

**2ND REPORT OF THE**  
**STRATEGIC PRIORITIES AND POLICY COMMITTEE**

Meeting held on January 29, 2018, commencing at 4:00 PM, in the Council Chambers, Second Floor, London City Hall.

**PRESENT:** Mayor M. Brown and Councillors M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher and J. Zaifman and L. Rowe (Secretary).

**ABSENT:** Councillor T. Park.

**ALSO PRESENT:** M. Hayward, A.L. Barbon, B. Card, I. Collins, B. Coxhead, S. Datars Bere, K. Edwards, M. Feldberg, J.M. Fleming, L. Livingstone, A. Macpherson, S. Mathers, D. Munteer, A. Patis, M. Ribera, C. Saunders, J. Smolarek, R. Wilcox, J. Winston and P. Yeoman.

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**I. CALL TO ORDER**

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

**II. CONSENT ITEMS**

2. Requirements for a Proposed Expansion of a Gaming Site

That the following actions be taken with respect to the proposed expansion of a gaming site in London:

- a) the staff report dated January 29, 2018, regarding the municipal requirements that are required to be satisfied as part of the approval process, under O. Reg. 81/12 under the Ontario Lottery and Gaming Corporation Act, 1999, for the proposed expansion of a gaming site in London, BE RECEIVED for information;
- b) the Civic Administration BE DIRECTED to implement the proposed options for public input consisting of a Public Open House and Information Session, an online survey, as well as a Public Participation session to be held at a meeting of the Strategic Priorities and Policy Committee;
- c) the Civic Administration BE DIRECTED to invite the Old East Village BIA to assist with organizing the public open house, and to also engage directly with the Old East Village Community Association about the public open house;
- d) the Civic Administration BE DIRECTED to engage with all relevant stakeholders, such as London Middlesex Counselling and Addiction Services and any other relevant community groups, to receive their input on the proposed gaming site expansion; and
- e) the Civic Administration BE DIRECTED to obtain a copy of the related Service Agreement between the Ontario Lottery and Gaming Corporation and Gateway Casinos & Entertainment Limited, in order for the City to better understand the provisions under which an expanded casino would be operated;

it being noted that the Strategic Priorities and Policy Committee received a communication dated January 17, 2018 from Jake Pastore, Director of Municipal and Community Relations, OLG with respect to this matter.

Motion Passed

YEAS: M. Brown, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (12)

3. Transient Accommodation Tax

That, on the recommendation of the Board of Directors and the General Manager of Tourism London, and the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to a tax on transient accommodation:

- a) the implementation of a 4% tax on transient accommodation in London BE ENDORSED;
- b) the Civic Administration, in conjunction with Tourism London, BE DIRECTED to report back with the necessary documentation in order to implement the transient accommodation tax, including all necessary by-laws and agreements;
- c) the Civic Administration BE REQUESTED to report back with suggested methods and practices for determining the allocation of the funds the City would realize through the implementation of a transient accommodation tax and, further, Tourism London BE REQUESTED to prepare and present a business case for additional funds associated with the transient accommodation tax;

it being noted that the Strategic Priorities and Policy Committee heard a verbal delegation from J. Winston, General Manager, Tourism London, and received a communication dated January 15, 2018, from the London Convention Centre Board of Directors, with respect to this matter.

Voting Record:

Motion to Approve parts a) and b).

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, M. Cassidy, J. Morgan, P. Hubert, V. Ridley, S. Turner, H.L. Usher, J. Zaifman (11)

NAYS: J. Helmer, P. Squire, A. Hopkins (3)

Motion to Approve part c).

Motion Passed

YEAS: M. Brown, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, J. Zaifman (13)

NAYS: M. van Holst (1)

4. 2019 Development Charges Study Policy Matters Update

That, on the recommendation of the Managing Director, Development and Compliance Services & Chief Building Official, the following additional policy matters BE ENDORSED for review as part of the 2019 Development Charges Background Study:

- a) Urban Works Reserve Fund Retirement;
- b) Non-residential Development Charges Rate Review; and,
- c) Development Charges Recovery for Water Supply;

it being noted that the policy matters identified above will be subject to consultation with the Development Charges External Stakeholders Committee prior to recommendations being advanced to Council.

Motion Passed

YEAS: M. Brown, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, H.L. Usher (10)

NAYS: M. van Holst (1)

### III. SCHEDULED ITEMS

#### 5. Development Charges: Core Area Servicing Studies

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to the financing of growth-related infrastructure works for infill and intensification:

- a) the Core Area Servicing Studies for water, wastewater, and stormwater services contained in the respective Executive Summaries appended to the staff report dated January 29, 2018 as Appendix 'A', and as further described in the staff report, BE ENDORSED to inform the funding of growth-related infrastructure projects to support infill and intensification development; it being noted that the projects identified in the Core Area Servicing Studies will be refined through the 2019 Development Charges Background Study and included in the relevant Multi-year Capital Budget Updates;
- b) the Local Servicing Policy appended to the staff report dated January 29, 2018 as Appendix 'C' BE ENDORSED as the funding approach for infill and intensification projects identified in the 2014 Development Charges Background Study and BE REVIEWED for inclusion in the 2019 Development Charge Background Study; and
- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts necessary to integrate the funding policies outlined in the Core Area Servicing Studies for infrastructure improvements required to service infill and intensification developments;

it being noted that the Strategic Priorities and Policy Committee received the attached presentation from M. Feldberg, Manager III, Development Finance, with respect to this matter.

Motion Passed

YEAS: B. Armstrong, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (10)

#### 6. 2019 Development Charge (DC) Study - DC Area Rating Policy Review

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken:

- a) the staff report dated January 29, 2018 BE ENDORSED for use in the preparation of the 2019 Development Charges Background Study, consistent with the Development Charges Act requirements related to area rating;
- b) the current policy to distinguish Development Charges rates inside the Urban Growth Boundary from those outside the Urban Growth Boundary, BE CONTINUED; and
- c) the Civic Administration BE DIRECTED to continue its analysis to review services that are candidates for differential recovery areas, and that the City work towards an area rating servicing policy to be implemented beyond 2019;

it being noted that the Strategic Priorities and Policy Committee received the attached presentation from K. Edwards, Manager III, Development Finance, with respect to this matter.

Motion Passed

YEAS: M. Brown, B. Armstrong, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (11)

#### **IV. ITEMS FOR DIRECTION**

##### **7. Appointment to the Committee of Adjustment**

That Daniela Schmidt BE APPOINTED to the Committee of Adjustment as a Voting Member for the term ending November 30, 2018; it being noted that the appointment was made in accordance with the attached ranked ballot.

Motion Passed

YEAS: M. Brown, B. Armstrong, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (11)

##### **8. London Transit Commission Chair and Vice Chair**

That the communication dated December 4, 2017 from C. Roy, Secretary, London Transit Commission (LTC), regarding the election of Sheryl Rooth as Chair and Dean Sheppard as Vice-Chair for the LTC, for the term December 2017 to November 2018, BE RECEIVED.

Motion Passed

YEAS: M. Brown, B. Armstrong, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (11)

##### **9. Hyde Park Business Improvement Association Board of Management - Change to Membership**

That the following actions be taken with respect to the Hyde Park Business Improvement Association Board of Management:

- a) Luca Cosentino BE REMOVED from the Hyde Park Business Improvement Association Board of Management; and
- b) Samira Soufan BE APPOINTED to the Hyde Park Business Improvement Association Board of Management for the term ending November 30, 2018.

Motion Passed

YEAS: M. Brown, B. Armstrong, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (11)

##### **10. Resignation from the Rapid Transit Implementation Working Group**

That the resignation of Councillor B. Armstrong, from the Rapid Transit Implementation Working Group, BE ACCEPTED.

Motion Passed

YEAS: M. Brown, B. Armstrong, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (10)

NAYS: P. Hubert (1)

11. International Plowing Match

That NO ACTION BE TAKEN for the City of London to host the International Plowing Match being held in 2020; it being noted that the Strategic Priorities and Policy Committee received a communication dated January 22, 2018, from Councillor B. Armstrong, with respect to this matter.

Motion Passed

YEAS: M. Brown, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (10)

NAYS: B. Armstrong (1)

**V. DEFERRED MATTERS/ADDITIONAL BUSINESS**

None.

**VI. CONFIDENTIAL**

(See Confidential Appendix to the 2nd Report of the Strategic Priorities and Policy Committee enclosed for Members only.)

The Corporate Services Committee convened in camera from 6:02 PM to 6:55 PM and from 8:01 PM to 8:15 PM after having passed a motion to do so, with respect to the following matter:

C-1 A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition or disposition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed acquisition or disposition of land; commercial and financial information supplied in confidence pertaining to the proposed acquisition or disposition of land the disclosure of which could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed acquisition or disposition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed acquisition or disposition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition or disposition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition and disposition.

**VII. ADJOURNMENT**

The meeting adjourned at 9:47 PM.



# Infill and Intensification Development in the Core

Core Area Servicing Studies (CASS)  
January 29<sup>th</sup>, 2018 - SPPC

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## Agenda

- CASS Scope
- Assumptions and Objectives
- Policy Framework
- Capital and Growth Works Coordination
- CASS Policy Overview

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## Acknowledgments

- External Stakeholders
  - Regular updates at Stakeholder meetings
  - Active participation in policy framework
  - Input at key points in the process
- AECOM and GM Blue Plan
- Environmental and Engineering Services
- Finance and Corporate Services
- Planning Services
- Development and Compliance Services

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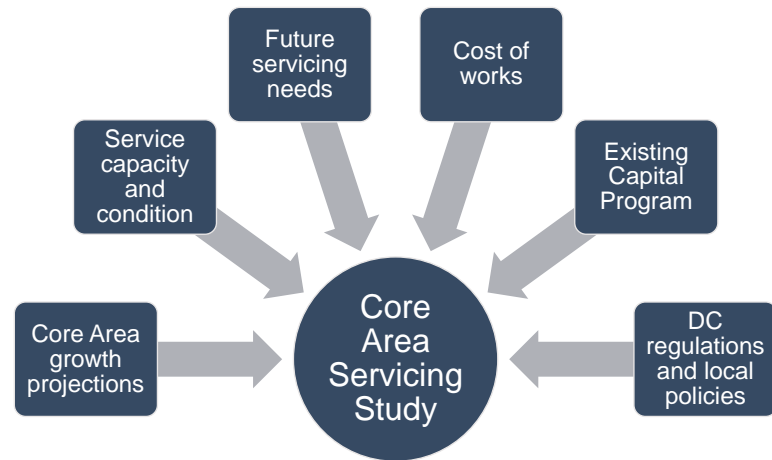


## CASS Scope

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## Establishing DC Eligible Costs



## Assumptions and Objectives

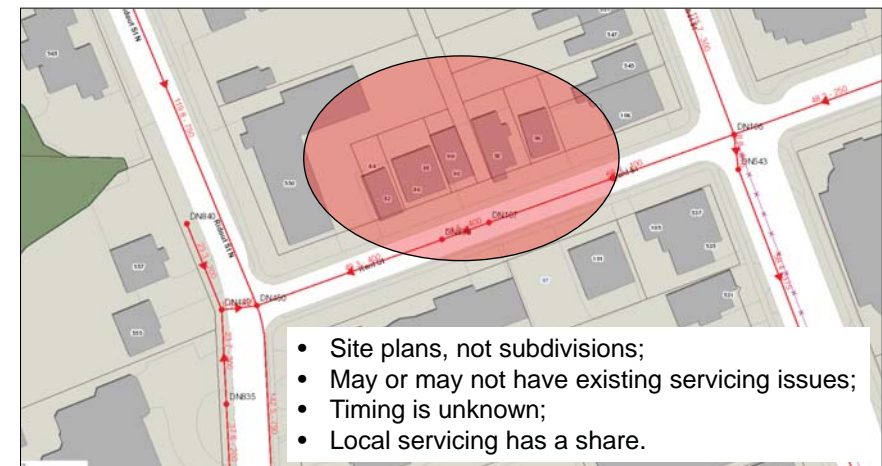


## Core Area Assumptions

- 45% Infill and Intensification goal City-wide;
  - 75% in Primary Transit Area;
- Complexity of construction in the core
  - Impacts of/to utilities, pedestrian and traffic movement, transit, businesses, other political or social issues
- Timeliness of construction can benefit growth and lifecycle;
- Greenway can accommodate anticipated growth;
  - Treatment plant capacity is not being examined through CASS



## Locations Difficult to Predict



- Site plans, not subdivisions;
- May or may not have existing servicing issues;
- Timing is unknown;
- Local servicing has a share.



# CASS Funding Objectives

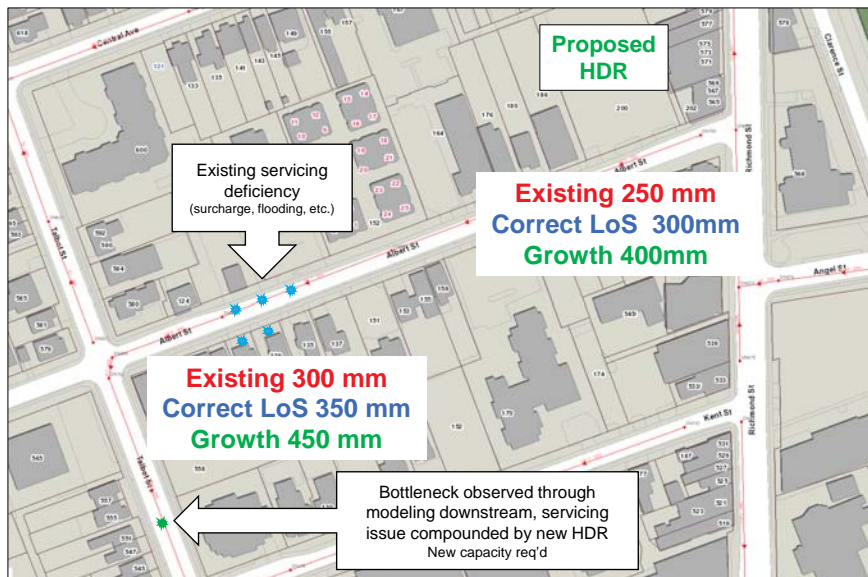
- Ensure that DCs, tax and ratepayer revenues, and developers pay a share;
- Find a proactive approach to assess core area infrastructure funding splits;
- Use existing DC policies and procedures wherever possible;
- Incorporate new DC Act requirements;
- Don't over-complicate.



# CASS Policy Framework

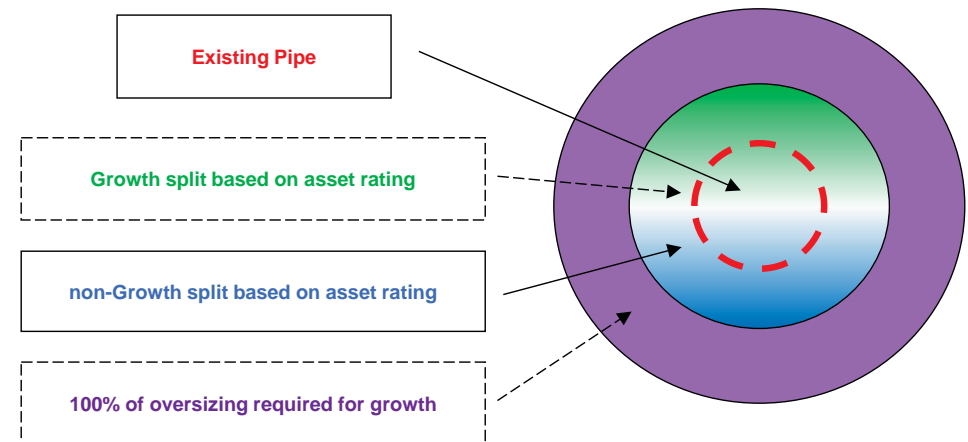


# Theoretical Location



# Typical Funding Split

Pipe constructed for growth that corrects LoS issues, plus additional oversize required:







# Capital and Growth Works Coordination



# Coordinating Works

## Pre DC Master Plan Phase

- Step 1 – CASS establishes growth splits from anticipated works to build-out;
- Step 2 – Complete Rapid Transit, City Centre Servicing Strategy, etc. identify needs and timing.
  
- Master Plan information available by end of Q2 2018.



# Coordinating Works

## DC Master Planning

- Step 1 – Review projects identified in studies;
- Step 2 – Refine projects with updated growth information;
- Step 3 – Coordinate for efficient construction and cost;
- Step 4 – 2019 DC Master Plans identify 20 year list of projects.
  
- Anticipated that draft DC Master Plans will be complete in Q3 of 2018.



# CASS Policy Overview



## CASS Policy Overview

- The asset rating will assign a Growth / Non-Growth share;
  - Oversizing will be 100% growth cost.
- For most core area growth works, the City will lead design and construction.
- Ultimate servicing needs may be timed separate to development.
- CASS funding policy will apply to works within the Built Area Boundary.
- Refine through 2019 DC Study process.

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## RESERVE DECK

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## Recommendation

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to the financing of growth-related infrastructure works for infill and intensification:

- a) the Core Area Servicing Studies for water, wastewater, and stormwater services contained in the attached respective Executive Summaries (Appendix 'A'), and as further described in this report, **BE ENDORSED** to inform the funding of growth-related infrastructure projects to support infill and intensification development; it being noted that the projects identified in the Core Area Servicing Studies will be refined through the 2019 Development Charges Background Study and included in the relevant Multi-year Capital Budget Updates;
- a) the attached Local Servicing Policy (Appendix 'C') **BE ENDORSED** as the funding approach for infill and intensification projects identified in the 2014 Development Charges Background Study and **BE REVIEWED** for inclusion in the 2019 Development Charge Background Study;
- a) the Civic Administration **BE AUTHORIZED** to undertake all administrative acts necessary to integrate the funding policies outlined in the Core Area Servicing Studies for infrastructure improvements required to service infill and intensification developments.

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## Asset Management Approach

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# Asset Condition Ratings

- EES condition assessment databases
  - WCAP and Sewer Sleuth (CCTV)
- Remaining Useful Life is one component
- Service area experts – greater input
  - WADE, SWM, Water
- Best Practices
  - National Infrastructure Report Card
- Establish a “simple” 1 to 5 rating
  - 1 = Very Good
  - 5 = Very poor



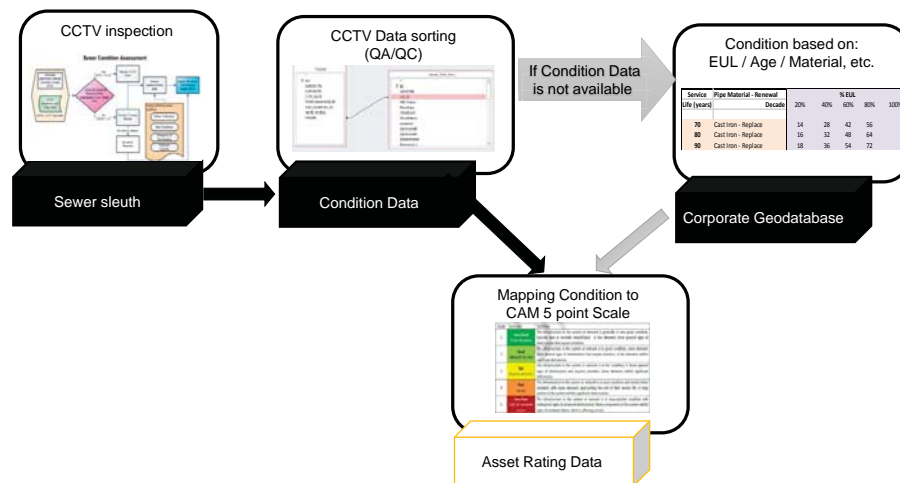
# Shared Funding Approach

G	nG	Condition Rating	Asset Def'n
90	10	1	Very Good – Fit for Future
75	25	2	Good – Adequate for now
50	50	3	Fair – Requires attention
25	75	4	Poor – At risk
10	90	5	Very Poor – Unfit for sustained Service

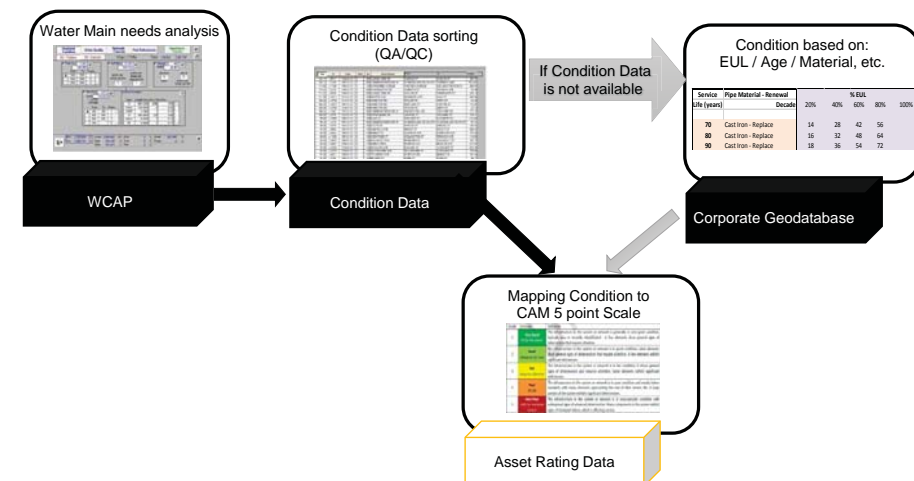
- Condition assessed at time project identification
- Different asset ratings for sections of project
- Project could be small – i.e. small sewer section



# Sewer Condition Framework



# Water Condition Framework



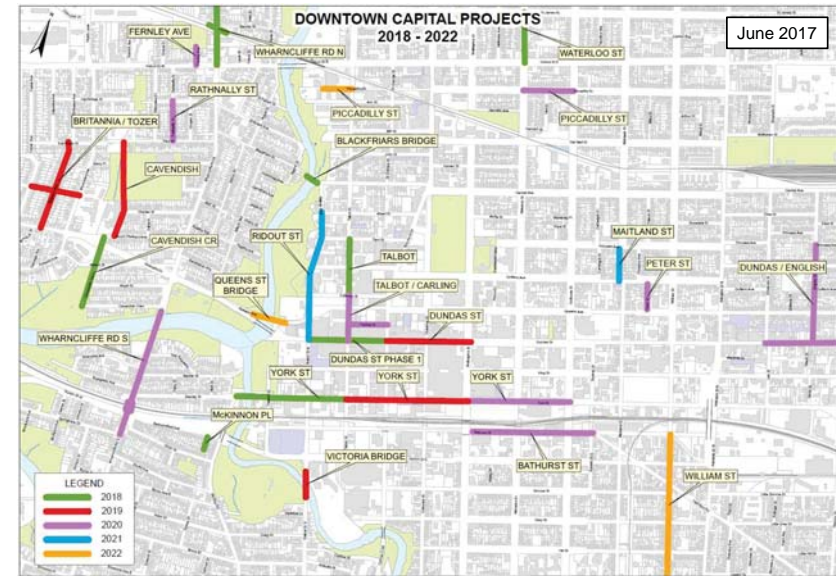


# Core Area Maps

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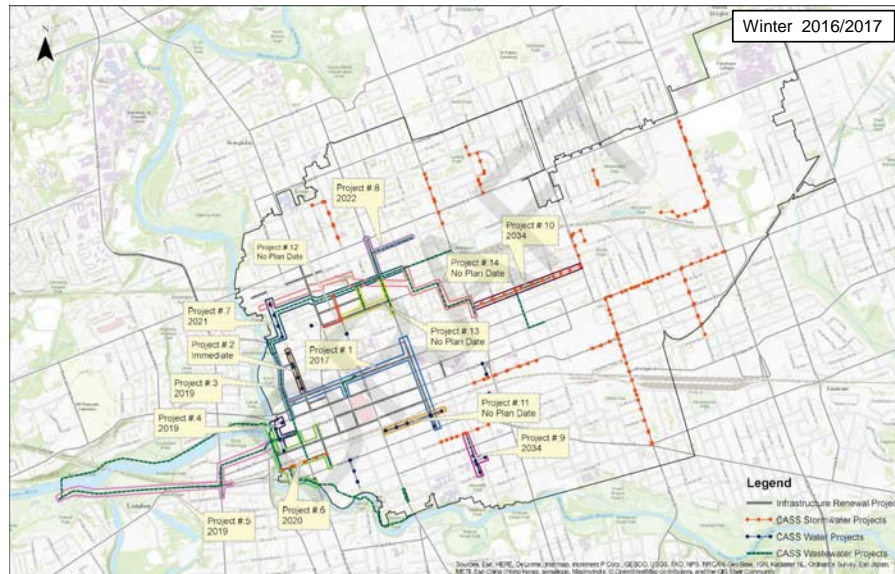
# Downtown Works



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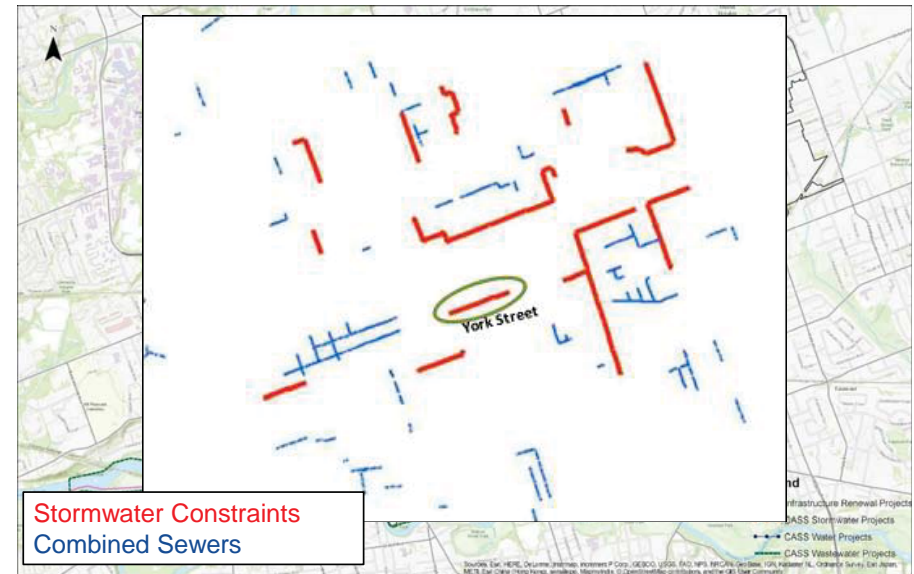
# Coordination of CASS Projects



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# Overlap with Combined Sewers



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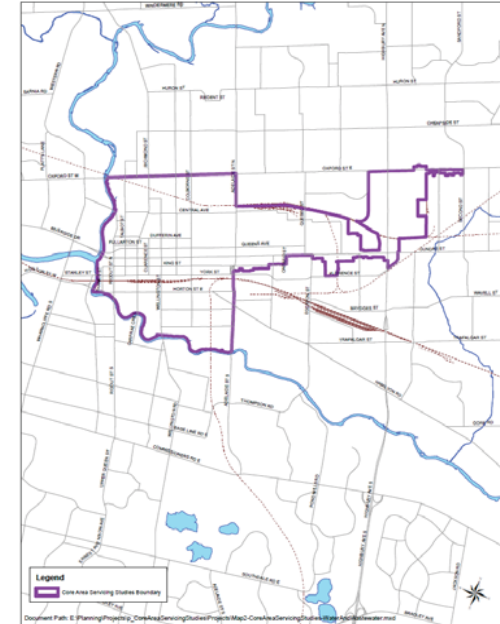


# Policy Boundaries

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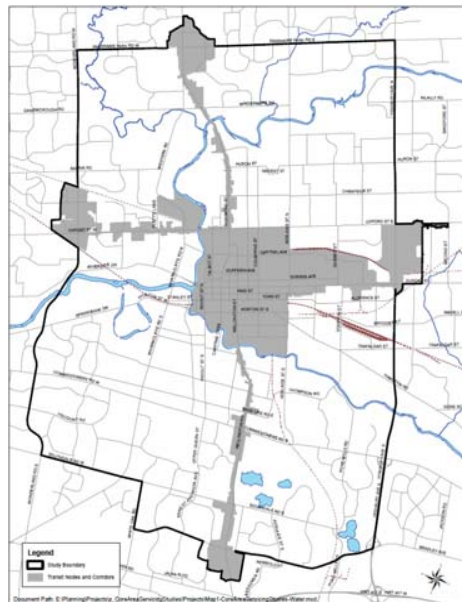
# Stormwater and Wastewater



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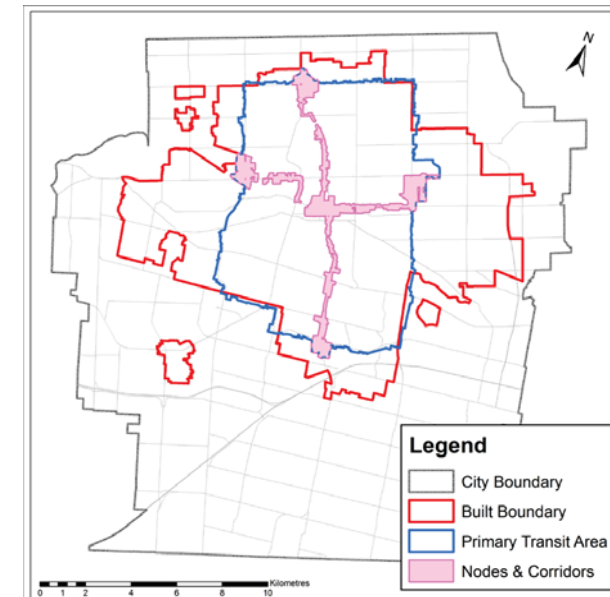
# CASS Boundaries - Water



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# 2. CASS Policy Application



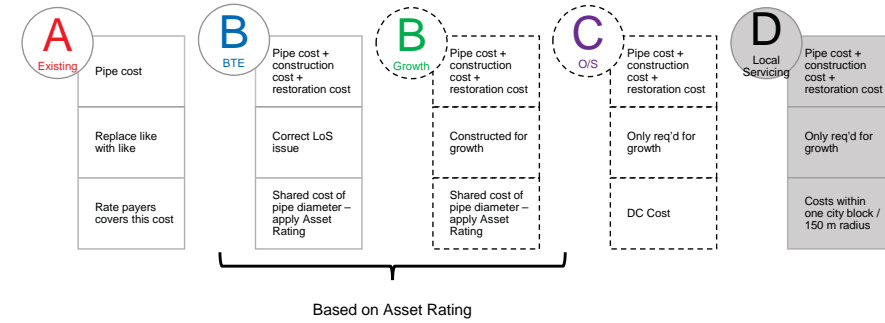
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# Shared Funding Formula



# CASS Funding Formulas



$$\text{Total Servicing Cost} = A + (B \times (G/nG)) + C + D$$



# Program Costs



# 2014 DC Intensification Projects

DC Project #	Budget (000's)	G/nG	RICI
WD01002 (Water)	\$10,022.2	94.5 / 5.5	82.6 / 10 / 7.4 / 0
MS01002 (Stormwater)	\$13,782.9	93.3 / 6.7	82.6 / 10 / 7.4 / 0
WW02002 (Wastewater)	\$4,376.1	85.1 / 14.9	82.6 / 10 / 7.4 / 0



# Shared CASS Program

Using proposed Asset Rating Approach

Service	Growth Share	Non- Growth Share	%
	000's	000's	
Water	\$7,979	\$624	93 / 7
Stormwater	\$34,574	\$52,978	40 / 60
Wastewater	\$30,350	\$57,727	35 / 65
	\$72,903	\$111,329	



# Accommodating Growth



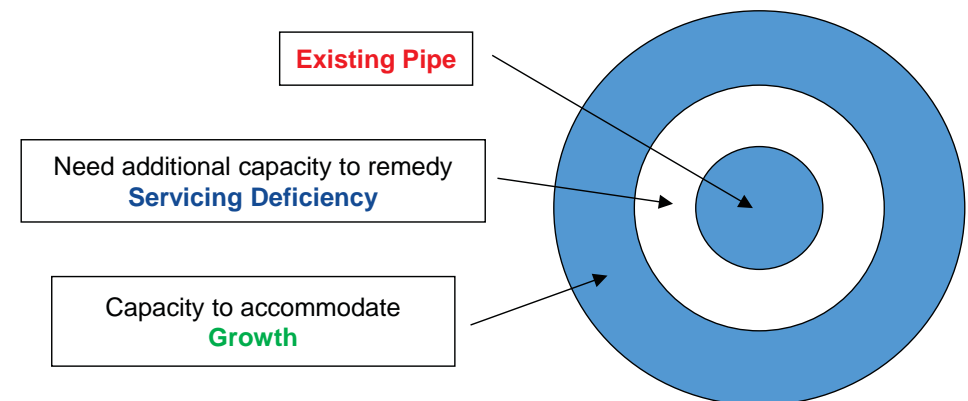
# CASS Project Assumptions

- Core area can generally accommodate growth under existing servicing conditions,
  - Growth compounds some pre-existing issues;
  - Servicing upgrades may require MSFA if no immediate project planned;
- CASS program based on a snapshot in time
  - Growth can occur anywhere in CASS and is difficult to predict;
  - Servicing scenarios reviewed by consultants assume current condition of assets, recent development applications and VLI;
- Improvements to infrastructure outside of CASS can benefit capacity and reduce overall costs



# The “typical” pipe

Split the Growth / non-Growth costs using a condition assessment rating:





# 2019 Development Charges Area Rating



Strategic Priorities and Policy Committee  
January 29, 2018



## Specific Area Rates Council Direction

- What is 'Area Rating'?
- How is it currently applied?
- What services could be Area-Rated?
- Next Steps

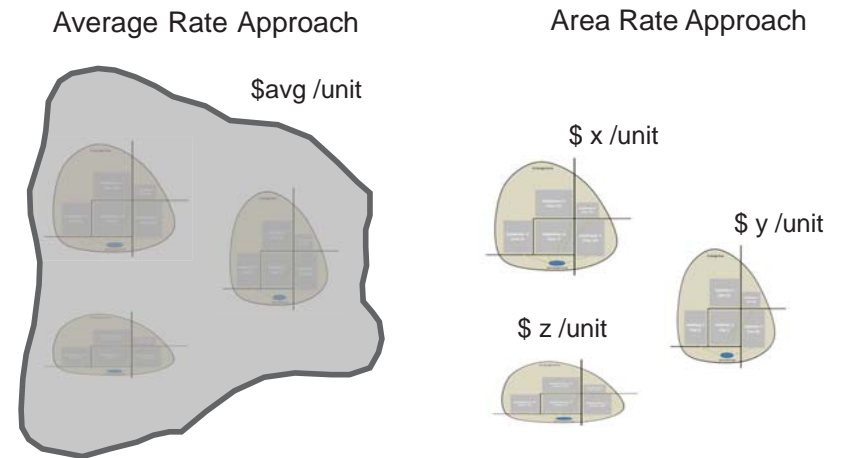


## Legislative Context Development Charges Act

- Section 5(1) establishes the method that must be used in developing a Development Charge By-law, and to determine that Development Charges that may be imposed.
- Section 10(2) c.1 of the DCA requires that "the development charges background study shall include consideration of the use of more than one DC By-law to reflect different needs for services in different areas"
- Development Charges are made up of a bundle of distinct services
- Area Rating permits charges for services within the City to be split into distinct areas having separate by-laws and separate reserve funds
- Currently, the City determines Development Charges using service access and average cost pricing



## "Average" vs. "Area Rate"





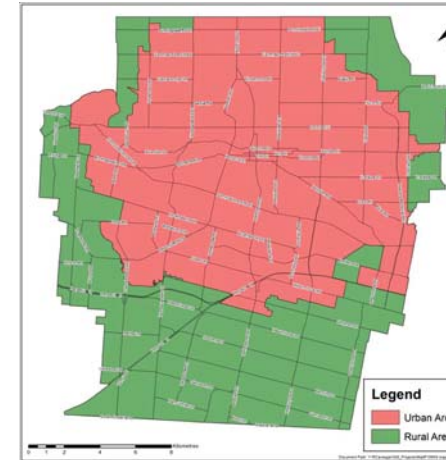


## Developing an Area Rate

- To consider Urban Area Rating for a service, to ‘reflect different needs for services in different areas’, it would need to be demonstrated that:
  - infrastructure to be area-rated is not serving all residents
  - distinct service area boundaries can be defined and defended that clearly distinguish between different areas; and
  - a ‘benefitting population’ can be allocated within the service area to determine required infrastructure and timing for rate calculation purposes



## How is Area-Rating currently used in the City?



### City-Wide Services

- Fire Services
- Police Services
- Growth Studies
- Library Services
- Parks and Recreation
- Roads
- Transit

### Urban-Only Services

- Pollution Control Plants
- Sanitary Sewers
- Water Distribution System
- Water Supply System
- Stormwater Management



## What services could be candidates for Area Rating?

### City-Wide Services

- Fire Services
- Police Services
- Growth Studies
- Library Services
- Parks and Recreation
- Roads
- Transit

### Urban-Area Services

- Urban-Wide Services*
  - Pollution Control Plants
  - Water Supply System
- Area Services*
  - **Sanitary Sewers**
  - **Water Distribution System**
  - **Stormwater Management**



## Next Steps

- Identifying Suitable Services for Area-Rating
  - candidate services are not available to all City residents
- ‘Untangling the Honeycomb’
  - identify logical service area boundaries where a service and associated costs can be distinguished from the same service in a different area
  - CASS, Pollution Control and Prevention Plan and Rapid Transit studies need to be completed



Sanitary Sewer System overlaid onto CASS area



## Next Steps

- Forecasting Population within Service Area Boundaries
  - how to forecast growth for service areas that do not align with policy boundaries? (e.g. built area boundary)
  - gain experience with new London Plan growth framework to predict the precise location and timing of intensification
- Implementation Issues
  - how to allocate existing debt between service areas? how to manage multiple DC reserve funds for the same service?



Water Distribution System



## Recommendation

- This report **BE ENDORSED** for use in the preparation of the 2019 Development Charges Background Study consistent with the *Development Charges Act* requirements related to area rating;
- The current policy to distinguish Development Charges rates inside the Urban Growth Boundary from those outside the Urban Growth Boundary, **BE CONTINUED**; and
- Civic Administration **BE DIRECTED** to continue its analysis to review services that are candidates for differential recovery areas, and that the City work towards an area rating servicing policy to be implemented beyond 2019.



## Next Steps

FIN



## Comparison of DC Recovery Alternatives

Average Cost	Area Rating
<p>Pros:</p> <ul style="list-style-type: none"> <li>- Everyone pays the same rate</li> <li>- Avoids “winners” and “losers”</li> <li>- Easier to administer – simpler calculation –pooling of funds</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>- Perceived issues re: fairness</li> <li>- Potential to pay for services you don’t benefit from</li> <li>- Lacks financial incentive that may assist in directing development to certain locations</li> </ul>	<p>Pros:</p> <ul style="list-style-type: none"> <li>- Improved link between DC payable and service provided</li> <li>- Cited as a potential incentive for intensification/infill</li> <li>- Use as a strategic tool for growth management</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>- Justification of area rate “networked” services – eg. roads, wastewater treatment</li> <li>- Multiple DC by-laws to administer</li> <li>- Potential for high costs to develop certain areas</li> <li>- Transitional complexity</li> </ul>

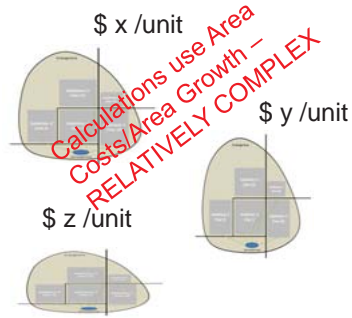


# Average vs. Area Rate

Average Rate Approach



Area Rate Approach

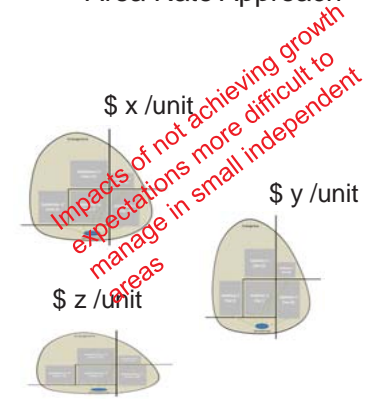


# Average vs. Area Rate

Average Rate Approach



Area Rate Approach

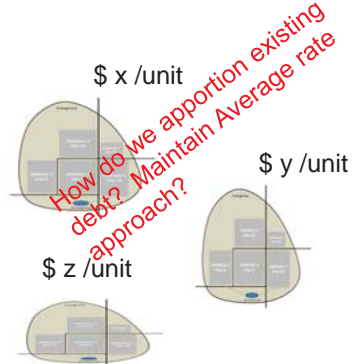


# Average vs. Area Rate

Average Rate Approach



Area Rate Approach



# Summary

- Most City services are provided on a city-wide system basis (e.g. transit, roads, etc.)
- City-wide charges provide more flexibility to prioritize funding to growth-related capital projects
- Area-specific boundaries are contentious and more difficult to define and defend
- City-wide charges have lower administration costs
- Most Ontario municipalities have established municipal-wide charges; where area-specific charges have been used, they are generally related to “hard services” such as water, sanitary sewer and stormwater management services.



# DC Act Excerpts

- S.2(1): The council of a municipality may by by-law impose development charges against land to **pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies.**
- S.5(1)9.: 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)”
- S.5(6)3.: If the development charge by-law will exempt a **type of development**, phase in a development charge, or otherwise provide for a **type of development** to have a lower development charge than is allowed, the rules for determining development charges may not provide for **any resulting shortfall** to be made up through higher development charges for other development.



# Area Rated Components of under current DC by-law

Line	Column 1	Column 2
1	Service Component	Single & Semi
<i>calculated according to density:</i>		
2	FIRE SERVICES	71.76
3	POLICE SERVICES	328.81
4	GROWTH STUDIES	488.06
5	LIBRARY SERVICES	0.00
6	PARKS AND RECREATION	2,058.72
7	TRANSIT SERVICES	316.71
8	ROADS SERVICES	13,069.72
9	SANITARY SEWERAGE	3,481.27
10	WATER SUPPLY	0.00
11	WATER DISTRIBUTION	1,153.10
12	MAJOR SWM	5,303.50
14	TOTAL (within Urban Gr Area)	<b>\$26,271.65</b>
	check	\$26,271.65
	hard services total	\$16,550.99
	Outside Urban Growth area	\$16,333.79
<b>UWRF rates</b>		
Line	Column 1	Column 2
1	Service Component	Single & Semi
2	Minor Road Works	672.49
3	Minor Sanitary Sewerage Work	428.58
4	Minor Storm Sewerage Works	323.09
5	Road Works, Sanitary Sewerage Works, Storm Sewerage Works	1,424.16
6	Storm Water Management Works	936.66
7	Total	<b>\$2,360.82</b>
	check	\$2,360.82
	<b>DC RATE SUBTOTAL</b>	<b>\$28,632</b>
	<b>Total Rate (CSRF +UWRF)</b>	<b>\$28,632</b>

Outside Urban Area charge

Additional charges - Inside Urban Growth Boundary



# 2014 Development Charges Study Policy Issues

## Excerpts from London Plan

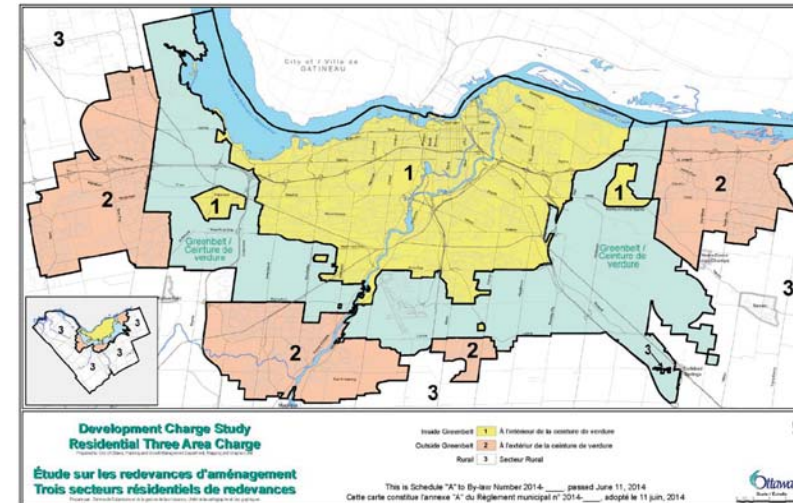
181 As part of any development charges study, the City **will consider** an area rating approach to recognize that the costs of growth in certain areas of the city may be substantially different from the costs of growth in other areas of the city.

1573 (7) The City **will consider**, as part of a development charges study, an area rating approach to recognize that the costs of growth in certain areas of the city may be substantially different from the costs of growth in other areas of the city.



# Ottawa

- Greenbelt creates service systems that can be defined and defended





# Kitchener

- Use Conostoga Parkway/Westmount Road
- Freeway creates distinct service systems that can be defined and defended

