissions of the complainant, City Council may dismiss the complaint or rectify any incorrect determination or error that was the subject of the complaint.

16.2.7. A complainant may appeal the decision of City Council to the Ontario Land Tribunal in accordance with section 22 of the Act.

17. Unpaid Charges Collected as Taxes (s. 32 of the Act)

If a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.

18. Commencement (s. 8 of the Act)

This by-law shall come into force on July 1, 2024.
19. Repeal of Existing Development Charges By-law

By-law Number 19-094, as amended, of the Corporation of the City of Cambridge are hereby repealed effective July 1, 2024.

20. Title

This by-law may be referred to as the Development Charges By-law, 2024.

PASSED AND ENACTED this ___th day of ______, 2024.

___________________________
Mayor

___________________________
Clerk
Schedule A to By-law ____
Development Charges

<table>
<thead>
<tr>
<th>Service/Class of Service</th>
<th>RESIDENTIAL</th>
<th>NON-RESIDENTIAL</th>
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<td></td>
<td>Single and Semi-Detached Dwelling</td>
<td>Other Multiples</td>
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<td>Library Services</td>
<td>1,604</td>
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By-law __-___

of the

CORPORATION OF THE CITY OF CAMBRIDGE

Being a by-law of the Corporation of the City of Cambridge to impose certain Development Charges in the Corporation of the City of Cambridge pursuant to the Development Charges Act, S.O., 1997, c. 27, as amended.

WHEREAS the Development Charges Act, S.O. 1997, c. 27, as amended, (the "Act"), authorizes municipalities to pass by-laws to impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development or redevelopment of land (s. 2 (1) of the Act);

AND WHEREAS the City of Cambridge has completed a development charges background study dated December 22, 2023, to investigate the increased needs for services arising from such development or redevelopment of land (s. 10 (1) of the Act);

AND WHEREAS the City of Cambridge has given at least 20 days' notice of a public meeting in the manner and to the persons and organizations prescribed by s 9 Ontario Regulation 82/98 (s. 12 (1) (b) of the Act);

AND WHEREAS such public meeting was held on March 19, 2024 at the City Hall (s.12 (1) (a) of the Act);

AND WHEREAS the City ensured that the proposed by-law and the background study were made available to the public at least two weeks prior to the meeting (s .12 (1) (c) of the Act);

AND WHEREAS any person who attended the meeting was allowed to make representations relating to the proposed by-law (s. 12 (2) of the Act);

AND WHEREAS this by-law is being passed within the one-year period following completion of the development charges background study (s. 11 of the Act);

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:
1. Definitions

In this by-law:

1.1. “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;

1.2. "Act" means the Development Charges Act S.O. 1997, c. 27, as amended;

1.3. “Affordable Residential unit” means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;

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

1.5. "apartment" means a dwelling unit in a building containing a non-residential use or two or more dwelling units in a residential building, including a stacked townhouse and a stand-alone additional residential unit, but does not include a lodging house, row dwelling, back to back townhouse, special care/special need dwelling, semi-detached dwelling or single detached dwelling;

1.6. “attainable residential unit” means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;

1.7. "back to back townhouse" means a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

1.8. "brownfield" means: a property that requires a risk assessment and/or site remediation under the Environmental Protection Act, R.S.O. 1990, Chapter E.19, or any successor legislation, or any regulations thereunder; or a property that requires site remediation under a City policy concerning contaminated sites;

1.9. "Cannabis" means
1.9.1. a cannabis plant;

1.9.2. 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;

1.9.3. any substance or mixture of substances that contains or has on it any part of such a plant; and

1.9.4. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

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

1.11. "canopy" includes, but is not limited to, a roof-like structure projecting more than three hundred millimetres (300 mm) from the exterior face of a building and a separate roof-like structure such as a roof-like structure for an automotive fuel station or a drivethrough facility, used or designed or intended for use for a purpose other than anaesthetic purpose or the protection of pedestrians;

1.12. "capital costs" means costs incurred or proposed to be incurred by the City or a local board thereof directly or by others on behalf of, and as authorized by, the City or a local board thereof:

1.12.1. Costs to acquire land or an interest in land, including a leasehold interest, except in relation to such services as are prescribed for the purposes of this paragraph.

1.12.2. Costs to improve land.

1.12.3. Costs to acquire, lease, construct or improve buildings and structures.
1.12.4. Costs to acquire, lease, construct or improve facilities including,

1.12.4.1. rolling stock with an estimated useful life of seven years or more,

1.12.4.2. furniture and equipment, other than computer equipment, and

1.12.4.3. materials acquired for circulation, reference or information purposes by a board within the meaning of the Public Libraries Act, R.S.O. 1990, c.P.44.

1.12.5. Interest on money borrowed to pay for costs described in section 1.12.1 through 1.12.4.

1.13. "Charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8, a nursing home under the Nursing Homes Act, R.S.O., 1990, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c, H.12;

1.14. "City" means the Corporation of the City of Cambridge;

1.15. "Class" means a grouping of services combined to create a single service for the purposes of this By-law and as provided in section 7 of the Development Charges Act, 1997.

1.16. "colleges" mean buildings or structures owned by a college of applied arts and technology established pursuant to the Ministry of Training, Colleges and Universities Act, RSO 1990, c.M.19 and used for teaching of programs of study leading to a postsecondary certificate or diploma, a graduate certificate or a bachelor degree;

1.17. "Correctional group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis,
and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

1.18. "Council" means the Council of the Corporation of the City of Cambridge;

1.19. "demolition permit" is a permit required prior to demolition of a structure that is issued under the Ontario Building Code (Ontario Regulation 332/12, or any successor legislation);

1.20. "demolition control permit" is a permit required prior to demolition of a whole or any part of a residential property that is issued under the Planning Act, R.S.O. 1990, c.P.13, or any successor legislation;

1.21. “detached dwelling unit” has the same meaning as a “single detached dwelling” for the purposes of this by-law;

1.22. "development" includes re-development;

1.23. "development charge" means a charge imposed against land under this by-law;

1.24. "dwelling unit" means a room or rooms located within a building or structure which are occupied or designed or intended to be occupied by one or more persons as a single housekeeping unit and for which a separate private entrance (from outdoors or a common hallway), sanitary and culinary facilities are provided but does not include a lodging unit;

1.25. "existing industrial building" means an industrial building or buildings existing on a site on January 1, 2000, or the first industrial building or buildings constructed on a vacant site pursuant to site plan approval under section 41 of
the Planning Act subsequent to the passage of this by-law for which full
development charges were paid.

1.26. "farm" means a parcel of land on which the predominant activity is farming;

1.27. "farming" means the production of crops or the breeding, raising or maintaining
of livestock or both; including fur farming, fruit and vegetable growing, the
keeping of bees, fish farming and sod farming and includes such buildings and
structures located on a farm designed and intended to be used solely for or in
connection with such production of crops or livestock including barns, silos,
structures used for farm equipment storage and repair, storing or processing
materials used in the production or maintenance of crops or livestock or the
products derived from the farm 's production of crops or livestock, or both.
Farming shall not include a dwelling unit located on a farm;

1.28. "grade" means the average level of finished ground adjoining a building at all
its exterior walls;

1.29. "gross floor area" means the total floor area measured between the outside of
exterior walls or between the outside of exterior walls and the centre line of
party walls dividing the building from another building, of all floors above the
average grade adjoining the building at its exterior walls;

1.30. "group home" means a residential building or the residential portion of a
mixed-use building containing a single housekeeping unit which may or may
not be supervised on a 24-hour basis on site by agency staff on a shift rotation
basis, and funded wholly or in part by any government or its agency, or by
public subscription or donation, or by any combination thereof and licensed,
approved or supervised by the Province of Ontario for the accommodation of
persons under any general or special act and amendments or replacements
thereeto. A group home may contain an office provided that the office is used
only for the operation of the group home in which it is located;

1.31. "Home based business" means an occupation conducted within a dwelling unit
by the resident or residents of the dwelling unit and which is accessory to the
dwelling unit;
1.32. "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;

1.33. “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.

1.34. “institutional use” means development of a building or structure intended for use:

1.34.1. as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;

1.34.2. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;

1.34.3. by any of the following post-secondary institutions for the objects of the institution:

1.34.3.1. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,

1.34.3.2. a college or university federated or affiliated with a university described in subclause (1), or

1.34.3.3. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;

1.34.4. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
1.34.5. as a hospice to provide end of life care.

1.35. "live/work unit" means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;

1.36. "local board" means a local board as defined in section 1 of the Municipal Affairs Act, R.S.O. 1990, c. 307, other than a board as defined in section 1 (1) of the Education Act, S.O. 1990, c. 13, as amended (s. 1 of the Act);

1.37. "local services" means services related to a plan of subdivision, or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under s. 51 of the Planning Act or under s. 53 of the Planning Act;

1.38. "lodging house" means a building designed or intended to contain, or containing lodging units where the residents share access to common areas of the building, other than the lodging units;

1.39. "lodging unit" means one or more rooms located within a lodging house which:

1.39.1. is designed to be occupied for human habitation by one resident;

1.39.2. is not normally accessible to persons other than the resident without the permission of the resident; and,

1.39.3. may contain either cooking or sanitary facilities, but not both, for the exclusive use of the resident of the unit.

1.39.4. A room or suite in a hotel or motel shall not constitute a lodging unit.

1.40. "lot" means a parcel of land capable of being conveyed lawfully without any approval under the Planning Act or successor thereto which meets the minimum lot area requirements under the City's zoning by-law;

1.41. "Non-profit housing development" means development of a building or structure intended for use as residential premises by:
1.41.1. 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;

1.41.2. 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

1.41.3. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.

1.42. "non-residential uses" means all commercial, industrial, institutional and other uses not included in the definition of residential uses including lodging houses exceeding 10 or more rooms, hotels and motels;

1.43. "owner" means the owner of land or a person authorized by the owner who has made application for an approval for the development of land upon which a development charge is imposed;

1.44. "pre-existing development" means a use of land or buildings existing on the land at the time a development charge is payable or existing at any time in the five years prior thereto;

1.45. "Primary dwelling unit" means the largest dwelling unit in which the residential use of the lot is conducted.

1.46. "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.

1.47. "residential building" means a building containing one or more dwelling units with or without any non-residential use and in the case of a single detached dwelling or semidetached dwelling or row dwelling means the individual dwelling unit;

1.48. "residential use" means the use of land, buildings or structures for one or more dwelling units, including a farm dwelling unit;
1.49. "row dwelling" means a residential building consisting of three or more dwelling units attached by a vertical wall or walls and not abutting any dwelling units along a horizontal plane, and includes a back to back townhouse;

1.50. "semi-detached dwelling" means a residential building divided vertically to provide two dwelling units separated by a common wall or walls;

1.51. "services" means services designated in section 4 of this by-law;

1.52. "single detached dwelling" means a residential building consisting of one dwelling unit and not attached to another structure;

1.53. "site" means a parcel of land situated in the City which can be legally conveyed pursuant to section 50 of the Planning Act and includes a development having two or more lots consolidated under identical ownership.

1.54. "special care/special dwelling" means a building containing two or more dwelling units, which units have a common entrance from street level:

1.54.1. Where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings;

1.54.2. Which may or may not have exclusive sanitary and/or culinary facilities;

1.54.3. That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements;

1.54.4. Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels; and

1.54.5. Includes, but is not limited to, retirement houses or lodges, nursing homes, charitable dwellings, group homes (including correctional group homes) and hospices.
1.55. "stacked townhouse" means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor.

1.56. "Stand-alone additional residential dwelling unit" means one single stand-alone dwelling unit that is subordinate to the primary dwelling unit on a lot and does not exceed 40% of the gross floor area of the primary dwelling unit but in no case may be larger than 80 square metres.

1.57. "total floor area"

1.57.1. includes the sum total of the total areas of the floors in a building whether at, above or below grade, measured:

1.57.1.1. between the exterior faces of the exterior walls of the building;

1.57.1.2. from the centre line of a common wall separating two uses; or

1.57.1.3. from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and

1.57.2. includes the area of a mezzanine as defined in the Building Code Act;

1.57.3. excludes those areas used exclusively for parking garages or structures;

1.57.4. where a building or a portion thereof has only one wall or does not have any walls, shall be the sum of the total area of all floors in the building (1) directly beneath the roof or canopy of the building; or (2) between and/or beneath a structural system serving the function of walls, roof or canopy or any one or more of them;

1.57.5. where the building is an above-grade storage tank, the calculation of the total floor area is determined by taking the cross-sectional area of the tank, which is the base area;

1.57.6. and for the purposes of definition, the non-residential portion of a mixed-use building is deemed to include half of any area common to
the residential and non-residential portions of such mixed-use buildings

1.58. “urban area” means the area within the urban area boundary as identified in Schedule B

2. Application of Development Charges – Rules

2.1. General Application (s.2(7) of the Act)

Subject to the exemptions and discounts set out in this by-law, development charges shall apply and shall be calculated and collected in accordance with this by-law against land to pay for increased capital costs required because of increased needs for services arising from development that requires:

2.1.1. the passing of a zoning by-law or an amendment to a zoning by-law under section 34 of the Planning Act;

2.1.2. the approval of a minor variance under section 45 of the Planning Act;

2.1.3. a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;

2.1.4. the approval of a plan of subdivision under section 51 of the Planning Act;

2.1.5. a consent under section 53 of the Planning Act;

2.1.6. the approval of a description under section 50 of the Condominium Act; or

2.1.7. the issuing of a permit under the Building Code Act, 1992, in relation to a building or structure.

3. Imposition of Development Charges

3.1. All Lands (s. 2(7) and s. 3 of the Act)

Subject to subsection 3.2 hereof, the development charges herein are imposed on all land in the City and no land is exempt from a development charge by reason only that it is exempt from taxation under s. 3 of the Assessment Act.
3.2. Non-imposition – Municipality and Boards (s. 2(7) of the Act)

This by-law does not apply to land owned and used for the purposes of:

a) The City of Cambridge or any local board thereof;

b) The Region of Waterloo or any local board thereof;

c) Any municipality within the Region of Waterloo or any local board thereof;

d) A board of education as defined in the Education Act, S.O. 1990, c. 13, as amended, or any successor legislation;

e) 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;

f) The Grand River Conservation Authority to the extent that the lands are being used for conservation purposes; or

g) The Crown in right of Ontario or the Crown in right of Canada.

3.3. Municipal Exemption – Hospitals

This by-law shall not apply to land upon which there is to be developed a Public Hospital within the meaning of the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended.

3.4. Not Applicable by Statute - Enlargement of an Existing Dwelling Unit and Creation of Up to Two Additional Dwelling Units (s. 2 (3) of the Act)

3.4.1. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

3.4.1.1. an enlargement to an existing dwelling unit;
3.4.1.2. the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;

3.4.2. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing or new houses:

3.4.2.1. A second residential unit in an existing or new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing or new detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.

3.4.2.2. A third residential unit in an existing or new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing or new detached house, semi-detached house or rowhouse contains any residential units.

3.4.2.3. One residential unit in a building or structure ancillary to an existing or new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing or new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing or new detached house, semi-detached house or rowhouse contains any residential units.

3.5. Not Applicable by Statute – Local Services and Connections (s. 2(5) of the Act)

Subsection 2.1 of this by-law does not apply to:

3.5.1. Local services related to a plan of subdivision or within the area to which the plan relates to is installed or paid for by the owner as a condition of approval under section 51 of the Planning Act;
3.5.2. local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act, or

3.5.3. local connections to water mains, sanitary sewers or storm drainage facilities to be installed or paid for by the owner.

3.6. Not Applicable by Statute – Enlargement of Existing Industrial Building (s. 4 of the Act)

3.6.1. If a development includes the enlargement of the gross floor area by an addition onto the existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.

3.6.2. If the gross floor area is enlarged by 50 percent or less as an addition onto the existing industrial building, the amount of the development charge in respect of the enlargement is zero.

3.6.3. If the gross floor area is enlarged by more than 50 percent as an addition onto the existing industrial building, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction as determined as follows:

3.6.3.1. Determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.

3.6.3.2. Divide the amount determined under paragraph 3.6.3.1 by the amount of the enlargement.

3.7. Not Applicable - Two or More Actions

Where two or more of the actions described in section 2.1 of this by-law are required before land to which a development charge applies can be developed, only one development charge shall be applicable and such charge shall be calculated and collected in accordance with the provisions of this by-law; provided, however, that if two or more of the actions described in section 2.1 occur at different times, and if the subsequent action has the effect of increasing the need for services as designated in section 4 hereof, additional development
charges shall be applicable and such charge shall be calculated and collected in accordance with the provisions of this by-law.

3.8. Municipal Exemption – Contaminated Sites (s. 2(7) of the Act and s. 5(1) (10) of the Act)

Where a development charge is payable for a development or re-development of land which requires site remediation under the current "Record of Site Condition Regulation, Ontario Regulation 153-04" or the City Council's policy for dealing with contaminated sites, an amount will be credited against the development charge otherwise payable equal to the amount of the costs of assessment and clean-up of the property, provided the owner submits to the City a written estimate of the amount of the cost of such works, which amount is approved by the City, but the credited amount shall not exceed the total development charge payable hereunder.

3.9. Municipal Exemption – Temporary Uses (s. 2 (7) of the Act ands. 5 (1) (10) of the Act)

This by-law shall not apply to land upon which there is to be constructed or erected:

3.9.1. any residential or non-residential building or structure constructed in accordance with a temporary use by-law pursuant to section 39 of the Planning Act, R.S.O. 1990, where such by-law provides for the removal of the building or structure; or,

3.9.2. any temporary erection of a building without foundation as defined in the Ontario Building Code for a period not exceeding six consecutive months and not more than six months in any calendar year, including tents, seasonal garden centres, and temporary sales trailers.

3.10. Municipal Exemption - Designated Sites (s. 2 (7) of the Act and s. 5 (1) (10) of the Act)

Where a development charge is payable for a development or re-development of land which contains an existing building that has been Designated under the Ontario Heritage Act, no development charges shall be applicable to any
redevelopment of the existing Designated building, and an additional development allowance equal to the floor area for non-residential uses or number of units for residential uses within the existing building, shall be credited to any additional development or re-development on the property provided the existing Designated building is retained and is an integral part of the development or redevelopment of the property.

3.11. Municipal Exemption - Farm Buildings

This by-law shall not apply to land upon which there is to be constructed or erected, buildings used for the purposes of farming.

3.12. Municipal Exemption - Home based businesses

Home based business will not be treated as a non-residential category.

3.13. Not Applicable by Statue – Non-profit Housing Development

Non-profit housing is exempt from development charges.

3.14. Not Applicable by Statue – Affordable and Attainable

3.14.1. Affordable residential units are exempt from development charges

3.14.2. Attainable residential units are exempt from development charges

3.15. Not Applicable by Statue – Rental Housing Discount (for profit)

The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:

3.15.1. Three or more bedrooms – 25% reduction

3.15.2. Two bedrooms – 20% reduction; and

3.15.3. All other bedroom quantities – 15% reduction.

4. Services/Classes of Service for Which Development Charge is Imposed (s. 2(4) of the Act)
The services for which the development charge is imposed are as follows:

4.1.

4.2. Parks & Recreation

5. Uses Upon Which Development Charges are Imposed

The categories of uses of land, buildings and structures upon which a development charge is imposed are:

5.1. Residential uses; and

5.2. Non-residential uses.

6. Lands Upon Which Development Charges are Imposed

6.1.

6.2. D.C.s shall be calculated and collected for all land within the City of Cambridge identified on Schedule B of this by-law.

7. Mixed Uses

Where land is to be developed for mixed residential uses and non-residential uses, the development charge shall be calculated and collected as the total of:

7.1. that portion to be developed for residential uses plus

7.2. that portion to be developed for non-residential uses.

8. Lodging Houses

8.1. The applicable development charge for a lodging house having less than 10 lodging units will be based on residential development charges applicable to a residential dwelling.

8.2. A lodging house with 10 or more units will be based on non-residential development charges.

9. Amount of Development Charge
9.1. Subject to the provisions of this by-law, development charges shall be calculated and collected at the rates set out in Schedule "A".

9.2. Mandatory Phase-in

The amount of the development charges described in Schedule A to this by-law shall be reduced in accordance with section 5(8) of the Act.

10. Indexing of Development Charges (s. 5 (1) (10) of the Act)

The amount of the development charges herein shall be adjusted annually on December 1st in each year, commencing on December 1, 2024, in accordance with the index prescribed in the Act.

11. Applicable Amount of Development Charge

The applicable rate of the development charge shall be the amount calculated in accordance with this by-law on the date the development charge is payable.

12. Time of Payment of Development Charges

12.1. Building Permit (s. 26 (1) and s. 28 of the Act)

Subject to subsections 12.2 through 12.4, all development charges for a development are payable upon the first building permit being issued in relation to a building or structure on land to which a development charge applies and until the development charge has been paid in full, no building permit shall be issued.

12.2. Rental Housing and Institutional Development (s.26.1 of the Act)

Notwithstanding subsection 12.1, development charges for rental housing and institutional developments are due and payable in six equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest.

12.3. Site Plan and Zoning Amendment Application (s. 26.2 of the Act)
Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 5.1 and 5.2 shall be calculated on the rates set out in Schedule “A” on the date of the planning application, including interest. Where both planning applications apply, development charges under subsections 5.1 and 5.2 shall be calculated on the rates in effect on the day of the later planning application, including interest.

12.4. Agreement for Earlier or Later Payment (s. 27 of the Act)

Notwithstanding subsections 12.1 through 12.4 hereof, the City may enter into an agreement with a person/owner of land who is required to pay a development charge for:

12.4.1. All or any part of a development charge to be paid before or after it would otherwise be payable;

12.4.2. The total amount of the development charge payable under an agreement under this section is the amount of the development charge that would be determined under this by-law on the day specified in the agreement or, if no such day is specified, at the earlier of,

12.4.2.1. The time the development charge or any part of it is payable under the agreement;

12.4.2.2. the time the development charge would have been payable in the absence of the agreement

12.4.3. In an agreement under this section, the City may charge interest, at a rate stipulated in the agreement, on that part of the development charge payable after it would otherwise be payable.

13. Re-development Allowances to Reduce the Development Charge

13.1. Where a development charge is payable for a development which replaces a preexisting development including a change of use in an existing building, a redevelopment allowance shall be credited against the development charge otherwise payable.
13.2. Demolition Permit or Demolition Control Permit In order to be eligible for a re-development allowance:

13.2.1. The pre-existing development must be one in respect to which a valid demolition permit or demolition control permit was issued by the City within the five (5) years, related to a residential use or ten (10) years, for a non-residential use, preceding the due date of payment of the development charge hereunder and such demolition permit, demolition control permit or a certified copy thereof shall be given to the City Treasurer; and

13.2.2. Proof must be provided to the Chief Building Official's satisfaction that the development meets the requirements set out in section 13.2.1.

13.2.3. In situations where buildings are destroyed by fire or other unplanned events, sections 13.2.1 or 13.3 apply upon proof satisfactory to the City's Chief Building Official if there was not an issued demolition permit.

13.3. Notwithstanding section 13.2.1, if the land is engaged in brownfield redevelopment, a redevelopment period longer than the time set out in section 13.2.1, may be provided based upon the approval by the City's Deputy City Manager of Community Development or designate in consultation with the Chief Building Official, and applicable Regional Commissioner after consideration of specific development circumstances.

13.4. Date of Demolition

In determining eligibility for a re-development allowance under sections 13.2 and 13.3:

a) Demolition shall be deemed to have occurred on the date of the issuance of the demolition permit or demolition control permit;

b) For the purposes of sections 13.2 and 13.3, "demolition permit" or "demolition control permit" shall mean the first of any demolition permits or demolition control permits issued for the pre-existing development, if the demolition has taken place in more than one
phase. Subsequent demolition permits or demolition control permits for that pre-existing development are not to be used in a calculation of the periods set out in sections 13.2 or 13.3; and

c) The date calculated under sections 13.2 and 13.3 shall apply regardless of whether the first demolition permit or demolition control permit was revoked or canceled.

13.5. Calculation of Re-development Allowance

In determining the amount of any re-development allowance to be applied in calculating a development charge payable, the following shall apply:

13.5.1. the re-development allowance quantified in accordance with section 13.6 hereof shall apply to the whole parcel of land on which the pre-existing development exists or existed;

13.5.2. any remaining re-development allowance applicable to a parcel of land from time to time, in the event of a division of the parcel of land into two or more parcels, shall be apportioned equally between or amongst the resultant parcels of land on a per unit area basis;

13.5.3. the amount of the re-development allowance applicable to a parcel of land on which the pre-existing development existed or to any part thereof after any land division shall be reduced for each subsequent development in respect of which the development charge otherwise payable is or has been reduced by a re-development allowance, as building permits for such subsequent developments are issued or development charges paid, whichever first occurs.

13.6. Amount of Re-development Allowance

13.6.1. The amount of the re-development allowance shall be computed based upon the previous land use equal to:

13.6.2. for residential uses, the number and type or types of units in the preexisting development multiplied by the development charge rate or rates applicable to such units; and,
13.6.3. for non-residential uses, the number of square meters of building area of the pre-existing development multiplied by the development charge rate applicable to such building area.

13.7. Maximum Re-development Allowance and Carry Forward

The maximum re-development allowance shall be the development charge otherwise payable. Any unused re-development allowance may be carried forward and applied to any subsequent development charge payable in respect of the same land to which it relates within five years from the date of demolition of the pre-existing development to which it relates.

14. Credits (s. 38 of the Act)

14.1. Provisions of Services by Agreement

The City may agree, in writing, to allow a person/owner to perform work that relates to a service referred to herein and the City shall give the person/owner a credit towards the development charge in accordance with the Agreement.

14.2. The amount of the credit is the reasonable cost, without interest, of doing the work as agreed by the City and the person/owner who is to be given the credit (s. 38 (2) of the Act).

14.3. City Owned Industrial Land

Development charges shall be imposed on land sold by the City where such land is no longer owned by and used for the purposes of the City. The portion of the development charge with respect to infrastructure services may be satisfied by the provision of such services or as specified in a purchase and sale agreement and the City shall give a credit, for costs over and above the City’s local service policy, for the amount equal to the reasonable cost to the owner of providing such services, but such credit shall not exceed the infrastructure services portion of the development charge payable.

15. Transitional Provisions – Prior Agreements
Notwithstanding anything in this by-law, if a conflict exists between the provisions of this by-law and:

15.1. an agreement under section 50 or 52 of the Planning Act that was in existence prior to the enactment of this by-law; or

15.2. any other prior agreement between the City and an owner or former owner; the provisions of the agreement shall prevail.

16. Administration

16.1. Reserve Funds

16.1.1. There is hereby established a separate reserve fund for each service to which the development charge herein relates (s. 33 of the Act).

16.1.2. Each development charge shall be paid into the reserve fund or funds to which the charge relates (s. 34 of the Act).

16.1.3. Subject to s. 16.1.4, the money in each reserve fund established for a service may be spent only for capital costs set out herein (s. 35 of the Act).

16.1.4. The City may borrow money from a reserve fund and shall repay the amount used plus interest at the prescribed minimum interest rate (s. 36 of the Act).

Application of Investment Income

Income received from the investment of a development charge reserve fund or funds shall be credited to the development charge reserve fund or funds in relation to which the investment income relates.

16.2. Complaints about Development Charges (s. 20 of the Act)

16.2.1. A person required to pay a development charge, or the person's agent, may complain to the council of the municipality imposing the development charge that:
16.2.1.1. the amount of the development charge was incorrectly determined;

16.2.1.2. whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given was incorrectly determined; or

16.2.1.3. there was an error in the application of the development charges bylaw.

16.2.2. A complaint may not be made later than 90 days after the day the development charge, or any part of it, is payable.

16.2.3. The complaint must be in writing, must state the complainant's name, the address where notice can be given to the complainant and the reasons for the complaint.

16.2.4. The City Council shall hold a hearing into the complaint and shall give the complainant an opportunity to make representations at the hearing.

16.2.5. The City Clerk shall mail a notice of the hearing to the complainant at least 14 days before the hearing.

16.2.6. After hearing the evidence and submissions of the complainant, City Council may dismiss the complaint or rectify any incorrect determination or error that was the subject of the complaint.

16.2.7. A complainant may appeal the decision of City Council to the Ontario Land Tribunal in accordance with section 22 of the Act.

17. Unpaid Charges Collected as Taxes (s. 32 of the Act)

If a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.

18. Commencement (s. 8 of the Act)

This by-law shall come into force on July 1, 2024.
19. Repeal of Existing Development Charges By-law

By-law Number 19-094, as amended, of the Corporation of the City of Cambridge are hereby repealed effective July 1, 2024.

20. Title

This by-law may be referred to as the Development Charges By-law, 2024.

PASSED AND ENACTED this ___th day of ______, 2024.

___________________________
Mayor

___________________________
Clerk
## Schedule A to By-law ____
### Development Charges

<table>
<thead>
<tr>
<th>Service/Class of Service</th>
<th>RESIDENTIAL</th>
<th>NON-RESIDENTIAL</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Single and Semi-Detached Dwelling</td>
<td>Other Multiples</td>
<td>Apartments - 2 Bedrooms +</td>
</tr>
<tr>
<td>Parks and Recreation Services</td>
<td>14,300</td>
<td>9,562</td>
<td>8,132</td>
</tr>
</tbody>
</table>
Schedule B to By-law ___
Map of Urban Service Area
By-law ___

of the

CORPORATION OF THE CITY OF CAMBRIDGE

Being a by-law of the Corporation of the City of Cambridge to impose certain Development Charges in the Corporation of the City of Cambridge pursuant to the Development Charges Act, S.O., 1997, c. 27, as amended.

WHEREAS the Development Charges Act, S.O. 1997, c. 27, as amended, (the "Act"), authorizes municipalities to pass by-laws to impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development or redevelopment of land (s. 2 (1) of the Act);

AND WHEREAS the City of Cambridge has completed a development charges background study dated December 22, 2023, to investigate the increased needs for services arising from such development or redevelopment of land (s. 10 (1) of the Act);

AND WHEREAS the City of Cambridge has given at least 20 days' notice of a public meeting in the manner and to the persons and organizations prescribed by s 9 Ontario Regulation 82/98 (s. 12 (1) (b) of the Act);

AND WHEREAS such public meeting was held on March 19, 2024 at the City Hall (s.12 (1) (a) of the Act);

AND WHEREAS the City ensured that the proposed by-law and the background study were made available to the public at least two weeks prior to the meeting (s .12 (1) (c) of the Act);

AND WHEREAS any person who attended the meeting was allowed to make representations relating to the proposed by-law (s. 12 (2) of the Act);

AND WHEREAS this by-law is being passed within the one-year period following completion of the development charges background study (s. 11 of the Act);

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:
1. Definitions

In this by-law:

1.1. “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;

1.2. "Act" means the Development Charges Act S.O. 1997, c. 27, as amended;

1.3. “Affordable Residential unit” means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;

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

1.5. "apartment" means a dwelling unit in a building containing a non-residential use or two or more dwelling units in a residential building, including a stacked townhouse and a stand-alone additional residential unit, but does not include a lodging house, row dwelling, back to back townhouse, special care/special need dwelling, semi-detached dwelling or single detached dwelling;

1.6. “attainable residential unit” means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;

1.7. "back to back townhouse" means a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

1.8. "brownfield" means: a property that requires a risk assessment and/or site remediation under the Environmental Protection Act, R.S.O. 1990, Chapter E.19, or any successor legislation, or any regulations thereunder; or a property that requires site remediation under a City policy concerning contaminated sites;

1.9. “Cannabis" means
1.9.1. a cannabis plant;

1.9.2. 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;

1.9.3. any substance or mixture of substances that contains or has on it any part of such a plant; and

1.9.4. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

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

1.11. "canopy" includes, but is not limited to, a roof-like structure projecting more than three hundred millimetres (300 mm) from the exterior face of a building and a separate roof-like structure such as a roof-like structure for an automotive fuel station or a drivethrough facility, used or designed or intended for use for a purpose other than anaesthetic purpose or the protection of pedestrians;

1.12. "capital costs" means costs incurred or proposed to be incurred by the City or a local board thereof directly or by others on behalf of, and as authorized by, the City or a local board thereof:

1.12.1. Costs to acquire land or an interest in land, including a leasehold interest, except in relation to such services as are prescribed for the purposes of this paragraph.

1.12.2. Costs to improve land.

1.12.3. Costs to acquire, lease, construct or improve buildings and structures.
1.12.4. Costs to acquire, lease, construct or improve facilities including,

1.12.4.1. rolling stock with an estimated useful life of seven years or more,

1.12.4.2. furniture and equipment, other than computer equipment, and

1.12.4.3. materials acquired for circulation, reference or information purposes by a board within the meaning of the Public Libraries Act, R.S.O. 1990, c.P.44.

1.12.5. Interest on money borrowed to pay for costs described in section 1.12.1 through 1.12.4.

1.13. "Charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8, a nursing home under the Nursing Homes Act, R.S.O., 1990, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c, H.12;

1.14. "City" means the Corporation of the City of Cambridge;

1.15. "Class" means a grouping of services combined to create a single service for the purposes of this By-law and as provided in section 7 of the Development Charges Act, 1997.

1.16. "colleges" mean buildings or structures owned by a college of applied arts and technology established pursuant to the Ministry of Training, Colleges and Universities Act, RSO 1990, c.M.19 and used for teaching of programs of study leading to a postsecondary certificate or diploma, a graduate certificate or a bachelor degree;

1.17. "Correctional group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis,
and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

1.18. "Council" means the Council of the Corporation of the City of Cambridge;

1.19. "demolition permit" is a permit required prior to demolition of a structure that is issued under the Ontario Building Code (Ontario Regulation 332/12, or any successor legislation);

1.20. "demolition control permit" is a permit required prior to demolition of a whole or any part of a residential property that is issued under the Planning Act, R.S.O. 1990, c.P.13, or any successor legislation;

1.21. “detached dwelling unit” has the same meaning as a “single detached dwelling” for the purposes of this by-law;

1.22. "development" includes re-development;

1.23. "development charge" means a charge imposed against land under this by-law;

1.24. "dwelling unit" means a room or rooms located within a building or structure which are occupied or designed or intended to be occupied by one or more persons as a single housekeeping unit and for which a separate private entrance (from outdoors or a common hallway), sanitary and culinary facilities are provided but does not include a lodging unit;

1.25. "existing industrial building" means an industrial building or buildings existing on a site on January 1, 2000, or the first industrial building or buildings constructed on a vacant site pursuant to site plan approval under section 41 of
the Planning Act subsequent to the passage of this by-law for which full development charges were paid.

1.26. "farm" means a parcel of land on which the predominant activity is farming;

1.27. "farming" means the production of crops or the breeding, raising or maintaining of livestock or both; including fur farming, fruit and vegetable growing, the keeping of bees, fish farming and sod farming and includes such buildings and structures located on a farm designed and intended to be used solely for or in connection with such production of crops or livestock including barns, silos, structures used for farm equipment storage and repair, storing or processing materials used in the production or maintenance of crops or livestock or the products derived from the farm 's production of crops or livestock, or both. Farming shall not include a dwelling unit located on a farm;

1.28. "grade" means the average level of finished ground adjoining a building at all its exterior walls;

1.29. "gross floor area" means the total floor area measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average grade adjoining the building at its exterior walls;

1.30. "group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

1.31. "Home based business" means an occupation conducted within a dwelling unit by the resident or residents of the dwelling unit and which is accessory to the dwelling unit;
1.32. "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;

1.33. "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.

1.34. "institutional use" means development of a building or structure intended for use:

   1.34.1. as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;

   1.34.2. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;

   1.34.3. by any of the following post-secondary institutions for the objects of the institution:

      1.34.3.1. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,

      1.34.3.2. a college or university federated or affiliated with a university described in subclause (1), or

      1.34.3.3. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;

   1.34.4. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
1.34.5. as a hospice to provide end of life care.

1.35. "live/work unit" means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;

1.36. "local board" means a local board as defined in section 1 of the Municipal Affairs Act, R.S.O. 1990, c. 307, other than a board as defined in section 1 (1) of the Education Act, S.O. 1990, c. 13, as amended (s. 1 of the Act);

1.37. "local services" means services related to a plan of subdivision, or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under s. 51 of the Planning Act or under s. 53 of the Planning Act;

1.38. "lodging house" means a building designed or intended to contain, or containing lodging units where the residents share access to common areas of the building, other than the lodging units;

1.39. "lodging unit" means one or more rooms located within a lodging house which:

   1.39.1. is designed to be occupied for human habitation by one resident;

   1.39.2. is not normally accessible to persons other than the resident without the permission of the resident; and,

   1.39.3. may contain either cooking or sanitary facilities, but not both, for the exclusive use of the resident of the unit.

   1.39.4. A room or suite in a hotel or motel shall not constitute a lodging unit.

1.40. "lot" means a parcel of land capable of being conveyed lawfully without any approval under the Planning Act or successor thereto which meets the minimum lot area requirements under the City’s zoning by-law;

1.41. “Non-profit housing development” means development of a building or structure intended for use as residential premises by:
1.41.1. 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;

1.41.2. 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

1.41.3. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.

1.42. "non-residential uses" means all commercial, industrial, institutional and other uses not included in the definition of residential uses including lodging houses exceeding 10 or more rooms, hotels and motels;

1.43. "owner" means the owner of land or a person authorized by the owner who has made application for an approval for the development of land upon which a development charge is imposed;

1.44. "pre-existing development" means a use of land or buildings existing on the land at the time a development charge is payable or existing at any time in the five years prior thereto;

1.45. "Primary dwelling unit" means the largest dwelling unit in which the residential use of the lot is conducted.

1.46. "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.

1.47. "residential building" means a building containing one or more dwelling units with or without any non-residential use and in the case of a single detached dwelling or semidetached dwelling or row dwelling means the individual dwelling unit;

1.48. "residential use" means the use of land, buildings or structures for one or more dwelling units, including a farm dwelling unit;
1.49. "row dwelling" means a residential building consisting of three or more dwelling units attached by a vertical wall or walls and not abutting any dwelling units along a horizontal plane, and includes a back to back townhouse;

1.50. "semi-detached dwelling" means a residential building divided vertically to provide two dwelling units separated by a common wall or walls;

1.51. "services" means services designated in section 4 of this by-law;

1.52. "single detached dwelling" means a residential building consisting of one dwelling unit and not attached to another structure;

1.53. "site" means a parcel of land situated in the City which can be legally conveyed pursuant to section 50 of the Planning Act and includes a development having two or more lots consolidated under identical ownership.

1.54. "special care/special dwelling" means a building containing two or more dwelling units, which units have a common entrance from street level:

1.54.1. Where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings;

1.54.2. Which may or may not have exclusive sanitary and/or culinary facilities;

1.54.3. That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements;

1.54.4. Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels; and

1.54.5. Includes, but is not limited to, retirement houses or lodges, nursing homes, charitable dwellings, group homes (including correctional group homes) and hospices.
1.55. "stacked townhouse" means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor.

1.56. “Stand-alone additional residential dwelling unit” means one single stand-alone dwelling unit that is subordinate to the primary dwelling unit on a lot and does not exceed 40% of the gross floor area of the primary dwelling unit but in no case may be larger than 80 square metres.

1.57. "total floor area"

1.57.1. includes the sum total of the total areas of the floors in a building whether at, above or below grade, measured:

1.57.1.1. between the exterior faces of the exterior walls of the building;

1.57.1.2. from the centre line of a common wall separating two uses; or

1.57.1.3. from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and

1.57.2. includes the area of a mezzanine as defined in the Building Code Act;

1.57.3. excludes those areas used exclusively for parking garages or structures;

1.57.4. where a building or a portion thereof has only one wall or does not have any walls, shall be the sum of the total area of all floors in the building (1) directly beneath the roof or canopy of the building; or (2) between and/or beneath a structural system serving the function of walls, roof or canopy or any one or more of them;

1.57.5. where the building is an above-grade storage tank, the calculation of the total floor area is determined by taking the cross-sectional area of the tank, which is the base area;

1.57.6. and for the purposes of definition, the non-residential portion of a mixed-use building is deemed to include half of any area common to
the residential and non-residential portions of such mixed-use buildings

1.58. “urban area” means the area within the urban area boundary as identified in Schedule B

2. **Application of Development Charges – Rules**

2.1. General Application (s.2(7) of the Act)

   Subject to the exemptions and discounts set out in this by-law, development charges shall apply and shall be calculated and collected in accordance with this by-law against land to pay for increased capital costs required because of increased needs for services arising from development that requires:

   2.1.1. the passing of a zoning by-law or an amendment to a zoning by-law under section 34 of the Planning Act;

   2.1.2. the approval of a minor variance under section 45 of the Planning Act;

   2.1.3. a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;

   2.1.4. the approval of a plan of subdivision under section 51 of the Planning Act;

   2.1.5. a consent under section 53 of the Planning Act;

   2.1.6. the approval of a description under section 50 of the Condominium Act; or

   2.1.7. the issuing of a permit under the Building Code Act, 1992, in relation to a building or structure.

3. **Imposition of Development Charges**

   3.1. All Lands (s. 2(7) and s. 3 of the Act)

   Subject to subsection 3.2 hereof, the development charges herein are imposed on all land in the City and no land is exempt from a development charge by reason only that it is exempt from taxation under s. 3 of the Assessment Act.
3.2. Non-imposition – Municipality and Boards (s. 2(7) of the Act)

This by-law does not apply to land owned and used for the purposes of:

a) The City of Cambridge or any local board thereof;

b) The Region of Waterloo or any local board thereof;

c) Any municipality within the Region of Waterloo or any local board thereof;

d) A board of education as defined in the Education Act, S.O. 1990, c. 13, as amended, or any successor legislation;

e) 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;

f) The Grand River Conservation Authority to the extent that the lands are being used for conservation purposes; or

g) The Crown in right of Ontario or the Crown in right of Canada.

3.3. Municipal Exemption – Hospitals

This by-law shall not apply to land upon which there is to be developed a Public Hospital within the meaning of the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended.

3.4. Not Applicable by Statute - Enlargement of an Existing Dwelling Unit and Creation of Up to Two Additional Dwelling Units (s. 2 (3) of the Act)

3.4.1. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

3.4.1.1. an enlargement to an existing dwelling unit;
3.4.1.2. the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;

3.4.2. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing or new houses:

3.4.2.1. A second residential unit in an existing or new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing or new detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.

3.4.2.2. A third residential unit in an existing or new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing or new detached house, semi-detached house or rowhouse contains any residential units.

3.4.2.3. One residential unit in a building or structure ancillary to an existing or new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing or new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing or new detached house, semi-detached house or rowhouse contains any residential units.

3.5. Not Applicable by Statute – Local Services and Connections (s. 2(5) of the Act)

Subsection 2.1 of this by-law does not apply to:

3.5.1. Local services related to a plan of subdivision or within the area to which the plan relates to is installed or paid for by the owner as a condition of approval under section 51 of the Planning Act;
3.5.2. local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act, or

3.5.3. local connections to water mains, sanitary sewers or storm drainage facilities to be installed or paid for by the owner.

3.6. Not Applicable by Statute – Enlargement of Existing Industrial Building (s. 4 of the Act)

3.6.1. If a development includes the enlargement of the gross floor area by an addition onto the existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.

3.6.2. If the gross floor area is enlarged by 50 percent or less as an addition onto the existing industrial building, the amount of the development charge in respect of the enlargement is zero.

3.6.3. If the gross floor area is enlarged by more than 50 percent as an addition onto the existing industrial building, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction as determined as follows:

3.6.3.1. Determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.

3.6.3.2. Divide the amount determined under paragraph 3.6.3.1 by the amount of the enlargement.

3.7. Not Applicable - Two or More Actions

Where two or more of the actions described in section 2.1 of this by-law are required before land to which a development charge applies can be developed, only one development charge shall be applicable and such charge shall be calculated and collected in accordance with the provisions of this by-law; provided, however, that if two or more of the actions described in section 2.1 occur at different times, and if the subsequent action has the effect of increasing the need for services as designated in section 4 hereof, additional development
charges shall be applicable and such charge shall be calculated and collected in accordance with the provisions of this by-law.

3.8. Municipal Exemption – Contaminated Sites (s. 2(7) of the Act and s. 5(1) (10) of the Act)

Where a development charge is payable for a development or re-development of land which requires site remediation under the current "Record of Site Condition Regulation, Ontario Regulation 153-04" or the City Council's policy for dealing with contaminated sites, an amount will be credited against the development charge otherwise payable equal to the amount of the costs of assessment and clean-up of the property, provided the owner submits to the City a written estimate of the amount of the cost of such works, which amount is approved by the City, but the credited amount shall not exceed the total development charge payable hereunder.

3.9. Municipal Exemption – Temporary Uses (s. 2 (7) of the Act and s. 5 (1) (10) of the Act)

This by-law shall not apply to land upon which there is to be constructed or erected:

3.9.1. any residential or non-residential building or structure constructed in accordance with a temporary use by-law pursuant to section 39 of the Planning Act, R.S.O. 1990, where such by-law provides for the removal of the building or structure; or,

3.9.2. any temporary erection of a building without foundation as defined in the Ontario Building Code for a period not exceeding six consecutive months and not more than six months in any calendar year, including tents, seasonal garden centres, and temporary sales trailers.

3.10. Municipal Exemption - Designated Sites (s. 2 (7) of the Act and s. 5 (1) (10) of the Act)

Where a development charge is payable for a development or re-development of land which contains an existing building that has been Designated under the Ontario Heritage Act, no development charges shall be applicable to any
redevelopment of the existing Designated building, and an additional development allowance equal to the floor area for non-residential uses or number of units for residential uses within the existing building, shall be credited to any additional development or re-development on the property provided the existing Designated building is retained and is an integral part of the development or redevelopment of the property.

3.11. Municipal Exemption - Farm Buildings

This by-law shall not apply to land upon which there is to be constructed or erected, buildings used for the purposes of farming.

3.12. Municipal Exemption - Home based businesses

Home based business will not be treated as a non-residential category.

3.13. Not Applicable by Statue – Non-profit Housing Development

Non-profit housing is exempt from development charges.

3.14. Not Applicable by Statue – Affordable and Attainable

3.14.1. Affordable residential units are exempt from development charges

3.14.2. Attainable residential units are exempt from development charges

3.15. Not Applicable by Statue – Rental Housing Discount (for profit)

The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:

3.15.1. Three or more bedrooms – 25% reduction

3.15.2. Two bedrooms – 20% reduction; and

3.15.3. All other bedroom quantities – 15% reduction.

4. Services/Classes of Service for Which Development Charge is Imposed (s. 2(4) of the Act)
The services for which the development charge is imposed are as follows:

4.1. Public Works

5. **Uses Upon Which Development Charges are Imposed**

   The categories of uses of land, buildings and structures upon which a development charge is imposed are:

   5.1. Residential uses; and

   5.2. Non-residential uses.

6. **Lands Upon Which Development Charges are Imposed**

   6.1.

   6.2. D.C.s shall be calculated and collected for all land within the City of Cambridge identified on Schedule B of this by-law.

7. **Mixed Uses**

   Where land is to be developed for mixed residential uses and non-residential uses, the development charge shall be calculated and collected as the total of:

   7.1. that portion to be developed for residential uses plus

   7.2. that portion to be developed for non-residential uses.

8. **Lodging Houses**

   8.1. The applicable development charge for a lodging house having less than 10 lodging units will be based on residential development charges applicable to a residential dwelling.

   8.2. A lodging house with 10 or more units will be based on non-residential development charges.

9. **Amount of Development Charge**
9.1. Subject to the provisions of this by-law, development charges shall be calculated and collected at the rates set out in Schedule "A".

9.2. Mandatory Phase-in

   The amount of the development charges described in Schedule A to this by-law shall be reduced in accordance with section 5(8) of the Act.

10. Indexing of Development Charges (s. 5 (1) (10) of the Act)

   The amount of the development charges herein shall be adjusted annually on December 1st in each year, commencing on December 1, 2024, in accordance with the index prescribed in the Act.

11. Applicable Amount of Development Charge

   The applicable rate of the development charge shall be the amount calculated in accordance with this by-law on the date the development charge is payable.

12. Time of Payment of Development Charges

   12.1. Building Permit (s. 26 (1) and s. 28 of the Act)

      Subject to subsections 12.2 through 12.4, all development charges for a development are payable upon the first building permit being issued in relation to a building or structure on land to which a development charge applies and until the development charge has been paid in full, no building permit shall be issued.

   12.2. Rental Housing and Institutional Development (s.26.1 of the Act)

      Notwithstanding subsection 12.1, development charges for rental housing and institutional developments are due and payable in six equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest.

   12.3. Site Plan and Zoning Amendment Application (s. 26.2 of the Act)
Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 5.1 and 5.2 shall be calculated on the rates set out in Schedule “A” on the date of the planning application, including interest. Where both planning applications apply, development charges under subsections 5.1 and 5.2 shall be calculated on the rates in effect on the day of the later planning application, including interest.

12.4. Agreement for Earlier or Later Payment (s. 27 of the Act)

Notwithstanding subsections 12.1 through 12.4 hereof, the City may enter into an agreement with a person/owner of land who is required to pay a development charge for:

12.4.1. All or any part of a development charge to be paid before or after it would otherwise be payable;

12.4.2. The total amount of the development charge payable under an agreement under this section is the amount of the development charge that would be determined under this by-law on the day specified in the agreement or, if no such day is specified, at the earlier of,

12.4.2.1. The time the development charge or any part of it is payable under the agreement;

12.4.2.2. the time the development charge would have been payable in the absence of the agreement

12.4.3. In an agreement under this section, the City may charge interest, at a rate stipulated in the agreement, on that part of the development charge payable after it would otherwise be payable.

13. Re-development Allowances to Reduce the Development Charge

13.1. Where a development charge is payable for a development which replaces a preexisting development including a change of use in an existing building, a redevelopment allowance shall be credited against the development charge otherwise payable.
13.2. Demolition Permit or Demolition Control Permit In order to be eligible for a re-development allowance:

13.2.1. The pre-existing development must be one in respect to which a valid demolition permit or demolition control permit was issued by the City within the five (5) years, related to a residential use or ten (10) years, for a non-residential use, preceding the due date of payment of the development charge hereunder and such demolition permit, demolition control permit or a certified copy thereof shall be given to the City Treasurer; and

13.2.2. Proof must be provided to the Chief Building Official's satisfaction that the development meets the requirements set out in section 13.2.1.

13.2.3. In situations where buildings are destroyed by fire or other unplanned events, sections 13.2.1 or 13.3 apply upon proof satisfactory to the City's Chief Building Official if there was not an issued demolition permit.

13.3. Notwithstanding section 13.2.1, if the land is engaged in brownfield redevelopment, a redevelopment period longer than the time set out in section 13.2.1, may be provided based upon the approval by the City's Deputy City Manager of Community Development or designate in consultation with the Chief Building Official, and applicable Regional Commissioner after consideration of specific development circumstances.

13.4. Date of Demolition

In determining eligibility for a re-development allowance under sections 13.2 and 13.3:

a) Demolition shall be deemed to have occurred on the date of the issuance of the demolition permit or demolition control permit;

b) For the purposes of sections 13.2 and 13.3, "demolition permit" or "demolition control permit" shall mean the first of any demolition permits or demolition control permits issued for the pre-existing development, if the demolition has taken place in more than one
phase. Subsequent demolition permits or demolition control permits for that pre-existing development are not to be used in a calculation of the periods set out in sections 13.2 or 13.3; and

c) The date calculated under sections 13.2 and 13.3 shall apply regardless of whether the first demolition permit or demolition control permit was revoked or canceled.

13.5. Calculation of Re-development Allowance

In determining the amount of any re-development allowance to be applied in calculating a development charge payable, the following shall apply:

13.5.1. the re-development allowance quantified in accordance with section 13.6 hereof shall apply to the whole parcel of land on which the pre-existing development exists or existed;

13.5.2. any remaining re-development allowance applicable to a parcel of land from time to time, in the event of a division of the parcel of land into two or more parcels, shall be apportioned equally between or amongst the resultant parcels of land on a per unit area basis;

13.5.3. the amount of the re-development allowance applicable to a parcel of land on which the pre-existing development existed or to any part thereof after any land division shall be reduced for each subsequent development in respect of which the development charge otherwise payable is or has been reduced by a re-development allowance, as building permits for such subsequent developments are issued or development charges paid, whichever first occurs.

13.6. Amount of Re-development Allowance

13.6.1. The amount of the re-development allowance shall be computed based upon the previous land use equal to:

13.6.2. for residential uses, the number and type or types of units in the preexisting development multiplied by the development charge rate or rates applicable to such units; and,
13.6.3. for non-residential uses, the number of square meters of building area of the pre-existing development multiplied by the development charge rate applicable to such building area.

13.7. Maximum Re-development Allowance and Carry Forward

The maximum re-development allowance shall be the development charge otherwise payable. Any unused re-development allowance may be carried forward and applied to any subsequent development charge payable in respect of the same land to which it relates within five years from the date of demolition of the pre-existing development to which it relates

14. Credits (s. 38 of the Act)

14.1. Provisions of Services by Agreement

The City may agree, in writing, to allow a person/owner to perform work that relates to a service referred to herein and the City shall give the person/owner a credit towards the development charge in accordance with the Agreement.

14.2. The amount of the credit is the reasonable cost, without interest, of doing the work as agreed by the City and the person/owner who is to be given the credit (s. 38 (2) of the Act).

14.3. City Owned Industrial Land

Development charges shall be imposed on land sold by the City where such land is no longer owned by and used for the purposes of the City. The portion of the development charge with respect to infrastructure services may be satisfied by the provision of such services or as specified in a purchase and sale agreement and the City shall give a credit, for costs over and above the City’s local service policy, for the amount equal to the reasonable cost to the owner of providing such services, but such credit shall not exceed the infrastructure services portion of the development charge payable.

15. Transitional Provisions – Prior Agreements
Notwithstanding anything in this by-law, if a conflict exists between the provisions of this by-law and:

15.1. an agreement under section 50 or 52 of the Planning Act that was in existence prior to the enactment of this by-law; or

15.2. any other prior agreement between the City and an owner or former owner; the provisions of the agreement shall prevail.

16. Administration

16.1. Reserve Funds

16.1.1. There is hereby established a separate reserve fund for each service to which the development charge herein relates (s. 33 of the Act).

16.1.2. Each development charge shall be paid into the reserve fund or funds to which the charge relates (s. 34 of the Act).

16.1.3. Subject to s. 16.1.4, the money in each reserve fund established for a service may be spent only for capital costs set out herein (s. 35 of the Act).

16.1.4. The City may borrow money from a reserve fund and shall repay the amount used plus interest at the prescribed minimum interest rate (s. 36 of the Act).

Application of Investment Income

Income received from the investment of a development charge reserve fund or funds shall be credited to the development charge reserve fund or funds in relation to which the investment income relates.

16.2. Complaints about Development Charges (s. 20 of the Act)

16.2.1. A person required to pay a development charge, or the person's agent, may complain to the council of the municipality imposing the development charge that:
16.2.1.1. the amount of the development charge was incorrectly determined;

16.2.1.2. whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given was incorrectly determined; or

16.2.1.3. there was an error in the application of the development charges bylaw.

16.2.2. A complaint may not be made later than 90 days after the day the development charge, or any part of it, is payable.

16.2.3. The complaint must be in writing, must state the complainant's name, the address where notice can be given to the complainant and the reasons for the complaint.

16.2.4. The City Council shall hold a hearing into the complaint and shall give the complainant an opportunity to make representations at the hearing.

16.2.5. The City Clerk shall mail a notice of the hearing to the complainant at least 14 days before the hearing.

16.2.6. After hearing the evidence and submissions of the complainant, City Council may dismiss the complaint or rectify any incorrect determination or error that was the subject of the complaint.

16.2.7. A complainant may appeal the decision of City Council to the Ontario Land Tribunal in accordance with section 22 of the Act.

17. Unpaid Charges Collected as Taxes (s. 32 of the Act)

If a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.

18. Commencement (s. 8 of the Act)

This by-law shall come into force on July 1, 2024.
19. Repeal of Existing Development Charges By-law

By-law Number 19-094, as amended, of the Corporation of the City of Cambridge are hereby repealed effective July 1, 2024.

20. Title

This by-law may be referred to as the Development Charges By-law, 2024.

PASSED AND ENACTED this __th day of ______, 2024.

___________________________
Mayor

___________________________
Clerk
## Schedule A to By-law ____
### Development Charges

<table>
<thead>
<tr>
<th>Service/Class of Service</th>
<th>RESIDENTIAL</th>
<th>NON-RESIDENTIAL</th>
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<tr>
<td></td>
<td>Single and Semi-Detached Dwelling</td>
<td>Other Multiples</td>
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<tr>
<td>Public Works (Facilities and Fleet)</td>
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<td>1,643</td>
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Schedule B to By-law ___
Map of Urban Service Area

City of Cambridge
Final Draft By-law

Watson & Associates Economists Ltd.
City of Cambridge - Final Draft By-law - Public Works

Page 343 of 455
By-law __-___

of the

CORPORATION OF THE CITY OF CAMBRIDGE

Being a by-law of the Corporation of the City of Cambridge to impose certain Development Charges in the Corporation of the City of Cambridge pursuant to the Development Charges Act, S.O., 1997, c. 27, as amended.

WHEREAS the Development Charges Act, S.O. 1997, c. 27, as amended, (the "Act"), authorizes municipalities to pass by-laws to impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development or redevelopment of land (s. 2 (1) of the Act);

AND WHEREAS the City of Cambridge has completed a development charges background study dated December 22, 2023, to investigate the increased needs for services arising from such development or redevelopment of land (s. 10 (1) of the Act);

AND WHEREAS the City of Cambridge has given at least 20 days' notice of a public meeting in the manner and to the persons and organizations prescribed by s 9 Ontario Regulation 82/98 (s. 12 (1) (b) of the Act);

AND WHEREAS such public meeting was held on March 19, 2024 at the City Hall (s.12 (1) (a) of the Act);

AND WHEREAS the City ensured that the proposed by-law and the background study were made available to the public at least two weeks prior to the meeting (s .12 (1) (c) of the Act);

AND WHEREAS any person who attended the meeting was allowed to make representations relating to the proposed by-law (s. 12 (2) of the Act);

AND WHEREAS this by-law is being passed within the one-year period following completion of the development charges background study (s. 11 of the Act);

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:
1. Definitions

In this by-law:

1.1. “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;

1.2. "Act" means the Development Charges Act S.O. 1997, c. 27, as amended;

1.3. “Affordable Residential unit” means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;

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

1.5. "apartment" means a dwelling unit in a building containing a non-residential use or two or more dwelling units in a residential building, including a stacked townhouse and a stand-alone additional residential unit, but does not include a lodging house, row dwelling, back to back townhouse, special care/special need dwelling, semi-detached dwelling or single detached dwelling;

1.6. “attainable residential unit” means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;

1.7. "back to back townhouse" means a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

1.8. "brownfield" means: a property that requires a risk assessment and/or site remediation under the Environmental Protection Act, R.S.O. 1990, Chapter E.19, or any successor legislation, or any regulations thereunder; or a property that requires site remediation under a City policy concerning contaminated sites;

1.9. "Cannabis" means
1.9.1. a cannabis plant;

1.9.2. 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;

1.9.3. any substance or mixture of substances that contains or has on it any part of such a plant; and

1.9.4. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

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

1.11. “canopy” includes, but is not limited to, a roof-like structure projecting more than three hundred millimetres (300 mm) from the exterior face of a building and a separate roof-like structure such as a roof-like structure for an automotive fuel station or a drivethrough facility, used or designed or intended for use for a purpose other than anaesthetic purpose or the protection of pedestrians;

1.12. "capital costs" means costs incurred or proposed to be incurred by the City or a local board thereof directly or by others on behalf of, and as authorized by, the City or a local board thereof:

1.12.1. Costs to acquire land or an interest in land, including a leasehold interest, except in relation to such services as are prescribed for the purposes of this paragraph.

1.12.2. Costs to improve land.

1.12.3. Costs to acquire, lease, construct or improve buildings and structures.
1.12.4. Costs to acquire, lease, construct or improve facilities including,

1.12.4.1. rolling stock with an estimated useful life of seven years or more,

1.12.4.2. furniture and equipment, other than computer equipment, and

1.12.4.3. materials acquired for circulation, reference or information purposes by a board within the meaning of the Public Libraries Act, R.S.O. 1990, c.P.44.

1.12.5. Interest on money borrowed to pay for costs described in section 1.12.1 through 1.12.4.

1.13. "Charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8, a nursing home under the Nursing Homes Act, R.S.O., 1990, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c, H.12;

1.14. "City" means the Corporation of the City of Cambridge;

1.15. "Class" means a grouping of services combined to create a single service for the purposes of this By-law and as provided in section 7 of the Development Charges Act, 1997.

1.16. "colleges" mean buildings or structures owned by a college of applied arts and technology established pursuant to the Ministry of Training, Colleges and Universities Act, RSO 1990, c.M.19 and used for teaching of programs of study leading to a postsecondary certificate or diploma, a graduate certificate or a bachelor degree;

1.17. "Correctional group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis,
and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

1.18. "Council" means the Council of the Corporation of the City of Cambridge;

1.19. "demolition permit" is a permit required prior to demolition of a structure that is issued under the Ontario Building Code (Ontario Regulation 332/12, or any successor legislation);

1.20. "demolition control permit" is a permit required prior to demolition of a whole or any part of a residential property that is issued under the Planning Act, R.S.O. 1990, c.P.13, or any successor legislation;

1.21. “detached dwelling unit” has the same meaning as a “single detached dwelling” for the purposes of this by-law;

1.22. "development" includes re-development;

1.23. "development charge" means a charge imposed against land under this by-law;

1.24. "dwelling unit" means a room or rooms located within a building or structure which are occupied or designed or intended to be occupied by one or more persons as a single housekeeping unit and for which a separate private entrance (from outdoors or a common hallway), sanitary and culinary facilities are provided but does not include a lodging unit;

1.25. "existing industrial building" means an industrial building or buildings existing on a site on January 1, 2000, or the first industrial building or buildings constructed on a vacant site pursuant to site plan approval under section 41 of
the Planning Act subsequent to the passage of this by-law for which full development charges were paid.

1.26. "farm" means a parcel of land on which the predominant activity is farming;

1.27. "farming" means the production of crops or the breeding, raising or maintaining of livestock or both; including fur farming, fruit and vegetable growing, the keeping of bees, fish farming and sod farming and includes such buildings and structures located on a farm designed and intended to be used solely for or in connection with such production of crops or livestock including barns, silos, structures used for farm equipment storage and repair, storing or processing materials used in the production or maintenance of crops or livestock or the products derived from the farm 's production of crops or livestock, or both. Farming shall not include a dwelling unit located on a farm;

1.28. "grade" means the average level of finished ground adjoining a building at all its exterior walls;

1.29. "gross floor area" means the total floor area measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average grade adjoining the building at its exterior walls;

1.30. "group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

1.31. "Home based business" means an occupation conducted within a dwelling unit by the resident or residents of the dwelling unit and which is accessory to the dwelling unit;
1.32. "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;

1.33. “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.

1.34. “institutional use” means development of a building or structure intended for use:

1.34.1. as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;

1.34.2. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;

1.34.3. by any of the following post-secondary institutions for the objects of the institution:

1.34.3.1. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,

1.34.3.2. a college or university federated or affiliated with a university described in subclause (1), or

1.34.3.3. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;

1.34.4. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
1.34.5. as a hospice to provide end of life care.

1.35. "live/work unit" means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;

1.36. "local board" means a local board as defined in section 1 of the Municipal Affairs Act, R.S.O. 1990, c. 307, other than a board as defined in section 1 (1) of the Education Act, S.O. 1990, c. 13, as amended (s. 1 of the Act);

1.37. "local services" means services related to a plan of subdivision, or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under s. 51 of the Planning Act or under s. 53 of the Planning Act;

1.38. "lodging house" means a building designed or intended to contain, or containing lodging units where the residents share access to common areas of the building, other than the lodging units;

1.39. "lodging unit" means one or more rooms located within a lodging house which:

1.39.1. is designed to be occupied for human habitation by one resident;

1.39.2. is not normally accessible to persons other than the resident without the permission of the resident; and,

1.39.3. may contain either cooking or sanitary facilities, but not both, for the exclusive use of the resident of the unit.

1.39.4. A room or suite in a hotel or motel shall not constitute a lodging unit.

1.40. "lot" means a parcel of land capable of being conveyed lawfully without any approval under the Planning Act or successor thereto which meets the minimum lot area requirements under the City’s zoning by-law;

1.41. “Non-profit housing development” means development of a building or structure intended for use as residential premises by:
1.41.1. 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;

1.41.2. 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

1.41.3. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.

1.42. "non-residential uses" means all commercial, industrial, institutional and other uses not included in the definition of residential uses including lodging houses exceeding 10 or more rooms, hotels and motels;

1.43. "owner" means the owner of land or a person authorized by the owner who has made application for an approval for the development of land upon which a development charge is imposed;

1.44. "pre-existing development" means a use of land or buildings existing on the land at the time a development charge is payable or existing at any time in the five years prior thereto;

1.45. “Primary dwelling unit” means the largest dwelling unit in which the residential use of the lot is conducted.

1.46. “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.

1.47. "residential building" means a building containing one or more dwelling units with or without any non-residential use and in the case of a single detached dwelling or semidetached dwelling or row dwelling means the individual dwelling unit;

1.48. "residential use" means the use of land, buildings or structures for one or more dwelling units, including a farm dwelling unit;
1.49. "row dwelling" means a residential building consisting of three or more dwelling units attached by a vertical wall or walls and not abutting any dwelling units along a horizontal plane, and includes a back to back townhouse;

1.50. "semi-detached dwelling" means a residential building divided vertically to provide two dwelling units separated by a common wall or walls;

1.51. "services" means services designated in section 4 of this by-law;

1.52. "single detached dwelling" means a residential building consisting of one dwelling unit and not attached to another structure;

1.53. "site" means a parcel of land situated in the City which can be legally conveyed pursuant to section 50 of the Planning Act and includes a development having two or more lots consolidated under identical ownership.

1.54. "special care/special dwelling" means a building containing two or more dwelling units, which units have a common entrance from street level:

1.54.1. Where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings;

1.54.2. Which may or may not have exclusive sanitary and/or culinary facilities;

1.54.3. That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements;

1.54.4. Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels; and

1.54.5. Includes, but is not limited to, retirement houses or lodges, nursing homes, charitable dwellings, group homes (including correctional group homes) and hospices.
1.55. "stacked townhouse" means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor.

1.56. “Stand-alone additional residential dwelling unit” means one single stand-alone dwelling unit that is subordinate to the primary dwelling unit on a lot and does not exceed 40% of the gross floor area of the primary dwelling unit but in no case may be larger than 80 square metres.

1.57. "total floor area"

1.57.1. includes the sum total of the total areas of the floors in a building whether at, above or below grade, measured:

1.57.1.1. between the exterior faces of the exterior walls of the building;

1.57.1.2. from the centre line of a common wall separating two uses; or

1.57.1.3. from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and

1.57.2. includes the area of a mezzanine as defined in the Building Code Act;

1.57.3. excludes those areas used exclusively for parking garages or structures;

1.57.4. where a building or a portion thereof has only one wall or does not have any walls, shall be the sum of the total area of all floors in the building (1) directly beneath the roof or canopy of the building; or (2) between and/or beneath a structural system serving the function of walls, roof or canopy or any one or more of them;

1.57.5. where the building is an above-grade storage tank, the calculation of the total floor area is determined by taking the cross-sectional area of the tank, which is the base area;

1.57.6. and for the purposes of definition, the non-residential portion of a mixed-use building is deemed to include half of any area common to
the residential and non-residential portions of such mixed-use buildings

1.58. “urban area” means the area within the urban area boundary as identified in Schedule B

2. Application of Development Charges – Rules

2.1. General Application (s.2(7) of the Act)

Subject to the exemptions and discounts set out in this by-law, development charges shall apply and shall be calculated and collected in accordance with this by-law against land to pay for increased capital costs required because of increased needs for services arising from development that requires:

2.1.1. the passing of a zoning by-law or an amendment to a zoning by-law under section 34 of the Planning Act;

2.1.2. the approval of a minor variance under section 45 of the Planning Act;

2.1.3. a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;

2.1.4. the approval of a plan of subdivision under section 51 of the Planning Act;

2.1.5. a consent under section 53 of the Planning Act;

2.1.6. the approval of a description under section 50 of the Condominium Act; or

2.1.7. the issuing of a permit under the Building Code Act, 1992, in relation to a building or structure.

3. Imposition of Development Charges

3.1. All Lands (s. 2(7) and s. 3 of the Act)

Subject to subsection 3.2 hereof, the development charges herein are imposed on all land in the City and no land is exempt from a development charge by reason only that it is exempt from taxation under s. 3 of the Assessment Act.
3.2. Non-imposition – Municipality and Boards (s. 2(7) of the Act)

This by-law does not apply to land owned and used for the purposes of:

a) The City of Cambridge or any local board thereof;

b) The Region of Waterloo or any local board thereof;

c) Any municipality within the Region of Waterloo or any local board thereof;

d) A board of education as defined in the Education Act, S.O. 1990, c. 13, as amended, or any successor legislation;

e) 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;

f) The Grand River Conservation Authority to the extent that the lands are being used for conservation purposes; or

g) The Crown in right of Ontario or the Crown in right of Canada.

3.3. Municipal Exemption – Hospitals

This by-law shall not apply to land upon which there is to be developed a Public Hospital within the meaning of the *Public Hospitals Act*, R.S.O. 1990, c.P.40, as amended.

3.4. Not Applicable by Statute - Enlargement of an Existing Dwelling Unit and Creation of Up to Two Additional Dwelling Units (s. 2 (3) of the Act)

3.4.1. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

3.4.1.1. an enlargement to an existing dwelling unit;
3.4.1.2. the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;

3.4.2. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing or new houses:

3.4.2.1. A second residential unit in an existing or new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing or new detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.

3.4.2.2. A third residential unit in an existing or new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing or new detached house, semi-detached house or rowhouse contains any residential units.

3.4.2.3. One residential unit in a building or structure ancillary to an existing or new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing or new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing or new detached house, semi-detached house or rowhouse contains any residential units.

3.5. Not Applicable by Statute – Local Services and Connections (s. 2(5) of the Act)

Subsection 2.1 of this by-law does not apply to:

3.5.1. Local services related to a plan of subdivision or within the area to which the plan relates to is installed or paid for by the owner as a condition of approval under section 51 of the Planning Act;
3.5.2. local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act, or

3.5.3. local connections to water mains, sanitary sewers or storm drainage facilities to be installed or paid for by the owner.

3.6. Not Applicable by Statute – Enlargement of Existing Industrial Building (s. 4 of the Act)

3.6.1. If a development includes the enlargement of the gross floor area by an addition onto the existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.

3.6.2. If the gross floor area is enlarged by 50 percent or less as an addition onto the existing industrial building, the amount of the development charge in respect of the enlargement is zero.

3.6.3. If the gross floor area is enlarged by more than 50 percent as an addition onto the existing industrial building, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction as determined as follows:

3.6.3.1. Determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.

3.6.3.2. Divide the amount determined under paragraph 3.6.3.1 by the amount of the enlargement.

3.7. Not Applicable - Two or More Actions

Where two or more of the actions described in section 2.1 of this by-law are required before land to which a development charge applies can be developed, only one development charge shall be applicable and such charge shall be calculated and collected in accordance with the provisions of this by-law; provided, however, that if two or more of the actions described in section 2.1 occur at different times, and if the subsequent action has the effect of increasing the need for services as designated in section 4 hereof, additional development
charges shall be applicable and such charge shall be calculated and collected in accordance with the provisions of this by-law.

3.8. Municipal Exemption – Contaminated Sites (s. 2(7) of the Act and s. 5(1) (10) of the Act)

Where a development charge is payable for a development or re-development of land which requires site remediation under the current "Record of Site Condition Regulation, Ontario Regulation 153-04" or the City Council's policy for dealing with contaminated sites, an amount will be credited against the development charge otherwise payable equal to the amount of the costs of assessment and clean-up of the property, provided the owner submits to the City a written estimate of the amount of the cost of such works, which amount is approved by the City, but the credited amount shall not exceed the total development charge payable hereunder.

3.9. Municipal Exemption – Temporary Uses (s. 2 (7) of the Act ands. 5 (1) (10) of the Act)

This by-law shall not apply to land upon which there is to be constructed or erected:

3.9.1. any residential or non-residential building or structure constructed in accordance with a temporary use by-law pursuant to section 39 of the Planning Act, R.S.O. 1990, where such by-law provides for the removal of the building or structure; or,

3.9.2. any temporary erection of a building without foundation as defined in the Ontario Building Code for a period not exceeding six consecutive months and not more than six months in any calendar year, including tents, seasonal garden centres, and temporary sales trailers.

3.10. Municipal Exemption - Designated Sites (s. 2 (7) of the Act and s. 5 (1) (10) of the Act)

Where a development charge is payable for a development or re-development of land which contains an existing building that has been Designated under the Ontario Heritage Act, no development charges shall be applicable to any
redevelopment of the existing Designated building, and an additional
development allowance equal to the floor area for non-residential uses or
number of units for residential uses within the existing building, shall be credited
to any additional development or re-development on the property provided the
existing Designated building is retained and is an integral part of the
development or redevelopment of the property.

3.11. Municipal Exemption - Farm Buildings

This by-law shall not apply to land upon which there is to be constructed or
erected, buildings used for the purposes of farming.

3.12. Municipal Exemption - Home based businesses

Home based business will not be treated as a non-residential category.

3.13. Not Applicable by Statue – Non-profit Housing Development

Non-profit housing is exempt from development charges.

3.14. Not Applicable by Statue – Affordable and Attainable

3.14.1. Affordable residential units are exempt from development charges

3.14.2. Attainable residential units are exempt from development charges

3.15. Not Applicable by Statue – Rental Housing Discount (for profit)

The D.C. payable for rental housing developments, where the residential units
are intended to be used as a rented residential premises will be reduced based
on the number of bedrooms in each unit as follows:

3.15.1. Three or more bedrooms – 25% reduction

3.15.2. Two bedrooms – 20% reduction; and

3.15.3. All other bedroom quantities – 15% reduction.

4. Services/Classes of Service for Which Development Charge is Imposed (s. 2(4)
of the Act)
The services for which the development charge is imposed are as follows:

4.1. Services Related to a Highway

5. **Uses Upon Which Development Charges are Imposed**

The categories of uses of land, buildings and structures upon which a development charge is imposed are:

5.1. Residential uses; and

5.2. Non-residential uses.

6. **Lands Upon Which Development Charges are Imposed**

6.1. 

6.2. D.C.s shall be calculated and collected for all land within the City of Cambridge identified on Schedule B of this by-law.

7. **Mixed Uses**

Where land is to be developed for mixed residential uses and non-residential uses, the development charge shall be calculated and collected as the total of:

7.1. that portion to be developed for residential uses plus

7.2. that portion to be developed for non-residential uses.

8. **Lodging Houses**

8.1. The applicable development charge for a lodging house having less than 10 lodging units will be based on residential development charges applicable to a residential dwelling.

8.2. A lodging house with 10 or more units will be based on non-residential development charges.

9. **Amount of Development Charge**
9.1. Subject to the provisions of this by-law, development charges shall be calculated and collected at the rates set out in Schedule "A".

9.2. Mandatory Phase-in

The amount of the development charges described in Schedule A to this by-law shall be reduced in accordance with section 5(8) of the Act.

10. Indexing of Development Charges (s. 5 (1) (10) of the Act)

The amount of the development charges herein shall be adjusted annually on December 1st in each year, commencing on December 1, 2024, in accordance with the index prescribed in the Act.

11. Applicable Amount of Development Charge

The applicable rate of the development charge shall be the amount calculated in accordance with this by-law on the date the development charge is payable.

12. Time of Payment of Development Charges

12.1. Building Permit (s. 26 (1) and s. 28 of the Act)

Subject to subsections 12.2 through 12.5, all development charges for a development are payable upon the first building permit being issued in relation to a building or structure on land to which a development charge applies and until the development charge has been paid in full, no building permit shall be issued.

12.2. Subdivision Agreement (s. 26 (2) of the Act)

Notwithstanding subsections 12.1, 12.3 or 12.4, the amount of the development charge with respect to services related to a highway, shall be payable for development that requires approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Planning Act and for which a Subdivision Agreement or Consent Agreement is entered into immediately upon the parties entering in the Subdivision Agreement or Consent Agreement for all lots and blocks on which single detached dwellings and semi-detached dwellings are permitted in the plan of subdivision or pursuant to the consent.
12.3. Rental Housing and Institutional Development (s.26.1 of the Act)

Notwithstanding subsection 12.1, development charges for rental housing and institutional developments are due and payable in six equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest.

12.4. Site Plan and Zoning Amendment Application (s. 26.2 of the Act)

Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 5.1 and 5.2 shall be calculated on the rates set out in Schedule “A” on the date of the planning application, including interest. Where both planning applications apply, development charges under subsections 5.1 and 5.2 shall be calculated on the rates in effect on the day of the later planning application, including interest.

12.5. Agreement for Earlier or Later Payment (s. 27 of the Act)

Notwithstanding subsections 12.1 through 12.4 hereof, the City may enter into an agreement with a person/owner of land who is required to pay a development charge for:

12.5.1. All or any part of a development charge to be paid before or after it would otherwise be payable;

12.5.2. The total amount of the development charge payable under an agreement under this section is the amount of the development charge that would be determined under this by-law on the day specified in the agreement or, if no such day is specified, at the earlier of:

12.5.2.1. The time the development charge or any part of it is payable under the agreement;

12.5.2.2. the time the development charge would have been payable in the absence of the agreement.
12.5.3. In an agreement under this section, the City may charge interest, at a rate stipulated in the agreement, on that part of the development charge payable after it would otherwise be payable.

13. Re-development Allowances to Reduce the Development Charge

13.1. Where a development charge is payable for a development which replaces a preexisting development including a change of use in an existing building, a redevelopment allowance shall be credited against the development charge otherwise payable.

13.2. Demolition Permit or Demolition Control Permit In order to be eligible for a re-development allowance:

13.2.1. The pre-existing development must be one in respect to which a valid demolition permit or demolition control permit was issued by the City within the five (5) years, related to a residential use or ten (10) years, for a non-residential use, preceding the due date of payment of the development charge hereunder and such demolition permit, demolition control permit or a certified copy thereof shall be given to the City Treasurer; and

13.2.2. Proof must be provided to the Chief Building Official's satisfaction that the development meets the requirements set out in section 13.2.1.

13.2.3. In situations where buildings are destroyed by fire or other unplanned events, sections 13.2.1 or 13.3 apply upon proof satisfactory to the City’s Chief Building Official if there was not an issued demolition permit.

13.3. Notwithstanding section 13.2.1, if the land is engaged in brownfield redevelopment, a redevelopment period longer than the time set out in section 13.2.1, may be provided based upon the approval by the City’s Deputy City Manager of Community Development or designate in consultation with the Chief Building Official, and applicable Regional Commissioner after consideration of specific development circumstances.

13.4. Date of Demolition
In determining eligibility for a re-development allowance under sections 13.2 and 13.3:

a) Demolition shall be deemed to have occurred on the date of the issuance of the demolition permit or demolition control permit;

b) For the purposes of sections 13.2 and 13.3, "demolition permit" or "demolition control permit" shall mean the first of any demolition permits or demolition control permits issued for the pre-existing development, if the demolition has taken place in more than one phase. Subsequent demolition permits or demolition control permits for that pre-existing development are not to be used in a calculation of the periods set out in sections 13.2 or 13.3; and

c) The date calculated under sections 13.2 and 13.3 shall apply regardless of whether the first demolition permit or demolition control permit was revoked or canceled.

13.5. Calculation of Re-development Allowance

In determining the amount of any re-development allowance to be applied in calculating a development charge payable, the following shall apply:

13.5.1. the re-development allowance quantified in accordance with section 13.6 hereof shall apply to the whole parcel of land on which the pre-existing development exists or existed;

13.5.2. any remaining re-development allowance applicable to a parcel of land from time to time, in the event of a division of the parcel of land into two or more parcels, shall be apportioned equally between or amongst the resultant parcels of land on a per unit area basis;

13.5.3. the amount of the re-development allowance applicable to a parcel of land on which the pre-existing development existed or to any part thereof after any land division shall be reduced for each subsequent development in respect of which the development charge otherwise payable is or has been reduced by a re-development allowance, as
building permits for such subsequent developments are issued or development charges paid, whichever first occurs.

13.6. Amount of Re-development Allowance

13.6.1. The amount of the re-development allowance shall be computed based upon the previous land use equal to:

13.6.2. for residential uses, the number and type or types of units in the preexisting development multiplied by the development charge rate or rates applicable to such units; and,

13.6.3. for non-residential uses, the number of square meters of building area of the pre-existing development multiplied by the development charge rate applicable to such building area.

13.7. Maximum Re-development Allowance and Carry Forward

The maximum re-development allowance shall be the development charge otherwise payable. Any unused re-development allowance may be carried forward and applied to any subsequent development charge payable in respect of the same land to which it relates within five years from the date of demolition of the pre-existing development to which it relates.

14. Credits (s. 38 of the Act)

14.1. Provisions of Services by Agreement

The City may agree, in writing, to allow a person/owner to perform work that relates to a service referred to herein and the City shall give the person/owner a credit towards the development charge in accordance with the Agreement.

14.2. The amount of the credit is the reasonable cost, without interest, of doing the work as agreed by the City and the person/owner who is to be given the credit (s. 38 (2) of the Act).

14.3. City Owned Industrial Land
Development charges shall be imposed on land sold by the City where such land is no longer owned by and used for the purposes of the City. The portion of the development charge with respect to infrastructure services may be satisfied by the provision of such services or as specified in a purchase and sale agreement and the City shall give a credit, for costs over and above the City's local service policy, for the amount equal to the reasonable cost to the owner of providing such services, but such credit shall not exceed the infrastructure services portion of the development charge payable.

15. Transitional Provisions – Prior Agreements

Notwithstanding anything in this by-law, if a conflict exists between the provisions of this by-law and:

15.1. an agreement under section 50 or 52 of the Planning Act that was in existence prior to the enactment of this by-law; or

15.2. any other prior agreement between the City and an owner or former owner; the provisions of the agreement shall prevail.

16. Administration

16.1. Reserve Funds

16.1.1. There is hereby established a separate reserve fund for each service to which the development charge herein relates (s. 33 of the Act).

16.1.2. Each development charge shall be paid into the reserve fund or funds to which the charge relates (s. 34 of the Act).

16.1.3. Subject to s. 16.1.4, the money in each reserve fund established for a service may be spent only for capital costs set out herein (s. 35 of the Act).

16.1.4. The City may borrow money from a reserve fund and shall repay the amount used plus interest at the prescribed minimum interest rate (s. 36 of the Act).

Application of Investment Income
Income received from the investment of a development charge reserve fund or funds shall be credited to the development charge reserve fund or funds in relation to which the investment income relates.

16.2. Complaints about Development Charges (s. 20 of the Act)

16.2.1. A person required to pay a development charge, or the person’s agent, may complain to the council of the municipality imposing the development charge that:

16.2.1.1. the amount of the development charge was incorrectly determined;

16.2.1.2. whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given was incorrectly determined; or

16.2.1.3. there was an error in the application of the development charges bylaw.

16.2.2. A complaint may not be made later than 90 days after the day the development charge, or any part of it, is payable.

16.2.3. The complaint must be in writing, must state the complainant’s name, the address where notice can be given to the complainant and the reasons for the complaint.

16.2.4. The City Council shall hold a hearing into the complaint and shall give the complainant an opportunity to make representations at the hearing.

16.2.5. The City Clerk shall mail a notice of the hearing to the complainant at least 14 days before the hearing.

16.2.6. After hearing the evidence and submissions of the complainant, City Council may dismiss the complaint or rectify any incorrect determination or error that was the subject of the complaint.

16.2.7. A complainant may appeal the decision of City Council to the Ontario Land Tribunal in accordance with section 22 of the Act.
17. **Unpaid Charges Collected as Taxes (s. 32 of the Act)**

If a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.

18. **Commencement (s. 8 of the Act)**

This by-law shall come into force on July 1, 2024.

19. **Repeal of Existing Development Charges By-law**

By-law Number 19-094, as amended, of the Corporation of the City of Cambridge are hereby repealed effective July 1, 2024.

20. **Title**

This by-law may be referred to as the Development Charges By-law, 2024.

**PASSED AND ENACTED** this ___th day of ______, 2024.

___________________________
Mayor

___________________________
Clerk
### Schedule A to By-law ____
Development Charges

<table>
<thead>
<tr>
<th>Service/Class of Service</th>
<th>RESIDENTIAL</th>
<th>NON-RESIDENTIAL</th>
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<tr>
<td></td>
<td>Single and Semi-Detached Dwelling</td>
<td>Other Multiples</td>
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<tr>
<td>Services Related to a Highway</td>
<td>14,707</td>
<td>9,834</td>
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</table>
Schedule B to By-law ____
Map of Urban Service Area

City of Cambridge - Final Draft By-law - Services Related to a Highway
By-law ___

of the

CORPORATION OF THE CITY OF CAMBRIDGE

Being a by-law of the Corporation of the City of Cambridge to impose certain Development Charges in the Corporation of the City of Cambridge pursuant to the Development Charges Act, S.O., 1997, c. 27, as amended.

WHEREAS the Development Charges Act, S.O. 1997, c. 27, as amended, (the "Act"), authorizes municipalities to pass by-laws to impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development or redevelopment of land (s. 2 (1) of the Act);

AND WHEREAS the City of Cambridge has completed a development charges background study dated December 22, 2023, to investigate the increased needs for services arising from such development or redevelopment of land (s. 10 (1) of the Act);

AND WHEREAS the City of Cambridge has given at least 20 days' notice of a public meeting in the manner and to the persons and organizations prescribed by s 9 Ontario Regulation 82/98 (s. 12 (1) (b) of the Act);

AND WHEREAS such public meeting was held on March 19, 2024 at the City Hall (s.12 (1) (a) of the Act);

AND WHEREAS the City ensured that the proposed by-law and the background study were made available to the public at least two weeks prior to the meeting (s .12 (1) (c) of the Act);

AND WHEREAS any person who attended the meeting was allowed to make representations relating to the proposed by-law (s. 12 (2) of the Act);

AND WHEREAS this by-law is being passed within the one-year period following completion of the development charges background study (s. 11 of the Act);

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:
1. Definitions

In this by-law:

1.1. “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;

1.2. "Act" means the Development Charges Act S.O. 1997, c. 27, as amended;

1.3. “Affordable Residential unit” means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;

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

1.5. "apartment" means a dwelling unit in a building containing a non-residential use or two or more dwelling units in a residential building, including a stacked townhouse and a stand-alone additional residential unit, but does not include a lodging house, row dwelling, back to back townhouse, special care/special need dwelling, semi-detached dwelling or single detached dwelling;

1.6. “attainable residential unit" means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;

1.7. "back to back townhouse" means a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

1.8. "brownfield" means: a property that requires a risk assessment and/or site remediation under the Environmental Protection Act, R.S.O. 1990, Chapter E.19, or any successor legislation, or any regulations thereunder; or a property that requires site remediation under a City policy concerning contaminated sites;

1.9. “Cannabis" means
1.9.1. a cannabis plant;

1.9.2. 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;

1.9.3. any substance or mixture of substances that contains or has on it any part of such a plant; and

1.9.4. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

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

1.11. "canopy" includes, but is not limited to, a roof-like structure projecting more than three hundred millimetres (300 mm) from the exterior face of a building and a separate roof-like structure such as a roof-like structure for an automotive fuel station or a drivethrough facility, used or designed or intended for use for a purpose other than anaesthetic purpose or the protection of pedestrians;

1.12. "capital costs" means costs incurred or proposed to be incurred by the City or a local board thereof directly or by others on behalf of, and as authorized by, the City or a local board thereof:

1.12.1. Costs to acquire land or an interest in land, including a leasehold interest, except in relation to such services as are prescribed for the purposes of this paragraph.

1.12.2. Costs to improve land.

1.12.3. Costs to acquire, lease, construct or improve buildings and structures.
1.12.4. Costs to acquire, lease, construct or improve facilities including,

1.12.4.1. rolling stock with an estimated useful life of seven years or more,

1.12.4.2. furniture and equipment, other than computer equipment, and

1.12.4.3. materials acquired for circulation, reference or information purposes by a board within the meaning of the Public Libraries Act, R.S.O. 1990, c.P.44.

1.12.5. Interest on money borrowed to pay for costs described in section 1.12.1 through 1.12.4.

1.13. "Charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8, a nursing home under the Nursing Homes Act, R.S.O., 1990, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c, H.12;

1.14. "City" means the Corporation of the City of Cambridge;

1.15. "Class" means a grouping of services combined to create a single service for the purposes of this By-law and as provided in section 7 of the Development Charges Act, 1997.

1.16. "colleges" mean buildings or structures owned by a college of applied arts and technology established pursuant to the Ministry of Training, Colleges and Universities Act, RSO 1990, c.M.19 and used for teaching of programs of study leading to a postsecondary certificate or diploma, a graduate certificate or a bachelor degree;

1.17. "Correctional group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis,
and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

1.18. "Council" means the Council of the Corporation of the City of Cambridge;

1.19. "demolition permit" is a permit required prior to demolition of a structure that is issued under the Ontario Building Code (Ontario Regulation 332/12, or any successor legislation);

1.20. "demolition control permit" is a permit required prior to demolition of a whole or any part of a residential property that is issued under the Planning Act, R.S.O. 1990, c.P.13, or any successor legislation;

1.21. “detached dwelling unit” has the same meaning as a “single detached dwelling” for the purposes of this by-law;

1.22. "development" includes re-development;

1.23. "development charge" means a charge imposed against land under this by-law;

1.24. "dwelling unit" means a room or rooms located within a building or structure which are occupied or designed or intended to be occupied by one or more persons as a single housekeeping unit and for which a separate private entrance (from outdoors or a common hallway), sanitary and culinary facilities are provided but does not include a lodging unit;

1.25. "existing industrial building" means an industrial building or buildings existing on a site on January 1, 2000, or the first industrial building or buildings constructed on a vacant site pursuant to site plan approval under section 41 of
the Planning Act subsequent to the passage of this by-law for which full development charges were paid.

1.26. "farm" means a parcel of land on which the predominant activity is farming;

1.27. "farming" means the production of crops or the breeding, raising or maintaining of livestock or both; including fur farming, fruit and vegetable growing, the keeping of bees, fish farming and sod farming and includes such buildings and structures located on a farm designed and intended to be used solely for or in connection with such production of crops or livestock including barns, silos, structures used for farm equipment storage and repair, storing or processing materials used in the production or maintenance of crops or livestock or the products derived from the farm 's production of crops or livestock, or both. Farming shall not include a dwelling unit located on a farm;

1.28. "grade" means the average level of finished ground adjoining a building at all its exterior walls;

1.29. "gross floor area" means the total floor area measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average grade adjoining the building at its exterior walls;

1.30. "group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

1.31. "Home based business" means an occupation conducted within a dwelling unit by the resident or residents of the dwelling unit and which is accessory to the dwelling unit;
1.32. "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;

1.33. “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.

1.34. “institutional use” means development of a building or structure intended for use:

1.34.1. as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;

1.34.2. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;

1.34.3. by any of the following post-secondary institutions for the objects of the institution:

1.34.3.1. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,

1.34.3.2. a college or university federated or affiliated with a university described in subclause (1), or

1.34.3.3. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;

1.34.4. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
1.34.5. as a hospice to provide end of life care.

1.35. "live/work unit" means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;

1.36. "local board" means a local board as defined in section 1 of the Municipal Affairs Act, R.S.O. 1990, c. 307, other than a board as defined in section 1 (1) of the Education Act, S.O. 1990, c. 13, as amended (s. 1 of the Act);

1.37. "local services" means services related to a plan of subdivision, or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under s. 51 of the Planning Act or under s. 53 of the Planning Act;

1.38. "lodging house" means a building designed or intended to contain, or containing lodging units where the residents share access to common areas of the building, other than the lodging units;

1.39. "lodging unit" means one or more rooms located within a lodging house which:

   1.39.1. is designed to be occupied for human habitation by one resident;

   1.39.2. is not normally accessible to persons other than the resident without the permission of the resident; and,

   1.39.3. may contain either cooking or sanitary facilities, but not both, for the exclusive use of the resident of the unit.

   1.39.4. A room or suite in a hotel or motel shall not constitute a lodging unit.

1.40. "lot" means a parcel of land capable of being conveyed lawfully without any approval under the Planning Act or successor thereto which meets the minimum lot area requirements under the City’s zoning by-law;

1.41. "Non-profit housing development” means development of a building or structure intended for use as residential premises by:
1.41.1. 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;

1.41.2. 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

1.41.3. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.

1.42. "non-residential uses" means all commercial, industrial, institutional and other uses not included in the definition of residential uses including lodging houses exceeding 10 or more rooms, hotels and motels;

1.43. "owner" means the owner of land or a person authorized by the owner who has made application for an approval for the development of land upon which a development charge is imposed;

1.44. "pre-existing development" means a use of land or buildings existing on the land at the time a development charge is payable or existing at any time in the five years prior thereto;

1.45. “Primary dwelling unit” means the largest dwelling unit in which the residential use of the lot is conducted.

1.46. “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.

1.47. "residential building" means a building containing one or more dwelling units with or without any non-residential use and in the case of a single detached dwelling or semidetached dwelling or row dwelling means the individual dwelling unit;

1.48. "residential use" means the use of land, buildings or structures for one or more dwelling units, including a farm dwelling unit;
1.49. "row dwelling" means a residential building consisting of three or more dwelling units attached by a vertical wall or walls and not abutting any dwelling units along a horizontal plane, and includes a back to back townhouse;

1.50. "semi-detached dwelling" means a residential building divided vertically to provide two dwelling units separated by a common wall or walls;

1.51. "services" means services designated in section 4 of this by-law;

1.52. "single detached dwelling" means a residential building consisting of one dwelling unit and not attached to another structure;

1.53. "site" means a parcel of land situated in the City which can be legally conveyed pursuant to section 50 of the Planning Act and includes a development having two or more lots consolidated under identical ownership.

1.54. "special care/special dwelling" means a building containing two or more dwelling units, which units have a common entrance from street level:

1.54.1. Where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings;

1.54.2. Which may or may not have exclusive sanitary and/or culinary facilities;

1.54.3. That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements;

1.54.4. Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels; and

1.54.5. Includes, but is not limited to, retirement houses or lodges, nursing homes, charitable dwellings, group homes (including correctional group homes) and hospices.
1.55. "stacked townhouse" means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor.

1.56. “Stand-alone additional residential dwelling unit” means one single stand-alone dwelling unit that is subordinate to the primary dwelling unit on a lot and does not exceed 40% of the gross floor area of the primary dwelling unit but in no case may be larger than 80 square metres.

1.57. "total floor area"

1.57.1. includes the sum total of the total areas of the floors in a building whether at, above or below grade, measured:

1.57.1.1. between the exterior faces of the exterior walls of the building;

1.57.1.2. from the centre line of a common wall separating two uses; or

1.57.1.3. from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and

1.57.2. includes the area of a mezzanine as defined in the Building Code Act;

1.57.3. excludes those areas used exclusively for parking garages or structures;

1.57.4. where a building or a portion thereof has only one wall or does not have any walls, shall be the sum of the total area of all floors in the building (1) directly beneath the roof or canopy of the building; or (2) between and/or beneath a structural system serving the function of walls, roof or canopy or any one or more of them;

1.57.5. where the building is an above-grade storage tank, the calculation of the total floor area is determined by taking the cross-sectional area of the tank, which is the base area;

1.57.6. and for the purposes of definition, the non-residential portion of a mixed-use building is deemed to include half of any area common to
the residential and non-residential portions of such mixed-use buildings

1.58. “urban area” means the area within the urban area boundary as identified in Schedule B

2. **Application of Development Charges – Rules**

2.1. General Application (s.2(7) of the Act)

Subject to the exemptions and discounts set out in this by-law, development charges shall apply and shall be calculated and collected in accordance with this by-law against land to pay for increased capital costs required because of increased needs for services arising from development that requires:

2.1.1. the passing of a zoning by-law or an amendment to a zoning by-law under section 34 of the Planning Act;

2.1.2. the approval of a minor variance under section 45 of the Planning Act;

2.1.3. a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;

2.1.4. the approval of a plan of subdivision under section 51 of the Planning Act;

2.1.5. a consent under section 53 of the Planning Act;

2.1.6. the approval of a description under section 50 of the Condominium Act; or

2.1.7. the issuing of a permit under the Building Code Act, 1992, in relation to a building or structure.

3. **Imposition of Development Charges**

3.1. All Lands (s. 2(7) and s. 3 of the Act)

Subject to subsection 3.2 hereof, the development charges herein are imposed on all land in the City and no land is exempt from a development charge by reason only that it is exempt from taxation under s. 3 of the Assessment Act.
3.2. Non-imposition – Municipality and Boards (s. 2(7) of the Act)

This by-law does not apply to land owned and used for the purposes of:

a) The City of Cambridge or any local board thereof;

b) The Region of Waterloo or any local board thereof;

c) Any municipality within the Region of Waterloo or any local board thereof;

d) A board of education as defined in the Education Act, S.O. 1990, c. 13, as amended, or any successor legislation;

e) 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;

f) The Grand River Conservation Authority to the extent that the lands are being used for conservation purposes; or

g) The Crown in right of Ontario or the Crown in right of Canada.

3.3. Municipal Exemption – Hospitals

This by-law shall not apply to land upon which there is to be developed a Public Hospital within the meaning of the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended.

3.4. Not Applicable by Statute - Enlargement of an Existing Dwelling Unit and Creation of Up to Two Additional Dwelling Units (s. 2 (3) of the Act)

3.4.1. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

3.4.1.1. an enlargement to an existing dwelling unit;
3.4.1.2. the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;

3.4.2. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing or new houses:

3.4.2.1. A second residential unit in an existing or new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing or new detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.

3.4.2.2. A third residential unit in an existing or new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing or new detached house, semi-detached house or rowhouse contains any residential units.

3.4.2.3. One residential unit in a building or structure ancillary to an existing or new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing or new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing or new detached house, semi-detached house or rowhouse contains any residential units.

3.5. Not Applicable by Statute – Local Services and Connections (s. 2(5) of the Act)

Subsection 2.1 of this by-law does not apply to:

3.5.1. Local services related to a plan of subdivision or within the area to which the plan relates to is installed or paid for by the owner as a condition of approval under section 51 of the Planning Act;
3.5.2. local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act, or

3.5.3. local connections to water mains, sanitary sewers or storm drainage facilities to be installed or paid for by the owner.

3.6. Not Applicable by Statute – Enlargement of Existing Industrial Building (s. 4 of the Act)

3.6.1. If a development includes the enlargement of the gross floor area by an addition onto the existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.

3.6.2. If the gross floor area is enlarged by 50 percent or less as an addition onto the existing industrial building, the amount of the development charge in respect of the enlargement is zero.

3.6.3. If the gross floor area is enlarged by more than 50 percent as an addition onto the existing industrial building, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction as determined as follows:

3.6.3.1. Determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.

3.6.3.2. Divide the amount determined under paragraph 3.6.3.1 by the amount of the enlargement.

3.7. Not Applicable - Two or More Actions

Where two or more of the actions described in section 2.1 of this by-law are required before land to which a development charge applies can be developed, only one development charge shall be applicable and such charge shall be calculated and collected in accordance with the provisions of this by-law; provided, however, that if two or more of the actions described in section 2.1 occur at different times, and if the subsequent action has the effect of increasing the need for services as designated in section 4 hereof, additional development
charges shall be applicable and such charge shall be calculated and collected in accordance with the provisions of this by-law.

3.8. Municipal Exemption – Contaminated Sites (s. 2(7) of the Act and s. 5(1) (10) of the Act)

Where a development charge is payable for a development or re-development of land which requires site remediation under the current "Record of Site Condition Regulation, Ontario Regulation 153-04" or the City Council's policy for dealing with contaminated sites, an amount will be credited against the development charge otherwise payable equal to the amount of the costs of assessment and clean-up of the property, provided the owner submits to the City a written estimate of the amount of the cost of such works, which amount is approved by the City, but the credited amount shall not exceed the total development charge payable hereunder.

3.9. Municipal Exemption – Temporary Uses (s. 2 (7) of the Act and s. 5 (1) (10) of the Act)

This by-law shall not apply to land upon which there is to be constructed or erected:

3.9.1. any residential or non-residential building or structure constructed in accordance with a temporary use by-law pursuant to section 39 of the Planning Act, R.S.O. 1990, where such by-law provides for the removal of the building or structure; or,

3.9.2. any temporary erection of a building without foundation as defined in the Ontario Building Code for a period not exceeding six consecutive months and not more than six months in any calendar year, including tents, seasonal garden centres, and temporary sales trailers.

3.10. Municipal Exemption - Designated Sites (s. 2 (7) of the Act and s. 5 (1) (10) of the Act)

Where a development charge is payable for a development or re-development of land which contains an existing building that has been Designated under the Ontario Heritage Act, no development charges shall be applicable to any
redevelopment of the existing Designated building, and an additional development allowance equal to the floor area for non-residential uses or number of units for residential uses within the existing building, shall be credited to any additional development or re-development on the property provided the existing Designated building is retained and is an integral part of the development or redevelopment of the property.

3.11. Municipal Exemption - Credit for Existing Well Water

Where lands that are subject to the development charges herein are to have existing well water, there shall be credit given equal to the Water services components, as applicable, of the development charge otherwise payable.

3.12. Municipal Exemption - Farm Buildings

This by-law shall not apply to land upon which there is to be constructed or erected, buildings used for the purposes of farming.

3.13. Municipal Exemption - Home based businesses

Home based business will not be treated as a non-residential category.

3.14. Not Applicable by Statue – Non-profit Housing Development

Non-profit housing is exempt from development charges.

3.15. Not Applicable by Statue – Affordable and Attainable

3.15.1. Affordable residential units are exempt from development charges

3.15.2. Attainable residential units are exempt from development charges

3.16. Not Applicable by Statue – Rental Housing Discount (for profit)

The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:

3.16.1. Three or more bedrooms – 25% reduction
3.16.2. Two bedrooms – 20% reduction; and

3.16.3. All other bedroom quantities – 15% reduction.

4. Services/Classes of Service for Which Development Charge is Imposed (s. 2(4) of the Act)

The services for which the development charge is imposed are as follows:

4.1. Water

5. Uses Upon Which Development Charges are Imposed

The categories of uses of land, buildings and structures upon which a development charge is imposed are:

5.1. Residential uses; and

5.2. Non-residential uses.

6. Lands Upon Which Development Charges are Imposed

6.1. Water D.C.s shall be calculated and collected for all land within urban area of the City of Cambridge identified on Schedule B of this by-law.

7. Mixed Uses

Where land is to be developed for mixed residential uses and non-residential uses, the development charge shall be calculated and collected as the total of:

7.1. that portion to be developed for residential uses plus

7.2. that portion to be developed for non-residential uses.

8. Lodging Houses

8.1. The applicable development charge for a lodging house having less than 10 lodging units will be based on residential development charges applicable to a residential dwelling.
8.2. A lodging house with 10 or more units will be based on non-residential development charges.

9. **Amount of Development Charge**

9.1. Subject to the provisions of this by-law, development charges shall be calculated and collected at the rates set out in Schedule "A".

9.2. Mandatory Phase-in

The amount of the development charges described in Schedule A to this by-law shall be reduced in accordance with section 5(8) of the Act.

10. **Indexing of Development Charges (s. 5 (1) (10) of the Act)**

The amount of the development charges herein shall be adjusted annually on December 1st in each year, commencing on December 1, 2024, in accordance with the index prescribed in the Act.

11. **Applicable Amount of Development Charge**

The applicable rate of the development charge shall be the amount calculated in accordance with this by-law on the date the development charge is payable.

12. **Time of Payment of Development Charges**

12.1. **Building Permit (s. 26 (1) and s. 28 of the Act)**

Subject to subsections 12.2 through 12.5, all development charges for a development are payable upon the first building permit being issued in relation to a building or structure on land to which a development charge applies and until the development charge has been paid in full, no building permit shall be issued.

12.2. **Subdivision Agreement (s. 26 (2) of the Act)**

Notwithstanding subsections 12.1, 12.3 or 12.4, the amount of the development charge with respect to water services, shall be payable for development that requires approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Planning Act and for which a Subdivision Agreement or Consent Agreement is entered into immediately upon the parties
entering in the Subdivision Agreement or Consent Agreement for all lots and blocks on which single detached dwellings and semi-detached dwellings are permitted in the plan of subdivision or pursuant to the consent.

12.3. Rental Housing and Institutional Development (s.26.1 of the Act)

Notwithstanding subsection 12.1, development charges for rental housing and institutional developments are due and payable in six equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest.

12.4. Site Plan and Zoning Amendment Application (s. 26.2 of the Act)

Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 5.1 and 5.2 shall be calculated on the rates set out in Schedule “A” on the date of the planning application, including interest. Where both planning applications apply, development charges under subsections 5.1 and 5.2 shall be calculated on the rates in effect on the day of the later planning application, including interest.

12.5. Agreement for Earlier or Later Payment (s. 27 of the Act)

Notwithstanding subsections 12.1 through 12.4 hereof, the City may enter into an agreement with a person/owner of land who is required to pay a development charge for:

12.5.1. All or any part of a development charge to be paid before or after it would otherwise be payable;

12.5.2. The total amount of the development charge payable under an agreement under this section is the amount of the development charge that would be determined under this by-law on the day specified in the agreement or, if no such day is specified, at the earlier of,

12.5.2.1. The time the development charge or any part of it is payable under the agreement;
12.5.2.2. the time the development charge would have been payable in the absence of the agreement

12.5.3. In an agreement under this section, the City may charge interest, at a rate stipulated in the agreement, on that part of the development charge payable after it would otherwise be payable.

13. Re-development Allowances to Reduce the Development Charge

13.1. Where a development charge is payable for a development which replaces a preexisting development including a change of use in an existing building, a redevelopment allowance shall be credited against the development charge otherwise payable.

13.2. Demolition Permit or Demolition Control Permit In order to be eligible for a re-development allowance:

13.2.1. The pre-existing development must be one in respect to which a valid demolition permit or demolition control permit was issued by the City within the five (5) years, related to a residential use or ten (10) years, for a non-residential use, preceding the due date of payment of the development charge hereunder and such demolition permit, demolition control permit or a certified copy thereof shall be given to the City Treasurer; and

13.2.2. Proof must be provided to the Chief Building Official's satisfaction that the development meets the requirements set out in section 13.2.1.

13.2.3. In situations where buildings are destroyed by fire or other unplanned events, sections 13.2.1 or 13.3 apply upon proof satisfactory to the City's Chief Building Official if there was not an issued demolition permit.

13.3. Notwithstanding section 13.2.1, if the land is engaged in brownfield redevelopment, a redevelopment period longer than the time set out in section 13.2.1, may be provided based upon the approval by the City's Deputy City Manager of Community Development or designate in
consultation with the Chief Building Official, and applicable Regional Commissioner after consideration of specific development circumstances.

13.4. Date of Demolition

In determining eligibility for a re-development allowance under sections 13.2 and 13.3:

a) Demolition shall be deemed to have occurred on the date of the issuance of the demolition permit or demolition control permit;

b) For the purposes of sections 13.2 and 13.3, "demolition permit" or "demolition control permit" shall mean the first of any demolition permits or demolition control permits issued for the pre-existing development, if the demolition has taken place in more than one phase. Subsequent demolition permits or demolition control permits for that pre-existing development are not to be used in a calculation of the periods set out in sections 13.2 or 13.3; and

c) The date calculated under sections 13.2 and 13.3 shall apply regardless of whether the first demolition permit or demolition control permit was revoked or canceled.

13.5. Calculation of Re-development Allowance

In determining the amount of any re-development allowance to be applied in calculating a development charge payable, the following shall apply:

13.5.1. the re-development allowance quantified in accordance with section 13.6 hereof shall apply to the whole parcel of land on which the pre-existing development exists or existed;

13.5.2. any remaining re-development allowance applicable to a parcel of land from time to time, in the event of a division of the parcel of land into two or more parcels, shall be apportioned equally between or amongst the resultant parcels of land on a per unit area basis;

13.5.3. the amount of the re-development allowance applicable to a parcel of land on which the pre-existing development existed or to any part
thereof after any land division shall be reduced for each subsequent
development in respect of which the development charge otherwise
payable is or has been reduced by a re-development allowance, as
building permits for such subsequent developments are issued or
development charges paid, whichever first occurs.

13.6. Amount of Re-development Allowance

13.6.1. The amount of the re-development allowance shall be computed
based upon the previous land use equal to:

13.6.2. for residential uses, the number and type or types of units in the
pre-existing development multiplied by the development charge rate or rates
applicable to such units; and,

13.6.3. for non-residential uses, the number of square meters of building
area of the pre-existing development multiplied by the development charge
rate applicable to such building area.

13.7. Maximum Re-development Allowance and Carry Forward

The maximum re-development allowance shall be the development charge
otherwise payable. Any unused re-development allowance may be carried
forward and applied to any subsequent development charge payable in
respect of the same land to which it relates within five years from the date of
demolition of the pre-existing development to which it relates

14. Credits (s. 38 of the Act)

14.1. Provisions of Services by Agreement

The City may agree, in writing, to allow a person/owner to perform work
that relates to a service referred to herein and the City shall give the
person/owner a credit towards the development charge in accordance
with the Agreement.

14.2. The amount of the credit is the reasonable cost, without interest, of doing
the work as agreed by the City and the person/owner who is to be given
the credit (s. 38 (2) of the Act).
14.3. City Owned Industrial Land

Development charges shall be imposed on land sold by the City where such land is no longer owned by and used for the purposes of the City. The portion of the development charge with respect to infrastructure services may be satisfied by the provision of such services or as specified in a purchase and sale agreement and the City shall give a credit, for costs over and above the City's local service policy, for the amount equal to the reasonable cost to the owner of providing such services, but such credit shall not exceed the infrastructure services portion of the development charge payable.

15. Transitional Provisions – Prior Agreements

Notwithstanding anything in this by-law, if a conflict exists between the provisions of this by-law and:

15.1. an agreement under section 50 or 52 of the Planning Act that was in existence prior to the enactment of this by-law; or

15.2. any other prior agreement between the City and an owner or former owner; the provisions of the agreement shall prevail.

16. Administration

16.1. Reserve Funds

16.1.1. There is hereby established a separate reserve fund for each service to which the development charge herein relates (s. 33 of the Act).

16.1.2. Each development charge shall be paid into the reserve fund or funds to which the charge relates (s. 34 of the Act).

16.1.3. Subject to s. 16.1.4, the money in each reserve fund established for a service may be spent only for capital costs set out herein (s. 35 of the Act).

16.1.4. The City may borrow money from a reserve fund and shall repay the amount used plus interest at the prescribed minimum interest rate (s. 36 of the Act).
Application of Investment Income

Income received from the investment of a development charge reserve fund or funds shall be credited to the development charge reserve fund or funds in relation to which the investment income relates.

16.2. Complaints about Development Charges (s. 20 of the Act)

16.2.1. A person required to pay a development charge, or the person’s agent, may complain to the council of the municipality imposing the development charge that:

16.2.1.1. the amount of the development charge was incorrectly determined;

16.2.1.2. whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given was incorrectly determined; or

16.2.1.3. there was an error in the application of the development charges bylaw.

16.2.2. A complaint may not be made later than 90 days after the day the development charge, or any part of it, is payable.

16.2.3. The complaint must be in writing, must state the complainant’s name, the address where notice can be given to the complainant and the reasons for the complaint.

16.2.4. The City Council shall hold a hearing into the complaint and shall give the complainant an opportunity to make representations at the hearing.

16.2.5. The City Clerk shall mail a notice of the hearing to the complainant at least 14 days before the hearing.

16.2.6. After hearing the evidence and submissions of the complainant, City Council may dismiss the complaint or rectify any incorrect determination or error that was the subject of the complaint.
16.2.7. A complainant may appeal the decision of City Council to the Ontario Land Tribunal in accordance with section 22 of the Act.

17. Unpaid Charges Collected as Taxes (s. 32 of the Act)

If a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.

18. Commencement (s. 8 of the Act)

This by-law shall come into force on July 1, 2024.

19. Repeal of Existing Development Charges By-law

By-law Number 19-094, as amended, of the Corporation of the City of Cambridge are hereby repealed effective July 1, 2024.

20. Title

This by-law may be referred to as the Development Charges By-law, 2024.

PASSED AND ENACTED this ___th day of ______, 2024.

___________________________
Mayor

___________________________
Clerk
## Schedule A to By-law ____
Development Charges

<table>
<thead>
<tr>
<th>Service/Class of Service</th>
<th>RESIDENTIAL</th>
<th>NON-RESIDENTIAL</th>
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<tr>
<td></td>
<td>Single and Semi-Detached Dwelling</td>
<td>Other Multiples</td>
</tr>
<tr>
<td>Water Services</td>
<td>993</td>
<td>664</td>
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</tbody>
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Schedule B to By-law ____
Map of Urban Service Area
By-law ___

of the

CORPORATION OF THE CITY OF CAMBRIDGE

Being a by-law of the Corporation of the City of Cambridge to impose certain Development Charges in the Corporation of the City of Cambridge pursuant to the Development Charges Act, S.O., 1997, c. 27, as amended.

WHEREAS the Development Charges Act, S.O. 1997, c. 27, as amended, (the "Act"), authorizes municipalities to pass by-laws to impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development or redevelopment of land (s. 2 (1) of the Act);

AND WHEREAS the City of Cambridge has completed a development charges background study dated December 22, 2023, to investigate the increased needs for services arising from such development or redevelopment of land (s. 10 (1) of the Act);

AND WHEREAS the City of Cambridge has given at least 20 days' notice of a public meeting in the manner and to the persons and organizations prescribed by s 9 Ontario Regulation 82/98 (s. 12 (1) (b) of the Act);

AND WHEREAS such public meeting was held on March 19, 2024 at the City Hall (s.12 (1) (a) of the Act);

AND WHEREAS the City ensured that the proposed by-law and the background study were made available to the public at least two weeks prior to the meeting (s .12 (1) (c) of the Act);

AND WHEREAS any person who attended the meeting was allowed to make representations relating to the proposed by-law (s. 12 (2) of the Act);

AND WHEREAS this by-law is being passed within the one-year period following completion of the development charges background study (s. 11 of the Act);

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:
1. Definitions

In this by-law:

1.1. “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;

1.2. "Act" means the Development Charges Act S.O. 1997, c. 27, as amended;

1.3. “Affordable Residential unit” means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;

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

1.5. "apartment" means a dwelling unit in a building containing a non-residential use or two or more dwelling units in a residential building, including a stacked townhouse and a stand-alone additional residential unit, but does not include a lodging house, row dwelling, back to back townhouse, special care/special need dwelling, semi-detached dwelling or single detached dwelling;

1.6. “attainable residential unit” means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;

1.7. "back to back townhouse" means a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

1.8. "brownfield" means: a property that requires a risk assessment and/or site remediation under the Environmental Protection Act, R.S.O. 1990, Chapter E.19, or any successor legislation, or any regulations thereunder; or a property that requires site remediation under a City policy concerning contaminated sites;

1.9. “Cannabis” means
1.9.1. a cannabis plant;

1.9.2. 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;

1.9.3. any substance or mixture of substances that contains or has on it any part of such a plant; and

1.9.4. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

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

1.11. "canopy" includes, but is not limited to, a roof-like structure projecting more than three hundred millimetres (300 mm) from the exterior face of a building and a separate roof-like structure such as a roof-like structure for an automotive fuel station or a drivethrough facility, used or designed or intended for use for a purpose other than anaesthetic purpose or the protection of pedestrians;

1.12. "capital costs" means costs incurred or proposed to be incurred by the City or a local board thereof directly or by others on behalf of, and as authorized by, the City or a local board thereof:

1.12.1. Costs to acquire land or an interest in land, including a leasehold interest, except in relation to such services as are prescribed for the purposes of this paragraph.

1.12.2. Costs to improve land.

1.12.3. Costs to acquire, lease, construct or improve buildings and structures.
1.12.4. Costs to acquire, lease, construct or improve facilities including,

1.12.4.1. rolling stock with an estimated useful life of seven years or more,

1.12.4.2. furniture and equipment, other than computer equipment, and

1.12.4.3. materials acquired for circulation, reference or information purposes by a board within the meaning of the Public Libraries Act, R.S.O. 1990, c.P.44.

1.12.5. Interest on money borrowed to pay for costs described in section 1.12.1 through 1.12.4.

1.13. "Charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8, a nursing home under the Nursing Homes Act, R.S.O. 1990, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c, H.12;

1.14. "City" means the Corporation of the City of Cambridge;

1.15. “Class” means a grouping of services combined to create a single service for the purposes of this By-law and as provided in section 7 of the Development Charges Act, 1997.

1.16. "colleges" mean buildings or structures owned by a college of applied arts and technology established pursuant to the Ministry of Training, Colleges and Universities Act, RSO 1990, c.M.19 and used for teaching of programs of study leading to a postsecondary certificate or diploma, a graduate certificate or a bachelor degree;

1.17. "Correctional group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis,
and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

1.18. "Council" means the Council of the Corporation of the City of Cambridge;

1.19. "demolition permit" is a permit required prior to demolition of a structure that is issued under the Ontario Building Code (Ontario Regulation 332/12, or any successor legislation);

1.20. "demolition control permit" is a permit required prior to demolition of a whole or any part of a residential property that is issued under the Planning Act, R.S.O. 1990, c.P.13, or any successor legislation;

1.21. “detached dwelling unit” has the same meaning as a “single detached dwelling” for the purposes of this by-law;

1.22. "development" includes re-development;

1.23. "development charge" means a charge imposed against land under this by-law;

1.24. "dwelling unit" means a room or rooms located within a building or structure which are occupied or designed or intended to be occupied by one or more persons as a single housekeeping unit and for which a separate private entrance (from outdoors or a common hallway), sanitary and culinary facilities are provided but does not include a lodging unit;

1.25. "existing industrial building" means an industrial building or buildings existing on a site on January 1, 2000, or the first industrial building or buildings constructed on a vacant site pursuant to site plan approval under section 41 of
the Planning Act subsequent to the passage of this by-law for which full development charges were paid.

1.26. "farm" means a parcel of land on which the predominant activity is farming;

1.27. "farming" means the production of crops or the breeding, raising or maintaining of livestock or both; including fur farming, fruit and vegetable growing, the keeping of bees, fish farming and sod farming and includes such buildings and structures located on a farm designed and intended to be used solely for or in connection with such production of crops or livestock including barns, silos, structures used for farm equipment storage and repair, storing or processing materials used in the production or maintenance of crops or livestock or the products derived from the farm 's production of crops or livestock, or both. Farming shall not include a dwelling unit located on a farm;

1.28. "grade" means the average level of finished ground adjoining a building at all its exterior walls;

1.29. "gross floor area" means the total floor area measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average grade adjoining the building at its exterior walls;

1.30. "group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

1.31. "Home based business" means an occupation conducted within a dwelling unit by the resident or residents of the dwelling unit and which is accessory to the dwelling unit;
1.32. "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;

1.33. “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.

1.34. “institutional use” means development of a building or structure intended for use:

1.34.1. as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;

1.34.2. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;

1.34.3. by any of the following post-secondary institutions for the objects of the institution:

1.34.3.1. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,

1.34.3.2. a college or university federated or affiliated with a university described in subclause (1), or

1.34.3.3. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;

1.34.4. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
1.34.5. as a hospice to provide end of life care.

1.35. "live/work unit" means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;

1.36. "local board" means a local board as defined in section 1 of the Municipal Affairs Act, R.S.O. 1990, c. 307, other than a board as defined in section 1 (1) of the Education Act, S.O. 1990, c. 13, as amended (s. 1 of the Act);

1.37. "local services" means services related to a plan of subdivision, or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under s. 51 of the Planning Act or under s. 53 of the Planning Act;

1.38. "lodging house" means a building designed or intended to contain, or containing lodging units where the residents share access to common areas of the building, other than the lodging units;

1.39. "lodging unit" means one or more rooms located within a lodging house which:

   1.39.1. is designed to be occupied for human habitation by one resident;

   1.39.2. is not normally accessible to persons other than the resident without the permission of the resident; and,

   1.39.3. may contain either cooking or sanitary facilities, but not both, for the exclusive use of the resident of the unit.

   1.39.4. A room or suite in a hotel or motel shall not constitute a lodging unit.

1.40. "lot" means a parcel of land capable of being conveyed lawfully without any approval under the Planning Act or successor thereto which meets the minimum lot area requirements under the City's zoning by-law;

1.41. "Non-profit housing development" means development of a building or structure intended for use as residential premises by:
1.41.1. 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;

1.41.2. 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

1.41.3. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.

1.42. "non-residential uses" means all commercial, industrial, institutional and other uses not included in the definition of residential uses including lodging houses exceeding 10 or more rooms, hotels and motels;

1.43. "owner" means the owner of land or a person authorized by the owner who has made application for an approval for the development of land upon which a development charge is imposed;

1.44. "pre-existing development" means a use of land or buildings existing on the land at the time a development charge is payable or existing at any time in the five years prior thereto;

1.45. “Primary dwelling unit” means the largest dwelling unit in which the residential use of the lot is conducted.

1.46. “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.

1.47. "residential building" means a building containing one or more dwelling units with or without any non-residential use and in the case of a single detached dwelling or semidetached dwelling or row dwelling means the individual dwelling unit;

1.48. "residential use" means the use of land, buildings or structures for one or more dwelling units, including a farm dwelling unit;
1.49. "row dwelling" means a residential building consisting of three or more dwelling units attached by a vertical wall or walls and not abutting any dwelling units along a horizontal plane, and includes a back to back townhouse;

1.50. "semi-detached dwelling" means a residential building divided vertically to provide two dwelling units separated by a common wall or walls;

1.51. "services" means services designated in section 4 of this by-law;

1.52. "single detached dwelling" means a residential building consisting of one dwelling unit and not attached to another structure;

1.53. "site" means a parcel of land situated in the City which can be legally conveyed pursuant to section 50 of the Planning Act and includes a development having two or more lots consolidated under identical ownership.

1.54. "special care/special dwelling" means a building containing two or more dwelling units, which units have a common entrance from street level:

1.54.1. Where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings;

1.54.2. Which may or may not have exclusive sanitary and/or culinary facilities;

1.54.3. That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements;

1.54.4. Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels; and

1.54.5. Includes, but is not limited to, retirement houses or lodges, nursing homes, charitable dwellings, group homes (including correctional group homes) and hospices.
1.55. "stacked townhouse" means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor.

1.56. “Stand-alone additional residential dwelling unit” means one single stand-alone dwelling unit that is subordinate to the primary dwelling unit on a lot and does not exceed 40% of the gross floor area of the primary dwelling unit but in no case may be larger than 80 square metres.

1.57. "total floor area"

1.57.1. includes the sum total of the total areas of the floors in a building whether at, above or below grade, measured:

1.57.1.1. between the exterior faces of the exterior walls of the building;

1.57.1.2. from the centre line of a common wall separating two uses; or

1.57.1.3. from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and

1.57.2. includes the area of a mezzanine as defined in the Building Code Act;

1.57.3. excludes those areas used exclusively for parking garages or structures;

1.57.4. where a building or a portion thereof has only one wall or does not have any walls, shall be the sum of the total area of all floors in the building (1) directly beneath the roof or canopy of the building; or (2) between and/or beneath a structural system serving the function of walls, roof or canopy or any one or more of them;

1.57.5. where the building is an above-grade storage tank, the calculation of the total floor area is determined by taking the cross-sectional area of the tank, which is the base area;

1.57.6. and for the purposes of definition, the non-residential portion of a mixed-use building is deemed to include half of any area common to
the residential and non-residential portions of such mixed-use buildings

1.58. “urban area” means the area within the urban area boundary as identified in Schedule B

2. Application of Development Charges – Rules

2.1. General Application (s.2(7) of the Act)

Subject to the exemptions and discounts set out in this by-law, development charges shall apply and shall be calculated and collected in accordance with this by-law against land to pay for increased capital costs required because of increased needs for services arising from development that requires:

2.1.1. the passing of a zoning by-law or an amendment to a zoning by-law under section 34 of the Planning Act;

2.1.2. the approval of a minor variance under section 45 of the Planning Act;

2.1.3. a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;

2.1.4. the approval of a plan of subdivision under section 51 of the Planning Act;

2.1.5. a consent under section 53 of the Planning Act;

2.1.6. the approval of a description under section 50 of the Condominium Act; or

2.1.7. the issuing of a permit under the Building Code Act, 1992, in relation to a building or structure.

3. Imposition of Development Charges

3.1. All Lands (s. 2(7) and s. 3 of the Act)

Subject to subsection 3.2 hereof, the development charges herein are imposed on all land in the City and no land is exempt from a development charge by reason only that it is exempt from taxation under s. 3 of the Assessment Act.
3.2. Non-imposition – Municipality and Boards (s. 2(7) of the Act)

This by-law does not apply to land owned and used for the purposes of:

a) The City of Cambridge or any local board thereof;

b) The Region of Waterloo or any local board thereof;

c) Any municipality within the Region of Waterloo or any local board thereof;

d) A board of education as defined in the Education Act, S.O. 1990, c. 13, as amended, or any successor legislation;

e) 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;

f) The Grand River Conservation Authority to the extent that the lands are being used for conservation purposes; or

g) The Crown in right of Ontario or the Crown in right of Canada.

3.3. Municipal Exemption – Hospitals

This by-law shall not apply to land upon which there is to be developed a Public Hospital within the meaning of the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended.

3.4. Not Applicable by Statute - Enlargement of an Existing Dwelling Unit and Creation of Up to Two Additional Dwelling Units (s. 2 (3) of the Act)

3.4.1. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

3.4.1.1. an enlargement to an existing dwelling unit;
3.4.1.2.  the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;

3.4.2.  Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing or new houses:

3.4.2.1.  A second residential unit in an existing or new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing or new detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.

3.4.2.2.  A third residential unit in an existing or new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing or new detached house, semi-detached house or rowhouse contains any residential units.

3.4.2.3.  One residential unit in a building or structure ancillary to an existing or new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing or new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing or new detached house, semi-detached house or rowhouse contains any residential units.

3.5.  Not Applicable by Statute – Local Services and Connections (s. 2(5) of the Act)

Subsection 2.1 of this by-law does not apply to:

3.5.1.  Local services related to a plan of subdivision or within the area to which the plan relates to is installed or paid for by the owner as a condition of approval under section 51 of the Planning Act;
3.5.2. local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act, or

3.5.3. local connections to water mains, sanitary sewers or storm drainage facilities to be installed or paid for by the owner.

3.6. Not Applicable by Statute – Enlargement of Existing Industrial Building (s. 4 of the Act)

3.6.1. If a development includes the enlargement of the gross floor area by an addition onto the existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.

3.6.2. If the gross floor area is enlarged by 50 percent or less as an addition onto the existing industrial building, the amount of the development charge in respect of the enlargement is zero.

3.6.3. If the gross floor area is enlarged by more than 50 percent as an addition onto the existing industrial building, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction as determined as follows:

3.6.3.1. Determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.

3.6.3.2. Divide the amount determined under paragraph 3.6.3.1 by the amount of the enlargement.

3.7. Not Applicable - Two or More Actions

Where two or more of the actions described in section 2.1 of this by-law are required before land to which a development charge applies can be developed, only one development charge shall be applicable and such charge shall be calculated and collected in accordance with the provisions of this by-law; provided, however, that if two or more of the actions described in section 2.1 occur at different times, and if the subsequent action has the effect of increasing the need for services as designated in section 4 hereof, additional development
charges shall be applicable and such charge shall be calculated and collected in accordance with the provisions of this by-law.

3.8. Municipal Exemption – Contaminated Sites (s. 2(7) of the Act and s. 5(1) (10) of the Act)

Where a development charge is payable for a development or re-development of land which requires site remediation under the current "Record of Site Condition Regulation, Ontario Regulation 153-04" or the City Council's policy for dealing with contaminated sites, an amount will be credited against the development charge otherwise payable equal to the amount of the costs of assessment and clean-up of the property, provided the owner submits to the City a written estimate of the amount of the cost of such works, which amount is approved by the City, but the credited amount shall not exceed the total development charge payable hereunder.

3.9. Municipal Exemption – Temporary Uses (s. 2 (7) of the Act ands. 5 (1) (10) of the Act)

This by-law shall not apply to land upon which there is to be constructed or erected:

3.9.1. any residential or non-residential building or structure constructed in accordance with a temporary use by-law pursuant to section 39 of the Planning Act, R.S.O. 1990, where such by-law provides for the removal of the building or structure; or,

3.9.2. any temporary erection of a building without foundation as defined in the Ontario Building Code for a period not exceeding six consecutive months and not more than six months in any calendar year, including tents, seasonal garden centres, and temporary sales trailers.

3.10. Municipal Exemption - Designated Sites (s. 2 (7) of the Act and s. 5 (1) (10) of the Act)

Where a development charge is payable for a development or re-development of land which contains an existing building that has been Designated under the Ontario Heritage Act, no development charges shall be applicable to any
redevelopment of the existing Designated building, and an additional development allowance equal to the floor area for non-residential uses or number of units for residential uses within the existing building, shall be credited to any additional development or re-development on the property provided the existing Designated building is retained and is an integral part of the development or redevelopment of the property.

3.11. Municipal Exemption - Credit for Existing Septic Services

Where lands that are subject to the development charges herein are to have existing septic services, there shall be credit given equal to the Wastewater services components, as applicable, of the development charge otherwise payable.

3.12. Municipal Exemption - Farm Buildings

This by-law shall not apply to land upon which there is to be constructed or erected, buildings used for the purposes of farming.

3.13. Municipal Exemption - Home based businesses

Home based business will not be treated as a non-residential category.

3.14. Not Applicable by Statue – Non-profit Housing Development

Non-profit housing is exempt from development charges.

3.15. Not Applicable by Statue – Affordable and Attainable

3.15.1. Affordable residential units are exempt from development charges

3.15.2. Attainable residential units are exempt from development charges

3.16. Not Applicable by Statue – Rental Housing Discount (for profit)

The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:

3.16.1. Three or more bedrooms – 25% reduction
3.16.2. Two bedrooms – 20% reduction; and
3.16.3. All other bedroom quantities – 15% reduction.

4. Services/Classes of Service for Which Development Charge is Imposed (s. 2(4) of the Act)

The services for which the development charge is imposed are as follows:

4.1. Wastewater

5. Uses Upon Which Development Charges are Imposed

The categories of uses of land, buildings and structures upon which a development charge is imposed are:

5.1. Residential uses; and
5.2. Non-residential uses.

6. Lands Upon Which Development Charges are Imposed

6.1. Wastewater D.C.s shall be calculated and collected for all land within urban area of the City of Cambridge identified on Schedule B of this by-law.

7. Mixed Uses

Where land is to be developed for mixed residential uses and non-residential uses, the development charge shall be calculated and collected as the total of:

7.1. that portion to be developed for residential uses plus
7.2. that portion to be developed for non-residential uses.

8. Lodging Houses

8.1. The applicable development charge for a lodging house having less than 10 lodging units will be based on residential development charges applicable to a residential dwelling.
8.2. A lodging house with 10 or more units will be based on non-residential
development charges.

**9. Amount of Development Charge**

9.1. Subject to the provisions of this by-law, development charges shall be calculated
and collected at the rates set out in Schedule "A".

9.2. Mandatory Phase-in

The amount of the development charges described in Schedule A to this by-law
shall be reduced in accordance with section 5(8) of the Act.

**10. Indexing of Development Charges (s. 5 (1) (10) of the Act)**

The amount of the development charges herein shall be adjusted annually on
December 1st in each year, commencing on December 1, 2024, in accordance with
the index prescribed in the Act.

**11. Applicable Amount of Development Charge**

The applicable rate of the development charge shall be the amount calculated in
accordance with this by-law on the date the development charge is payable.

**12. Time of Payment of Development Charges**

12.1. Building Permit (s. 26 (1) and s. 28 of the Act)

Subject to subsections 12.2 through 12.5, all development charges for a
development are payable upon the first building permit being issued in relation to
a building or structure on land to which a development charge applies and until
the development charge has been paid in full, no building permit shall be issued.

12.2. Subdivision Agreement (s. 26 (2) of the Act)

Notwithstanding subsections 12.1, 12.3 or 12.4, the amount of the development
charge with respect to wastewater services, shall be payable for development
that requires approval of a plan of subdivision under section 51 of the Planning
Act or a consent under section 53 of the Planning Act and for which a
Subdivision Agreement or Consent Agreement is entered into immediately upon
the parties entering in the Subdivision Agreement or Consent Agreement for all lots and blocks on which single detached dwellings and semi-detached dwellings are permitted in the plan of subdivision or pursuant to the consent.

12.3. Rental Housing and Institutional Development (s.26.1 of the Act)

Notwithstanding subsection 12.1, development charges for rental housing and institutional developments are due and payable in six equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest.

12.4. Site Plan and Zoning Amendment Application (s. 26.2 of the Act)

Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 5.1 and 5.2 shall be calculated on the rates set out in Schedule “A” on the date of the planning application, including interest. Where both planning applications apply, development charges under subsections 5.1 and 5.2 shall be calculated on the rates in effect on the day of the later planning application, including interest.

12.5. Agreement for Earlier or Later Payment (s. 27 of the Act)

Notwithstanding subsections 12.1 through 12.4 hereof, the City may enter into an agreement with a person/owner of land who is required to pay a development charge for:

12.5.1. All or any part of a development charge to be paid before or after it would otherwise be payable;

12.5.2. The total amount of the development charge payable under an agreement under this section is the amount of the development charge that would be determined under this by-law on the day specified in the agreement or, if no such day is specified, at the earlier of,

12.5.2.1. The time the development charge or any part of it is payable under the agreement;
12.5.2.2. the time the development charge would have been payable in the absence of the agreement

12.5.3. In an agreement under this section, the City may charge interest, at a rate stipulated in the agreement, on that part of the development charge payable after it would otherwise be payable.

13. Re-development Allowances to Reduce the Development Charge

13.1. Where a development charge is payable for a development which replaces a preexisting development including a change of use in an existing building, a redevelopment allowance shall be credited against the development charge otherwise payable.

13.2. Demolition Permit or Demolition Control Permit In order to be eligible for a re-development allowance:

13.2.1. The pre-existing development must be one in respect to which a valid demolition permit or demolition control permit was issued by the City within the five (5) years, related to a residential use or ten (10) years, for a non-residential use, preceding the due date of payment of the development charge hereunder and such demolition permit, demolition control permit or a certified copy thereof shall be given to the City Treasurer; and

13.2.2. Proof must be provided to the Chief Building Official's satisfaction that the development meets the requirements set out in section 13.2.1.

13.2.3. In situations where buildings are destroyed by fire or other unplanned events, sections 13.2.1 or 13.3 apply upon proof satisfactory to the City’s Chief Building Official if there was not an issued demolition permit.

13.3. Notwithstanding section 13.2.1, if the land is engaged in brownfield redevelopment, a redevelopment period longer than the time set out in section 13.2.1, may be provided based upon the approval by the City’s Deputy City Manager of Community Development or designate in
consultation with the Chief Building Official, and applicable Regional Commissioner after consideration of specific development circumstances.

13.4. Date of Demolition

In determining eligibility for a re-development allowance under sections 13.2 and 13.3:

a) Demolition shall be deemed to have occurred on the date of the issuance of the demolition permit or demolition control permit;

b) For the purposes of sections 13.2 and 13.3, "demolition permit" or "demolition control permit" shall mean the first of any demolition permits or demolition control permits issued for the pre-existing development, if the demolition has taken place in more than one phase. Subsequent demolition permits or demolition control permits for that pre-existing development are not to be used in a calculation of the periods set out in sections 13.2 or 13.3; and

c) The date calculated under sections 13.2 and 13.3 shall apply regardless of whether the first demolition permit or demolition control permit was revoked or canceled.

13.5. Calculation of Re-development Allowance

In determining the amount of any re-development allowance to be applied in calculating a development charge payable, the following shall apply:

13.5.1. the re-development allowance quantified in accordance with section 13.6 hereof shall apply to the whole parcel of land on which the pre-existing development exists or existed;

13.5.2. any remaining re-development allowance applicable to a parcel of land from time to time, in the event of a division of the parcel of land into two or more parcels, shall be apportioned equally between or amongst the resultant parcels of land on a per unit area basis;

13.5.3. the amount of the re-development allowance applicable to a parcel of land on which the pre-existing development existed or to any part
thereof after any land division shall be reduced for each subsequent development in respect of which the development charge otherwise payable is or has been reduced by a re-development allowance, as building permits for such subsequent developments are issued or development charges paid, whichever first occurs.

13.6. Amount of Re-development Allowance

13.6.1. The amount of the re-development allowance shall be computed based upon the previous land use equal to:

13.6.2. for residential uses, the number and type or types of units in the preexisting development multiplied by the development charge rate or rates applicable to such units; and,

13.6.3. for non-residential uses, the number of square meters of building area of the pre-existing development multiplied by the development charge rate applicable to such building area.

13.7. Maximum Re-development Allowance and Carry Forward

The maximum re-development allowance shall be the development charge otherwise payable. Any unused re-development allowance may be carried forward and applied to any subsequent development charge payable in respect of the same land to which it relates within five years from the date of demolition of the pre-existing development to which it relates.

14. Credits (s. 38 of the Act)

14.1. Provisions of Services by Agreement

The City may agree, in writing, to allow a person/owner to perform work that relates to a service referred to herein and the City shall give the person/owner a credit towards the development charge in accordance with the Agreement.

14.2. The amount of the credit is the reasonable cost, without interest, of doing the work as agreed by the City and the person/owner who is to be given the credit (s. 38 (2) of the Act).
14.3. City Owned Industrial Land

Development charges shall be imposed on land sold by the City where such land is no longer owned by and used for the purposes of the City. The portion of the development charge with respect to infrastructure services may be satisfied by the provision of such services or as specified in a purchase and sale agreement and the City shall give a credit, for costs over and above the City's local service policy, for the amount equal to the reasonable cost to the owner of providing such services, but such credit shall not exceed the infrastructure services portion of the development charge payable.

15. Transitional Provisions – Prior Agreements

Notwithstanding anything in this by-law, if a conflict exists between the provisions of this by-law and:

15.1. an agreement under section 50 or 52 of the Planning Act that was in existence prior to the enactment of this by-law; or

15.2. any other prior agreement between the City and an owner or former owner; the provisions of the agreement shall prevail.

16. Administration

16.1. Reserve Funds

16.1.1. There is hereby established a separate reserve fund for each service to which the development charge herein relates (s. 33 of the Act).

16.1.2. Each development charge shall be paid into the reserve fund or funds to which the charge relates (s. 34 of the Act).

16.1.3. Subject to s. 16.1.4, the money in each reserve fund established for a service may be spent only for capital costs set out herein (s. 35 of the Act).

16.1.4. The City may borrow money from a reserve fund and shall repay the amount used plus interest at the prescribed minimum interest rate (s. 36 of the Act).
Application of Investment Income

Income received from the investment of a development charge reserve fund or funds shall be credited to the development charge reserve fund or funds in relation to which the investment income relates.

16.2. Complaints about Development Charges (s. 20 of the Act)

16.2.1. A person required to pay a development charge, or the person’s agent, may complain to the council of the municipality imposing the development charge that:

16.2.1.1. the amount of the development charge was incorrectly determined;

16.2.1.2. whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given was incorrectly determined; or

16.2.1.3. there was an error in the application of the development charges bylaw.

16.2.2. A complaint may not be made later than 90 days after the day the development charge, or any part of it, is payable.

16.2.3. The complaint must be in writing, must state the complainant’s name, the address where notice can be given to the complainant and the reasons for the complaint.

16.2.4. The City Council shall hold a hearing into the complaint and shall give the complainant an opportunity to make representations at the hearing.

16.2.5. The City Clerk shall mail a notice of the hearing to the complainant at least 14 days before the hearing.

16.2.6. After hearing the evidence and submissions of the complainant, City Council may dismiss the complaint or rectify any incorrect determination or error that was the subject of the complaint.
16.2.7. A complainant may appeal the decision of City Council to the Ontario Land Tribunal in accordance with section 22 of the Act.

17. Unpaid Charges Collected as Taxes (s. 32 of the Act)

If a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.

18. Commencement (s. 8 of the Act)

This by-law shall come into force on July 1, 2024.

19. Repeal of Existing Development Charges By-law

By-law Number 19-094, as amended, of the Corporation of the City of Cambridge are hereby repealed effective July 1, 2024.

20. Title

This by-law may be referred to as the Development Charges By-law, 2024.

PASSED AND ENACTED this ___th day of ______, 2024.

______________________________
Mayor

______________________________
Clerk
### Schedule A to By-law ____
**Development Charges**

<table>
<thead>
<tr>
<th>Service/Class of Service</th>
<th>RESIDENTIAL</th>
<th>NON-RESIDENTIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Single and Semi-Detached Dwelling</td>
<td>Other Multiples</td>
</tr>
<tr>
<td>Wastewater Services</td>
<td>3,188</td>
<td>2,132</td>
</tr>
</tbody>
</table>
Schedule B to By-law

Map of Urban Service Area
By-law ___ of the

CORPORATION OF THE CITY OF CAMBRIDGE

Being a by-law of the Corporation of the City of Cambridge to impose certain Development Charges in the Corporation of the City of Cambridge pursuant to the Development Charges Act, S.O., 1997, c. 27, as amended.

WHEREAS the Development Charges Act, S.O. 1997, c. 27, as amended, (the "Act"), authorizes municipalities to pass by-laws to impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development or redevelopment of land (s. 2 (1) of the Act);

AND WHEREAS the City of Cambridge has completed a development charges background study dated December 22, 2023, to investigate the increased needs for services arising from such development or redevelopment of land (s. 10 (1) of the Act);

AND WHEREAS the City of Cambridge has given at least 20 days' notice of a public meeting in the manner and to the persons and organizations prescribed by s 9 Ontario Regulation 82/98 (s. 12 (1) (b) of the Act);

AND WHEREAS such public meeting was held on March 19, 2024 at the City Hall (s.12 (1) (a) of the Act);

AND WHEREAS the City ensured that the proposed by-law and the background study were made available to the public at least two weeks prior to the meeting (s .12 (1) (c) of the Act);

AND WHEREAS any person who attended the meeting was allowed to make representations relating to the proposed by-law (s. 12 (2) of the Act);

AND WHEREAS this by-law is being passed within the one-year period following completion of the development charges background study (s. 11 of the Act);

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:
1. Definitions

In this by-law:

1.1. “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;

1.2. "Act" means the Development Charges Act S.O. 1997, c. 27, as amended;

1.3. “Affordable Residential unit” means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;

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

1.5. "apartment" means a dwelling unit in a building containing a non-residential use or two or more dwelling units in a residential building, including a stacked townhouse and a stand-alone additional residential unit, but does not include a lodging house, row dwelling, back to back townhouse, special care/special need dwelling, semi-detached dwelling or single detached dwelling;

1.6. “attainable residential unit” means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;

1.7. "back to back townhouse" means a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

1.8. "brownfield" means: a property that requires a risk assessment and/or site remediation under the Environmental Protection Act, R.S.O. 1990, Chapter E.19, or any successor legislation, or any regulations thereunder; or a property that requires site remediation under a City policy concerning contaminated sites;

1.9. "Cannabis" means
1.9.1. a cannabis plant;

1.9.2. 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;

1.9.3. any substance or mixture of substances that contains or has on it any part of such a plant; and

1.9.4. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

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

1.11. "canopy" includes, but is not limited to, a roof-like structure projecting more than three hundred millimetres (300 mm) from the exterior face of a building and a separate roof-like structure such as a roof-like structure for an automotive fuel station or a drivethrough facility, used or designed or intended for use for a purpose other than anaesthetic purpose or the protection of pedestrians;

1.12. "capital costs" means costs incurred or proposed to be incurred by the City or a local board thereof directly or by others on behalf of, and as authorized by, the City or a local board thereof:

1.12.1. Costs to acquire land or an interest in land, including a leasehold interest, except in relation to such services as are prescribed for the purposes of this paragraph.

1.12.2. Costs to improve land.

1.12.3. Costs to acquire, lease, construct or improve buildings and structures.
1.12.4. Costs to acquire, lease, construct or improve facilities including,

1.12.4.1. rolling stock with an estimated useful life of seven years or more,
1.12.4.2. furniture and equipment, other than computer equipment, and
1.12.4.3. materials acquired for circulation, reference or information purposes by a board within the meaning of the Public Libraries Act, R.S.O. 1990, c.P.44.

1.12.5. Interest on money borrowed to pay for costs described in section 1.12.1 through 1.12.4.

1.13. "Charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8, a nursing home under the Nursing Homes Act, R.S.O., 1990, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c, H.12;

1.14. "City" means the Corporation of the City of Cambridge;

1.15. "Class" means a grouping of services combined to create a single service for the purposes of this By-law and as provided in section 7 of the Development Charges Act, 1997.

1.16. "colleges" mean buildings or structures owned by a college of applied arts and technology established pursuant to the Ministry of Training, Colleges and Universities Act, RSO 1990, c.M.19 and used for teaching of programs of study leading to a postsecondary certificate or diploma, a graduate certificate or a bachelor degree;

1.17. "Correctional group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis,
and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

1.18. "Council" means the Council of the Corporation of the City of Cambridge;

1.19. "demolition permit" is a permit required prior to demolition of a structure that is issued under the Ontario Building Code (Ontario Regulation 332/12, or any successor legislation);

1.20. "demolition control permit" is a permit required prior to demolition of a whole or any part of a residential property that is issued under the Planning Act, R.S.O. 1990, c.P.13, or any successor legislation;

1.21. “detached dwelling unit” has the same meaning as a “single detached dwelling” for the purposes of this by-law;

1.22. "development" includes re-development;

1.23. "development charge" means a charge imposed against land under this by-law;

1.24. "dwelling unit" means a room or rooms located within a building or structure which are occupied or designed or intended to be occupied by one or more persons as a single housekeeping unit and for which a separate private entrance (from outdoors or a common hallway), sanitary and culinary facilities are provided but does not include a lodging unit;

1.25. "existing industrial building" means an industrial building or buildings existing on a site on January 1, 2000, or the first industrial building or buildings constructed on a vacant site pursuant to site plan approval under section 41 of
the Planning Act subsequent to the passage of this by-law for which full development charges were paid.

1.26. "farm" means a parcel of land on which the predominant activity is farming;

1.27. "farming" means the production of crops or the breeding, raising or maintaining of livestock or both; including fur farming, fruit and vegetable growing, the keeping of bees, fish farming and sod farming and includes such buildings and structures located on a farm designed and intended to be used solely for or in connection with such production of crops or livestock including barns, silos, structures used for farm equipment storage and repair, storing or processing materials used in the production or maintenance of crops or livestock or the products derived from the farm 's production of crops or livestock, or both. Farming shall not include a dwelling unit located on a farm;

1.28. "grade" means the average level of finished ground adjoining a building at all its exterior walls;

1.29. "gross floor area" means the total floor area measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average grade adjoining the building at its exterior walls;

1.30. "group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

1.31. "Home based business" means an occupation conducted within a dwelling unit by the resident or residents of the dwelling unit and which is accessory to the dwelling unit;
1.32. "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;

1.33. "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.

1.34. “institutional use” means development of a building or structure intended for use:

1.34.1. as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;

1.34.2. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;

1.34.3. by any of the following post-secondary institutions for the objects of the institution:

   1.34.3.1. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,

   1.34.3.2. a college or university federated or affiliated with a university described in subclause (1), or

   1.34.3.3. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;

1.34.4. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
1.34.5. as a hospice to provide end of life care.

1.35. "live/work unit" means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;

1.36. "local board" means a local board as defined in section 1 of the Municipal Affairs Act, R.S.O. 1990, c. 307, other than a board as defined in section 1 (1) of the Education Act, S.O. 1990, c. 13, as amended (s. 1 of the Act);

1.37. "local services" means services related to a plan of subdivision, or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under s. 51 of the Planning Act or under s. 53 of the Planning Act;

1.38. "lodging house" means a building designed or intended to contain, or containing lodging units where the residents share access to common areas of the building, other than the lodging units;

1.39. "lodging unit" means one or more rooms located within a lodging house which:

   1.39.1. is designed to be occupied for human habitation by one resident;
   1.39.2. is not normally accessible to persons other than the resident without the permission of the resident; and,
   1.39.3. may contain either cooking or sanitary facilities, but not both, for the exclusive use of the resident of the unit.
   1.39.4. A room or suite in a hotel or motel shall not constitute a lodging unit.

1.40. "lot" means a parcel of land capable of being conveyed lawfully without any approval under the Planning Act or successor thereto which meets the minimum lot area requirements under the City’s zoning by-law;

1.41. “Non-profit housing development” means development of a building or structure intended for use as residential premises by:
1.41.1. 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;

1.41.2. 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

1.41.3. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.

1.42. "non-residential uses" means all commercial, industrial, institutional and other uses not included in the definition of residential uses including lodging houses exceeding 10 or more rooms, hotels and motels;

1.43. "owner" means the owner of land or a person authorized by the owner who has made application for an approval for the development of land upon which a development charge is imposed;

1.44. "pre-existing development" means a use of land or buildings existing on the land at the time a development charge is payable or existing at any time in the five years prior thereto;

1.45. "Primary dwelling unit" means the largest dwelling unit in which the residential use of the lot is conducted.

1.46. "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.

1.47. "residential building" means a building containing one or more dwelling units with or without any non-residential use and in the case of a single detached dwelling or semidetached dwelling or row dwelling means the individual dwelling unit;

1.48. "residential use" means the use of land, buildings or structures for one or more dwelling units, including a farm dwelling unit;
1.49. "row dwelling" means a residential building consisting of three or more dwelling units attached by a vertical wall or walls and not abutting any dwelling units along a horizontal plane, and includes a back to back townhouse;

1.50. "semi-detached dwelling" means a residential building divided vertically to provide two dwelling units separated by a common wall or walls;

1.51. "services" means services designated in section 4 of this by-law;

1.52. "single detached dwelling" means a residential building consisting of one dwelling unit and not attached to another structure;

1.53. "site" means a parcel of land situated in the City which can be legally conveyed pursuant to section 50 of the Planning Act and includes a development having two or more lots consolidated under identical ownership.

1.54. "special care/special dwelling" means a building containing two or more dwelling units, which units have a common entrance from street level:

   1.54.1. Where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings;

   1.54.2. Which may or may not have exclusive sanitary and/or culinary facilities;

   1.54.3. That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements;

   1.54.4. Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels; and

   1.54.5. Includes, but is not limited to, retirement houses or lodges, nursing homes, charitable dwellings, group homes (including correctional group homes) and hospices.
1.55. "stacked townhouse" means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor.

1.56. "Stand-alone additional residential dwelling unit" means one single stand-alone dwelling unit that is subordinate to the primary dwelling unit on a lot and does not exceed 40% of the gross floor area of the primary dwelling unit but in no case may be larger than 80 square metres.

1.57. "total floor area"

1.57.1. includes the sum total of the total areas of the floors in a building whether at, above or below grade, measured:

1.57.1.1. between the exterior faces of the exterior walls of the building;

1.57.1.2. from the centre line of a common wall separating two uses; or

1.57.1.3. from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and

1.57.2. includes the area of a mezzanine as defined in the Building Code Act;

1.57.3. excludes those areas used exclusively for parking garages or structures;

1.57.4. where a building or a portion thereof has only one wall or does not have any walls, shall be the sum of the total area of all floors in the building (1) directly beneath the roof or canopy of the building; or (2) between and/or beneath a structural system serving the function of walls, roof or canopy or any one or more of them;

1.57.5. where the building is an above-grade storage tank, the calculation of the total floor area is determined by taking the cross-sectional area of the tank, which is the base area;

1.57.6. and for the purposes of definition, the non-residential portion of a mixed-use building is deemed to include half of any area common to
the residential and non-residential portions of such mixed-use buildings

1.58. “urban area” means the area within the urban area boundary as identified in Schedule B

2. Application of Development Charges – Rules

2.1. General Application (s.2(7) of the Act)

Subject to the exemptions and discounts set out in this by-law, development charges shall apply and shall be calculated and collected in accordance with this by-law against land to pay for increased capital costs required because of increased needs for services arising from development that requires:

2.1.1. the passing of a zoning by-law or an amendment to a zoning by-law under section 34 of the Planning Act;

2.1.2. the approval of a minor variance under section 45 of the Planning Act;

2.1.3. a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;

2.1.4. the approval of a plan of subdivision under section 51 of the Planning Act;

2.1.5. a consent under section 53 of the Planning Act;

2.1.6. the approval of a description under section 50 of the Condominium Act; or

2.1.7. the issuing of a permit under the Building Code Act, 1992, in relation to a building or structure.

3. Imposition of Development Charges

3.1. All Lands (s. 2(7) and s. 3 of the Act)

Subject to subsection 3.2 hereof, the development charges herein are imposed on all land in the City and no land is exempt from a development charge by reason only that it is exempt from taxation under s. 3 of the Assessment Act.
3.2. Non-imposition – Municipality and Boards (s. 2(7) of the Act)

This by-law does not apply to land owned and used for the purposes of:

a) The City of Cambridge or any local board thereof;

b) The Region of Waterloo or any local board thereof;

c) Any municipality within the Region of Waterloo or any local board thereof;

d) A board of education as defined in the Education Act, S.O. 1990, c. 13, as amended, or any successor legislation;

e) 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;

f) The Grand River Conservation Authority to the extent that the lands are being used for conservation purposes; or

g) The Crown in right of Ontario or the Crown in right of Canada.

3.3. Municipal Exemption – Hospitals

This by-law shall not apply to land upon which there is to be developed a Public Hospital within the meaning of the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended.

3.4. Not Applicable by Statute - Enlargement of an Existing Dwelling Unit and Creation of Up to Two Additional Dwelling Units (s. 2 (3) of the Act)

3.4.1. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

3.4.1.1. an enlargement to an existing dwelling unit;
3.4.1.2. the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;

3.4.2. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing or new houses:

3.4.2.1. A second residential unit in an existing or new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing or new detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.

3.4.2.2. A third residential unit in an existing or new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing or new detached house, semi-detached house or rowhouse contains any residential units.

3.4.2.3. One residential unit in a building or structure ancillary to an existing or new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing or new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing or new detached house, semi-detached house or rowhouse contains any residential units.

3.5. Not Applicable by Statute – Local Services and Connections (s. 2(5) of the Act)

Subsection 2.1 of this by-law does not apply to:

3.5.1. Local services related to a plan of subdivision or within the area to which the plan relates to is installed or paid for by the owner as a condition of approval under section 51 of the Planning Act;
3.5.2. local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act, or

3.5.3. local connections to water mains, sanitary sewers or storm drainage facilities to be installed or paid for by the owner.

3.6. Not Applicable by Statute – Enlargement of Existing Industrial Building (s. 4 of the Act)

3.6.1. If a development includes the enlargement of the gross floor area by an addition onto the existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.

3.6.2. If the gross floor area is enlarged by 50 percent or less as an addition onto the existing industrial building, the amount of the development charge in respect of the enlargement is zero.

3.6.3. If the gross floor area is enlarged by more than 50 percent as an addition onto the existing industrial building, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction as determined as follows:

3.6.3.1. Determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.

3.6.3.2. Divide the amount determined under paragraph 3.6.3.1 by the amount of the enlargement.

3.7. Not Applicable - Two or More Actions

Where two or more of the actions described in section 2.1 of this by-law are required before land to which a development charge applies can be developed, only one development charge shall be applicable and such charge shall be calculated and collected in accordance with the provisions of this by-law; provided, however, that if two or more of the actions described in section 2.1 occur at different times, and if the subsequent action has the effect of increasing the need for services as designated in section 4 hereof, additional development
charges shall be applicable and such charge shall be calculated and collected in accordance with the provisions of this by-law.

3.8. Municipal Exemption – Contaminated Sites (s. 2(7) of the Act and s. 5(1) (10) of the Act)

Where a development charge is payable for a development or re-development of land which requires site remediation under the current "Record of Site Condition Regulation, Ontario Regulation 153-04" or the City Council's policy for dealing with contaminated sites, an amount will be credited against the development charge otherwise payable equal to the amount of the costs of assessment and clean-up of the property, provided the owner submits to the City a written estimate of the amount of the cost of such works, which amount is approved by the City, but the credited amount shall not exceed the total development charge payable hereunder.

3.9. Municipal Exemption – Temporary Uses (s. 2 (7) of the Act ands. 5 (1) (10) of the Act)

This by-law shall not apply to land upon which there is to be constructed or erected:

3.9.1. any residential or non-residential building or structure constructed in accordance with a temporary use by-law pursuant to section 39 of the Planning Act, R.S.O. 1990, where such by-law provides for the removal of the building or structure; or,

3.9.2. any temporary erection of a building without foundation as defined in the Ontario Building Code for a period not exceeding six consecutive months and not more than six months in any calendar year, including tents, seasonal garden centres, and temporary sales trailers.

3.10. Municipal Exemption - Designated Sites (s. 2 (7) of the Act and s. 5 (1) (10) of the Act)

Where a development charge is payable for a development or re-development of land which contains an existing building that has been Designated under the Ontario Heritage Act, no development charges shall be applicable to any
redevelopment of the existing Designated building, and an additional development allowance equal to the floor area for non-residential uses or number of units for residential uses within the existing building, shall be credited to any additional development or re-development on the property provided the existing Designated building is retained and is an integral part of the development or redevelopment of the property.

3.11. Municipal Exemption - Farm Buildings

This by-law shall not apply to land upon which there is to be constructed or erected, buildings used for the purposes of farming.

3.12. Municipal Exemption - Home based businesses

Home based business will not be treated as a non-residential category.

3.13. Not Applicable by Statute – Non-profit Housing Development

Non-profit housing is exempt from development charges.

3.14. Not Applicable by Statute – Affordable and Attainable

3.14.1. Affordable residential units are exempt from development charges

3.14.2. Attainable residential units are exempt from development charges

3.15. Not Applicable by Statute – Rental Housing Discount (for profit)

The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:

3.15.1. Three or more bedrooms – 25% reduction

3.15.2. Two bedrooms – 20% reduction; and

3.15.3. All other bedroom quantities – 15% reduction.

4. Services/Classes of Service for Which Development Charge is Imposed (s. 2(4) of the Act)
The services for which the development charge is imposed are as follows:

4.1. Stormwater

5. Uses Upon Which Development Charges are Imposed

The categories of uses of land, buildings and structures upon which a development charge is imposed are:

5.1. Residential uses; and

5.2. Non-residential uses.

6. Lands Upon Which Development Charges are Imposed

6.1. Stormwater D.C.s shall be calculated and collected for all land within urban area of the City of Cambridge identified on Schedule B of this by-law.

7. Mixed Uses

Where land is to be developed for mixed residential uses and non-residential uses, the development charge shall be calculated and collected as the total of:

7.1. that portion to be developed for residential uses plus

7.2. that portion to be developed for non-residential uses.

8. Lodging Houses

8.1. The applicable development charge for a lodging house having less than 10 lodging units will be based on residential development charges applicable to a residential dwelling.

8.2. A lodging house with 10 or more units will be based on non-residential development charges.

9. Amount of Development Charge

9.1. Subject to the provisions of this by-law, development charges shall be calculated and collected at the rates set out in Schedule "A".
9.2. Mandatory Phase-in

The amount of the development charges described in Schedule A to this by-law shall be reduced in accordance with section 5(8) of the Act.

10. Indexing of Development Charges (s. 5 (1) (10) of the Act)

The amount of the development charges herein shall be adjusted annually on December 1st in each year, commencing on December 1, 2024, in accordance with the index prescribed in the Act.

11. Applicable Amount of Development Charge

The applicable rate of the development charge shall be the amount calculated in accordance with this by-law on the date the development charge is payable.

12. Time of Payment of Development Charges

12.1. Building Permit (s. 26 (1) and s. 28 of the Act)

Subject to subsections 12.2 through 12.5, all development charges for a development are payable upon the first building permit being issued in relation to a building or structure on land to which a development charge applies and until the development charge has been paid in full, no building permit shall be issued.

12.2. Subdivision Agreement (s. 26 (2) of the Act)

Notwithstanding subsections 12.1, 12.3 or 12.4, the amount of the development charge with respect to stormwater services shall be payable for development that requires approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Planning Act and for which a Subdivision Agreement or Consent Agreement is entered into immediately upon the parties entering in the Subdivision Agreement or Consent Agreement for all lots and blocks on which single detached dwellings and semi-detached dwellings are permitted in the plan of subdivision or pursuant to the consent.

12.3. Rental Housing and Institutional Development (s.26.1 of the Act)
Notwithstanding subsection 12.1, development charges for rental housing and institutional developments are due and payable in six equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest.

12.4. Site Plan and Zoning Amendment Application (s. 26.2 of the Act)

Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 5.1 and 5.2 shall be calculated on the rates set out in Schedule “A” on the date of the planning application, including interest. Where both planning applications apply, development charges under subsections 5.1 and 5.2 shall be calculated on the rates in effect on the day of the later planning application, including interest.

12.5. Agreement for Earlier or Later Payment (s. 27 of the Act)

Notwithstanding subsections 12.1 through 12.4 hereof, the City may enter into an agreement with a person/owner of land who is required to pay a development charge for:

12.5.1. All or any part of a development charge to be paid before or after it would otherwise be payable;

12.5.2. The total amount of the development charge payable under an agreement under this section is the amount of the development charge that would be determined under this by-law on the day specified in the agreement or, if no such day is specified, at the earlier of,

12.5.2.1. The time the development charge or any part of it is payable under the agreement;

12.5.2.2. the time the development charge would have been payable in the absence of the agreement;

12.5.3. In an agreement under this section, the City may charge interest, at a rate stipulated in the agreement, on that part of the development charge payable after it would otherwise be payable.
13. Re-development Allowances to Reduce the Development Charge

13.1. Where a development charge is payable for a development which replaces a preexisting development including a change of use in an existing building, a redevelopment allowance shall be credited against the development charge otherwise payable.

13.2. Demolition Permit or Demolition Control Permit

In order to be eligible for a re-development allowance:

13.2.1. The pre-existing development must be one in respect to which a valid demolition permit or demolition control permit was issued by the City within the five (5) years, related to a residential use or ten (10) years, for a non-residential use, preceding the due date of payment of the development charge hereunder and such demolition permit, demolition control permit or a certified copy thereof shall be given to the City Treasurer; and

13.2.2. Proof must be provided to the Chief Building Official's satisfaction that the development meets the requirements set out in section 13.2.1.

13.2.3. In situations where buildings are destroyed by fire or other unplanned events, sections 13.2.1 or 13.3 apply upon proof satisfactory to the City's Chief Building Official if there was not an issued demolition permit.

13.3. Notwithstanding section 13.2.1, if the land is engaged in brownfield redevelopment, a redevelopment period longer than the time set out in section 13.2.1, may be provided based upon the approval by the City’s Deputy City Manager of Community Development or designate in consultation with the Chief Building Official, and applicable Regional Commissioner after consideration of specific development circumstances.

13.4. Date of Demolition

In determining eligibility for a re-development allowance under sections 13.2 and 13.3:
a) Demolition shall be deemed to have occurred on the date of the issuance of the demolition permit or demolition control permit;

b) For the purposes of sections 13.2 and 13.3, "demolition permit" or "demolition control permit" shall mean the first of any demolition permits or demolition control permits issued for the pre-existing development, if the demolition has taken place in more than one phase. Subsequent demolition permits or demolition control permits for that pre-existing development are not to be used in a calculation of the periods set out in sections 13.2 or 13.3; and

c) The date calculated under sections 13.2 and 13.3 shall apply regardless of whether the first demolition permit or demolition control permit was revoked or canceled.

13.5. Calculation of Re-development Allowance

In determining the amount of any re-development allowance to be applied in calculating a development charge payable, the following shall apply:

13.5.1. the re-development allowance quantified in accordance with section 13.6 hereof shall apply to the whole parcel of land on which the pre-existing development exists or existed;

13.5.2. any remaining re-development allowance applicable to a parcel of land from time to time, in the event of a division of the parcel of land into two or more parcels, shall be apportioned equally between or amongst the resultant parcels of land on a per unit area basis;

13.5.3. the amount of the re-development allowance applicable to a parcel of land on which the pre-existing development existed or to any part thereof after any land division shall be reduced for each subsequent development in respect of which the development charge otherwise payable is or has been reduced by a re-development allowance, as building permits for such subsequent developments are issued or development charges paid, whichever first occurs.

13.6. Amount of Re-development Allowance
13.6.1. The amount of the re-development allowance shall be computed based upon the previous land use equal to:

13.6.2. for residential uses, the number and type or types of units in the preexisting development multiplied by the development charge rate or rates applicable to such units; and,

13.6.3. for non-residential uses, the number of square meters of building area of the pre-existing development multiplied by the development charge rate applicable to such building area.

13.7. Maximum Re-development Allowance and Carry Forward

The maximum re-development allowance shall be the development charge otherwise payable. Any unused re-development allowance may be carried forward and applied to any subsequent development charge payable in respect of the same land to which it relates within five years from the date of demolition of the pre-existing development to which it relates.

14. Credits (s. 38 of the Act)

14.1. Provisions of Services by Agreement

The City may agree, in writing, to allow a person/owner to perform work that relates to a service referred to herein and the City shall give the person/owner a credit towards the development charge in accordance with the Agreement.

14.2. The amount of the credit is the reasonable cost, without interest, of doing the work as agreed by the City and the person/owner who is to be given the credit (s. 38 (2) of the Act).

14.3. City Owned Industrial Land

Development charges shall be imposed on land sold by the City where such land is no longer owned by and used for the purposes of the City. The portion of the development charge with respect to infrastructure services may be satisfied by the provision of such services or as specified in a purchase and sale agreement and the City shall give a credit, for costs over and above the City's
local service policy, for the amount equal to the reasonable cost to the owner of providing such services, but such credit shall not exceed the infrastructure services portion of the development charge payable.

15. Transitional Provisions – Prior Agreements

Notwithstanding anything in this by-law, if a conflict exists between the provisions of this by-law and:

15.1. an agreement under section 50 or 52 of the Planning Act that was in existence prior to the enactment of this by-law; or

15.2. any other prior agreement between the City and an owner or former owner; the provisions of the agreement shall prevail.

16. Administration

16.1. Reserve Funds

16.1.1. There is hereby established a separate reserve fund for each service to which the development charge herein relates (s. 33 of the Act).

16.1.2. Each development charge shall be paid into the reserve fund or funds to which the charge relates (s. 34 of the Act).

16.1.3. Subject to s. 16.1.4, the money in each reserve fund established for a service may be spent only for capital costs set out herein (s. 35 of the Act).

16.1.4. The City may borrow money from a reserve fund and shall repay the amount used plus interest at the prescribed minimum interest rate (s. 36 of the Act).

Application of Investment Income

Income received from the investment of a development charge reserve fund or funds shall be credited to the development charge reserve fund or funds in relation to which the investment income relates.

16.2. Complaints about Development Charges (s. 20 of the Act)
16.2.1. A person required to pay a development charge, or the person's agent, may complain to the council of the municipality imposing the development charge that:

16.2.1.1. the amount of the development charge was incorrectly determined;

16.2.1.2. whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given was incorrectly determined; or

16.2.1.3. there was an error in the application of the development charges bylaw.

16.2.2. A complaint may not be made later than 90 days after the day the development charge, or any part of it, is payable.

16.2.3. The complaint must be in writing, must state the complainant's name, the address where notice can be given to the complainant and the reasons for the complaint.

16.2.4. The City Council shall hold a hearing into the complaint and shall give the complainant an opportunity to make representations at the hearing.

16.2.5. The City Clerk shall mail a notice of the hearing to the complainant at least 14 days before the hearing.

16.2.6. After hearing the evidence and submissions of the complainant, City Council may dismiss the complaint or rectify any incorrect determination or error that was the subject of the complaint.

16.2.7. A complainant may appeal the decision of City Council to the Ontario Land Tribunal in accordance with section 22 of the Act.

17. Unpaid Charges Collected as Taxes (s. 32 of the Act)

If a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.
18. Commencement (s. 8 of the Act)

This by-law shall come into force on July 1, 2024.

19. Repeal of Existing Development Charges By-law

By-law Number 19-094, as amended, of the Corporation of the City of Cambridge are hereby repealed effective July 1, 2024.

20. Title

This by-law may be referred to as the Development Charges By-law, 2024.

PASSED AND ENACTED this ___th day of ______, 2024.

___________________________
Mayor

___________________________
Clerk
### Schedule A to By-law ____
**Development Charges**

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