

---

**APPENDIX G**  
**NON-RESIDENTIAL DEVELOPMENT CHARGE OPTION**



---

---

## **APPENDIX G - NON-RESIDENTIAL DEVELOPMENT CHARGE OPTION**

The development charge calculation, as provided in Chapter 6, was determined on a uniform charge whereby industrial, commercial and institutional development pay the same charge. In 2008 when the City adopted its last by-law, an option was provided for Council's consideration, which differentiated the industrial charge from the commercial/institutional charge. This was the basis for the 2008 by-law.

As part of the policy discussions, staff requested to have the same option developed for Council's consideration. The approach used in 2008, allocated costs to these development forms, based on the employment growth for each type. The forecasted square footage for each type was then divided into these costs to calculate the charge. The resulting development charge calculations are provided in Tables G-1 to G-3 and the summary of Development charges on both a square footage and square metre basis are provided in Table G-4.

APPENDIX G-1  
CITY OF GUELPH  
DEVELOPMENT CHARGE CALCULATION  
Municipal-wide Services  
2013-Urban Build Out

G-2

SERVICE	2013 \$ DC Eligible Cost	2013 \$ DC Eligible Cost		2013 \$ DC Eligible Cost	
	Non-Residential	Industrial \$	Commercial/Institutional \$	Industrial (per ft <sup>2</sup> )	Commercial/Institutional (per ft <sup>2</sup> )
	\$	\$	\$	\$	\$
1. <u>Stormwater Services</u>					
1.1 Drainage and Controls	1,182,025	507,351	674,674	0.04	0.07
	1,182,025	507,351	674,674	0.04	0.07
2. <u>Wastewater Services</u>					
2.1 Treatment plants	49,784,304	21,368,520	28,415,784	1.56	3.02
2.2 Sewers	12,009,685	5,154,821	6,854,864	0.38	0.73
	61,793,989	26,523,341	35,270,648	1.94	3.75
3. <u>Water Services</u>					
3.1 Treatment plants and storage	58,350,122	25,045,158	33,304,965	1.83	3.54
3.2 Distribution systems	25,668,611	11,017,533	14,651,078	0.80	1.56
	84,018,733	36,062,690	47,956,042	2.63	5.10
4. <u>Services Related to a Highway</u>					
4.1 Services related to a Highway	28,006,469	12,020,993	15,985,475	0.88	1.70
4.2 Traffic signals	963,000	413,341	549,659	0.03	0.06
4.3 Sidewalks and streetlights	0	-	-	-	-
4.4 Depots and Domes	2,115,520	908,028	1,207,492	0.07	0.13
4.5 PW Rolling Stock	602,000	258,392	343,608	0.02	0.04
	31,686,989	13,600,753	18,086,235	1.00	1.93
5. <u>Fire Protection Services</u>					
5.1 Fire facilities	1,251,433	537,143	714,290	0.04	0.08
5.2 Fire vehicles	1,379,680	592,189	787,491	0.04	0.08
5.3 Small equipment and gear	140,400	60,263	80,137	-	0.01
	2,771,513	1,189,594	1,581,918	0.08	0.17
6. <u>Police Services</u>					
6.1 Police facilities	3,636,217	1,560,744	2,075,472	0.11	0.22
6.2 Small equipment and gear	257,240	110,413	146,827	0.01	0.02
	3,893,457	1,671,157	2,222,299	0.12	0.24
<b>TOTAL</b>	<b>\$185,346,705</b>	<b>\$79,554,888</b>	<b>\$105,791,817</b>	<b>\$5.81</b>	<b>\$11.26</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$185,346,705</b>	<b>\$79,554,888</b>	<b>\$105,791,817</b>		
Build out Gross Population / GFA Growth (ft <sup>2</sup> .)	23,112,600	13,712,600	9,400,000		
Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .)	\$8.02	\$5.81	\$11.25		
<u>By Residential Unit Type</u>	<u>p.p.u</u>				
Single and Semi-Detached Dwelling	3.24				
Apartments - 2 Bedrooms +	1.95				
Apartments - Bachelor and 1 Bedroom	1.36				
Other Multiples	2.44				

**APPENDIX G-2  
CITY OF GUELPH  
DEVELOPMENT CHARGE CALCULATION  
Municipal-wide Services  
2013-2022**

SERVICE	2013 \$ DC Eligible Cost	2013 \$ DC Eligible Cost		2013 \$ DC Eligible Cost	
	Non-Residential	Industrial \$	Commercial/Institutional \$	Industrial (per ft <sup>2</sup> )	Commercial/Institutional (per ft <sup>2</sup> )
7. <u>Transit</u>	\$	\$	\$	\$	\$
7.1 Transit vehicles & equipment	1,837,225	623,553	1,213,672	0.12	0.23
7.2 Transit facilities	699,300	237,342	461,958	0.04	0.09
	2,536,525	860,895	1,675,630	0.16	0.32
8. <u>Municipal Parking</u>					
8.1 Municipal parking spaces	3,440,111	1,167,572	2,272,539	0.22	0.43
	3,440,111	1,167,572	2,272,539	0.22	0.43
9. <u>Outdoor Recreation Services</u>					
9.1 Parkland development, amenities, trails, vehicles & equipment	1,585,015	537,953	1,047,062	0.10	0.20
	1,585,015	537,953	1,047,062	0.10	0.20
10. <u>Indoor Recreation Services</u>					
10.1 Recreation facilities	1,136,054	385,576	750,478	0.07	0.14
10.2 Recreation vehicles and equipment	13,357	4,533	8,823	-	-
	1,149,410	390,109	759,301	0.07	0.14
11. <u>Library Services</u>					
11.1 Library facilities	124,421	42,229	82,193	0.01	0.02
11.2 Library materials	118,119	40,090	78,030	0.01	0.01
11.3 Library vehicles	0	-	-	-	-
	242,541	82,318	160,222	0.02	0.03
12. <u>Administration</u>					
12.1 Studies	1,596,061	541,702	1,054,359	0.10	0.20
13. <u>Health Services</u>					
13.1 Health department space	60,576	20,559	40,016	-	0.01
14. <u>Municipal Courts</u>					
14.1 Municipal Courts	45,592	15,474	30,118	-	0.01
15. <u>Ambulance</u>					
15.1 Ambulance facilities	114,679	38,922	75,757	0.01	0.01
15.2 Vehicle Equipment	29,970	10,172	19,798	-	-
	144,649	49,094	95,555	0.01	0.01
<b>TOTAL</b>	<b>\$10,800,480</b>	<b>\$3,665,677</b>	<b>\$7,134,803</b>	<b>\$0.68</b>	<b>\$1.35</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$10,800,480</b>	<b>\$3,665,677</b>	<b>\$7,134,803</b>		
10 Year Gross Population / GFA Growth (ft <sup>2</sup> .)	10,598,100	5,333,900	5,264,200		
Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .)	\$1.01	\$0.69	\$1.35		
<u>By Residential Unit Type</u>	<u>p.p.u</u>				
Single and Semi-Detached Dwelling	3.24				
Apartments - 2 Bedrooms +	1.95				
Apartments - Bachelor and 1 Bedroom	1.36				
Other Multiples	2.44				

APPENDIX G-3  
CITY OF GUELPH  
DEVELOPMENT CHARGE CALCULATION  
TOTAL ALL SERVICES

	2013 \$ DC Eligible Cost	2013 \$ DC Eligible Cost		2013 \$ DC Eligible Cost	
	Non-Residential	Industrial \$	Commercial/Institutional \$	Industrial (per ft <sup>2</sup> )	Commercial/Institutional (per ft <sup>2</sup> )
<b>Municipal-wide Services 19 Year</b>	\$ \$185,346,705	\$ 79,554,888	\$ \$105,791,817	\$ \$5.81	\$ \$11.26
<b>Municipal-wide Services 10 Year</b>	10,800,480	3,665,677	7,134,803	0.68	1.35
<b>TOTAL</b>	\$196,147,184	\$83,220,565	\$112,926,620	\$6.49	\$12.61

**APPENDIX G-4  
SCHEDULE OF NON-RESIDENTIAL DEVELOPMENT CHARGES BY TYPE**

Service	NON-RESIDENTIAL			
	Industrial (per m <sup>2</sup> of Gross Floor Area)	Industrial (per ft <sup>2</sup> of Gross Floor Area)	Commercial/ Institutional (per m <sup>2</sup> of Gross Floor Area)	Commercial/ Institutional (per ft <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services:</b>				
Services Related to a Highway & Related Transit	10.76	1.00	20.77	1.93
Municipal Parking Spaces	1.72	0.16	3.44	0.32
Fire Protection Services	2.37	0.22	4.63	0.43
Police Services	0.86	0.08	1.83	0.17
Outdoor Recreation Services	1.29	0.12	2.58	0.24
Indoor Recreation Services	1.08	0.10	2.15	0.20
Library Services	0.75	0.07	1.51	0.14
Administration	0.22	0.02	0.32	0.03
Provincial Offences Act	1.08	0.10	2.15	0.20
Health Services	0.00	0.00	0.11	0.01
Ambulance	0.00	0.00	0.11	0.01
<b>Total Municipal Wide Services</b>	<b>20.24</b>	<b>1.88</b>	<b>39.72</b>	<b>3.69</b>
<b>Urban Services</b>				
Stormwater Services	0.43	0.04	0.75	0.07
Wastewater Services	20.88	1.94	40.36	3.75
Water Services	28.31	2.63	54.90	5.10
<b>Total Urban Services</b>	<b>49.62</b>	<b>4.61</b>	<b>96.01</b>	<b>8.92</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>20.24</b>	<b>1.88</b>	<b>39.72</b>	<b>3.69</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>69.86</b>	<b>6.49</b>	<b>135.73</b>	<b>12.61</b>