

## Impacts of CBC Regulations on Costs for New Housing Development, Low Density

Region/ County (Upper Tier):	N/A		Town/Township/City (Lower Tier):	Guelph	
	Current System		Under New System (as Proposed)	Difference	
<b>Low Density</b>					
Value of Lot (Per Front-Foot)	\$	8,500.00	\$ 8,500.00	\$	-
Size of Lot (Feet)		30.00	\$ 30.00	\$	-
Total Lot Value	\$	255,000.00	\$ 255,000.00	\$	-
<b>Parkland Dedication / Cash-in-Lieu</b>					
Parkland Dedication		1 ha per 500 units	n.a.		
<b>Value of Parkland Dedication</b>	\$	2,222.81	0	-\$	2,222.81
Community Benefits Charge	Guelph	n.a.	15%	Assuming full 15% cap is justified in CBC Study	
Community Benefits Charge	N/A	n.a.			
Community Benefits Charge	Guelph	n.a.	\$ 38,250.00		
Community Benefits Charge	N/A	n.a.			
<b>Total CBC</b>			\$ 38,250.15	\$	38,250.15
<b>DC's</b>					
DC Hard (\$/Unit - SDU)	\$	19,883.00	\$ 19,883.00	\$	-
DC Soft (\$/Unit - SDU)	\$	15,214.00	\$ 16,196.50	-\$	982.50
<b>Total DC</b>	\$	35,097.00	\$ 36,079.50	-\$	982.50
<b>Grand Total (Per Unit)</b>	\$	<b>37,319.81</b>	<b>\$ 74,329.65</b>	<b>\$</b>	<b>37,009.84</b> <b>99%</b>
<b>Soft DC Breakdown **</b>					
		Current System	Under New System (as Proposed)	Maintained/10% Increase/CBC	
Transit	\$	2,750.00	\$ 2,750.00	Maintained	
Parking Services	\$	1,160.00	\$ 1,160.00	Maintained	
Outdoor Rec	\$	3,357.00	\$ 3,692.70	Increase to account for removal of 10% Statutory	
Indoor Rec	\$	4,393.00	\$ 4,832.30	Increase to account for removal of 10% Statutory	
Library	\$	967.00	\$ 1,063.70	Increase to account for removal of 10% Statutory	
Administration	\$	762.00	\$ 838.20	Increase to account for removal of 10% Statutory	
Provincial Offences	\$	7.00	\$ 7.00	Maintained	
Health	\$	235.00	\$ 258.50	Increase to account for removal of 10% Statutory	
Ambulance			\$ 122.10	Increase to account for removal of 10% Statutory	
Fire Protection	\$	316.00	\$ 316.00	Maintained	
Police	\$	661.00	\$ 661.00	Maintained	
Waste Diversion	\$	495.00	\$ 495.00	Maintained	
<b>Total Soft DC</b>	\$	15,214.00	\$ 16,196.50		
<b>Hard DC Breakdown **</b>					
		Current System	Under New System (as Proposed)	Maintained/10% Increase/CBC	
Stormwater	\$	225.00	\$ 225.00	Maintained	
Wastewater	\$	6,516.00	\$ 6,516.00	Maintained	
Water	\$	6,893.00	\$ 6,893.00	Maintained	
Highway	\$	6,249.00	\$ 6,249.00	Maintained	
	\$	-	\$ -		
	\$	-	\$ -		
	\$	-	\$ -		
<b>Total Hard DC</b>	\$	19,883.00	\$ 19,883.00		

\*\* Under the proposed CBC regulations funding for Public Libraries, Long Term Care, Parks Development, Public Health and Recreation such as Community Recreation Centres and Arenas will be fully funded eliminating the current 10% statutory deduction.

## Impacts of CBC Regulations on Costs for New Housing Development, High Density

Region/ County (Upper Tier):	N/A		Town/Township/City (Lower Tier):	Guelph	
	Current System		Under New System (as Proposed)		Difference
<b>Low Density</b>					
Site Area	0.277 ha		0.277 ha		
Total Site Value	\$ 6,000,000.00		\$ 6,000,000.00		\$ -
Number of Units	200		200		\$ -
Value per Unit	\$ 30,000.00		\$ 30,000.00		\$ -
<b>Parkland Dedication / Cash-in-Lieu</b>					
	1 ha per 500 units up to 20% max		n.a.		
Parkland Dedication					
<b>Value of Parkland Dedication</b>	\$ 6,000.00		0		-\$ 6,000.00
Community Benefits Charge	Guelph n.a.		15%		Assuming full 15% cap is justified in CBC Study
Community Benefits Charge	N/A n.a.				
Community Benefits Charge	Guelph n.a.		\$ 4,500.00		
Community Benefits Charge	N/A n.a.				
<b>Total CBC</b>			\$ 4,500.00		\$ 4,500.00
<b>DC's</b>					
DC Hard (\$/Unit - SDU)	\$ 15,163.00		\$ 15,163.00		\$ -
DC Soft (\$/Unit - SDU)	\$ 11,603.00		\$ 12,352.20		-\$ 749.20
<b>Total DC</b>	\$ 26,766.00		\$ 27,515.20		-\$ 749.20
<b>Grand Total (Per Unit)</b>	<b>\$ 32,766.00</b>		<b>\$ 32,015.20</b>		<b>-\$ 750.80 -2%</b>
<b>Soft DC Breakdown **</b>					
	Current System		Under New System (as Proposed)		Maintained/10% Increase/CBC
Transit	\$ 2,097.00		\$ 2,097.00		Maintained
Parking Services	\$ 885.00		\$ 885.00		Maintained
Outdoor Rec	\$ 2,560.00		\$ 2,816.00		Increase to account for removal of 10% Statutory
Indoor Rec	\$ 3,350.00		\$ 3,685.00		Increase to account for removal of 10% Statutory
Library	\$ 737.00		\$ 810.70		Increase to account for removal of 10% Statutory
Administration	\$ 581.00		\$ 639.10		Increase to account for removal of 10% Statutory
Provincial Offences	\$ 5.00		\$ 5.00		Maintained
Health	\$ 179.00		\$ 196.90		Increase to account for removal of 10% Statutory
Ambulance	\$ 85.00		\$ 93.50		Increase to account for removal of 10% Statutory
Fire Protection	\$ 241.00		\$ 241.00		Maintained
Police	\$ 505.00		\$ 505.00		Maintained
Waste Diversion	\$ 378.00		\$ 378.00		Maintained
<b>Total Soft DC</b>	\$ 11,603.00		\$ 12,352.20		
<b>Hard DC Breakdown **</b>					
	Current System	XXX	Under New System (as Proposed)		Maintained/10% Increase/CBC
Stormwater	\$ 172.00		\$ 172.00		Maintained
Wastewater	\$ 4,969.00		\$ 4,969.00		Maintained
Water	\$ 5,257.00		\$ 5,257.00		Maintained
Highway	\$ 4,765.00		\$ 4,765.00		Maintained
			\$ -		
			\$ -		
			\$ -		
<b>Total Hard DC</b>	\$ 15,163.00		\$ 15,163.00		

\*\* Under the proposed CBC regulations funding for Public Libraries, Long Term Care, Parks Development, Public Health and Recreation such as Community Recreation Centres and Arenas will be fully funded eliminating the current 10% statutory deduction.