

City of Calgary

# Development Charge Comparison

**Presentation by:**  
Diana Petramala, MABE  
Director, Altus Group

Ammad Nopr  
Analyst, Altus Group



- Every province has its own terminology for municipal infrastructure fees.
  - Infrastructure Charges
  - Impact Fees
  - Development Cost Levies (DCLs)
  - Development Cost Charges (DCCs)
  - Development Charges (DCs)
  - Offsite Levies
- These fees are used to pay for new or expanded infrastructure to service the demands of new development (“Growth Pays for Growth”) and they include:
  - Hard Services – Water, Sewers, Roads, and Transit
  - Soft Services – Libraries, Community Centres, etc.
- The costs covered are tied to infrastructure that benefits a multitude of landowners, not a single owner. For example, infrastructure fees can be used to pay for arterial roads which cross cities (or a region) that may abut or be close to various lands, not local roads which are located only within a single subdivision.

- This study compares infrastructure charges across three (4) development scenarios that could potentially occur on one (1) hectare of land:
  - A development of 27 singles family homes (detached/semi-detached);
  - A development of 113 townhouses;
  - A development of 250 apartment units; and
  - A development of 20,000 square meters of industrial buildings.
- We only assume city-wide charges for greenfield development lands. Where a city has multiple area-specific by-laws that do not overlap, we take a range of them.
- Only infrastructure charges are included in the comparison - charges for community benefits, land dedications or separated parkland fees are omitted.
- Charges effective as of August/September 2023.
- It is assumed that there are no other development agreements necessary for the proposed sites to facilitate offsite infrastructure not covered by infrastructure charges. We do not assume the costs of any on-site infrastructure that may be required to be provided by the developer as a condition of approval and or developer agreements.
- It is assumed that residential developments are for ownership market-rate units and industrial development are net new sites.

# Study Objectives and Assumptions

- For cities with per unit charges, the per hectare charge was calculated by:
  - Determining a typical development scenario for each of the townhouse, single-family home, apartment, and industrial scenarios;
  - Calculating the development charges for those scenarios by applying the rate to the assumed unit count; and
  - Dividing the total development charge by the number of assumed hectares.

The scenarios are outlined in the figure below:

Development Scenario	Assumed Hectares	Assumed Unit Count	Density per Hectare
Townhouses	0.7	81 units	113
Single-Family	2.17	58 units	27
Apartments	1.0	250 units	250
Industrial	8.66	173,300 sq.m.	20,020

## Ontario

### Housing:

- Co-op, Non-profit, Inclusionary Zoning & Affordable (not yet in-force or defined) homes are provided 100% development charge exemptions.
- Rental Housing is provided the following fee discounts
  - ❖ 3-bedroom (or more) units are provided a 25% discount
  - ❖ 2-bedroom units are provided a 20% discount
  - ❖ 1-bedroom (or fewer) units are provided a 15% discount

### Industrial

- Enlargement of an existing industrial structure by 50% or less gross floor area is exempt from development charges.
- Enlargement of an existing industrial structure by more than 50% gross floor area is only charged for the floor space exceeding 50% of the area of the existing structure.

- We created six (6) broad categories of infrastructure to group what development charges pay for in the municipalities we examined. They are:
  1. Water, Wastewater, and Sewage
  2. Community Services
  3. Roads and Transportation
  4. Public Work Facilities
  5. Other
  6. Education
- We provided a further 20 sub-categories which provide a more detailed overview of the charges that make up the six (6) broad categories
- Both the broad aggregate categories and sub-categories were based on descriptions of the infrastructure that had similarities across municipalities.

- The list below outlines how municipalities charge levies on new development:
  - **Toronto** – per unit charge, varies by development type and unit type
  - **Montreal** – is area specific and a function of size of development
  - **Ottawa** – per unit charge, varies by development type and unit type, and area
  - **Mississauga** – per unit charge, varies by development type and unit type, with a per hectare charge for stormwater
  - **Airdrie** – per hectare charge, same for all developments, and area
  - **Chestermere** – per hectare charge, same for all developments, and area
  - **Vancouver** – per unit charge, varies by development type and unit type, and area
  - **Edmonton** – a mix of per unit and per hectare charges, varies by type of development
  - **Calgary** – per hectare charge, same for all developments
  - **Okotoks** – per hectare charge, same for all developments
  - **Kelowna** – per unit charge, varies by development type and unit type, and area, heavy industrial is charged on a per hectare basis
  - **Surrey** – a mix of per unit, per square foot, and per hectare charges, and area
  - **Penticton** – per unit charge, varies by development type and unit type, and area



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# Results





# Total Development Charges Per Hectare, by Scenario, by Highest to Lowest Charges

## Total Development Charges, Per Hectare, by Scenario, by Ranking

Single Scenario			Townhouse Scenario			Apartment Scenario			Industrial Scenario		
Municipality	Price Per Ha	Rank	Municipality	Price Per Ha	Rank	Municipality	Price Per Ha	Rank	Municipality	Price Per Ha	Rank
Mississauga	\$ 3,322,329	1	Mississauga	\$ 11,083,625	1	Mississauga	\$ 23,276,234	1	Toronto	\$ 11,420,000	1
Toronto	\$ 2,700,000	2	Toronto	\$ 9,420,000	2	Toronto	\$ 12,480,000	2	Mississauga	\$ 7,090,302	2
Surrey	\$ 3,128,458	3	Surrey	\$ 7,170,867	3	Kelowna	\$ 9,114,000	3	Vancouver	\$ 5,770,715	3
Ottawa	\$ 1,350,837	4	Ottawa	\$ 4,519,876	4	Surrey	\$ 7,693,375	4	Ottawa	\$ 3,279,737	4
Kelowna	\$ 1,126,992	5	Kelowna	\$ 4,119,528	5	Ottawa	\$ 6,664,750	5	Surrey	\$ 1,766,715	5
Vancouver	\$ 1,010,237	6	Vancouver	\$ 3,407,053	6	Vancouver	\$ 4,231,011	6	Penticton	\$ 1,714,074	6
Montreal	\$ 821,403	7	Penticton	\$ 2,373,452	7	Penticton	\$ 3,423,500	7	Kelowna	\$ 1,448,415	7
Penticton	\$ 740,475	8	Montreal	\$ 1,804,336	8	Montreal	\$ 821,403	8	Calgary	\$ 592,526	8
Calgary	\$ 592,526	9	Calgary	\$ 592,526	9	Calgary	\$ 592,526	9	Chestermere	\$ 402,748	9
Edmonton	\$ 433,188	10	Edmonton	\$ 541,829	10	Edmonton	\$ 433,188	10	Edmonton	\$ 399,195	10
Chestermere	\$ 402,748	11	Chestermere	\$ 402,748	11	Chestermere	\$ 402,748	11	Airdie	\$ 381,524	11
Airdie	\$ 381,524	12	Airdie	\$ 381,524	12	Airdie	\$ 381,524	12	Okotoks	\$ 266,854	12
Okotoks	\$ 266,854	13	Okotoks	\$ 266,854	13	Okotoks	\$ 266,854	13	Montreal	\$ -	13

\*Based on the highest rate

Source: Altus Group Economic Consulting based on various development charge by-laws

Note: the price per hectare for Alberta municipalities does not vary between scenarios because development charges in this province are based on a per hectare fee.

# Detailed Charge Breakdown – Singles Scenario

Development Charges*, Singles Development, Select Canadian Cities, Greenfield Land																					
Charge per Hectare, as of September 2023																					
	Toronto	Montreal		Ottawa		Mississauga	Airdie	Chestermere		Vancouver	Kelowna		Edmonton		Calgary		Okotoks	Surrey		Penticton	
	(Built-Up Area)	Low	High	Low (Inside Greenbelt)	High (Outside Greenbelt)		(Based on Post Annexation Land)	Low	High		Low	High	Low	High	Low	High		Low	High	Low	High
<b>Water, Wastewater and Sewage</b>	<b>450,000</b>	-	-	<b>184,356</b>	<b>297,351</b>	<b>1,536,969</b>	<b>143,438</b>	<b>100,361</b>	<b>245,778</b>	<b>524,423</b>	<b>178,416</b>	<b>178,416</b>	<b>59,179</b>	<b>65,479</b>	<b>288,782</b>	<b>330,459</b>	<b>127,534</b>	<b>686,880</b>	<b>793,206</b>	<b>345,762</b>	<b>450,576</b>
Water	100,000	-	-	15,795	96,363	728,162	71,914	56,266	56,266	180,684	21,672	21,672	-	-	213,811	213,811	51,011	268,812	268,812	158,274	263,088
Wastewater	240,000	-	-	166,428	198,855	804,226	67,085	44,095	97,095	-	144,936	144,936	-	-	58,962	58,962	-	-	-	-	-
Stormwater	100,000	-	-	2,133	2,133	4,581	4,439	-	92,417	-	11,808	11,808	-	-	10,209	51,886	-	112,779	174,015	-	-
Sewage	10,000	-	-	-	-	-	-	-	-	90,045	-	-	-	-	-	-	76,523	305,289	350,379	187,488	187,488
Utility Oversize Charge	-	-	-	-	-	-	-	-	-	253,694	-	-	59,179	65,479	5,800	5,800	-	-	-	-	-
<b>Community Services</b>	<b>490,000</b>	-	-	<b>140,076</b>	<b>165,132</b>	<b>582,790</b>	-	<b>53,621</b>	<b>53,621</b>	<b>139,498</b>	<b>355,176</b>	<b>355,176</b>	<b>12,051</b>	<b>40,695</b>	<b>90,201</b>	<b>90,201</b>	<b>60,222</b>	<b>411,480</b>	<b>411,480</b>	<b>113,805</b>	<b>113,805</b>
Fire Services	10,000	-	-	-	-	41,553	-	17,072	17,072	-	-	-	12,051	40,695	-	-	-	-	-	-	-
Police Services	20,000	-	-	15,768	38,556	31,746	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Paramedic Services	20,000	-	-	3,780	3,780	8,169	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Libraries	60,000	-	-	11,475	18,333	41,553	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	<b>380,000</b>	-	-	<b>109,053</b>	<b>104,463</b>	<b>459,770</b>	-	<b>36,549</b>	<b>36,549</b>	<b>139,498</b>	<b>355,176</b>	<b>355,176</b>	-	-	-	-	-	<b>411,480</b>	<b>411,480</b>	<b>113,805</b>	<b>113,805</b>
Parks	-	-	-	60,723	20,655	-	-	-	-	139,498	355,176	355,176	-	-	-	-	-	411,480	411,480	113,805	113,805
Recreation	-	-	-	48,330	83,808	-	-	36,549	36,549	-	-	-	-	-	-	-	-	-	-	-	-
<b>Roads, Transit and Transportation</b>	<b>1,630,000</b>	-	-	<b>744,606</b>	<b>801,900</b>	<b>1,007,232</b>	<b>238,086</b>	<b>103,349</b>	<b>103,349</b>	<b>214,623</b>	<b>258,240</b>	<b>593,400</b>	<b>11,456</b>	<b>327,014</b>	<b>168,891</b>	<b>168,891</b>	<b>79,098</b>	<b>767,151</b>	<b>767,151</b>	<b>176,094</b>	<b>176,094</b>
Roads	520,000	-	-	372,033	429,327	543,962	-	-	-	70,735	258,240	593,400	11,456	327,014	12,197	12,197	-	686,340	686,340	-	-
Transit	1,110,000	-	-	372,573	372,573	149,326	-	-	-	89,627	-	-	-	-	-	-	-	80,811	80,811	-	-
Transportation	-	-	-	-	-	313,944	238,086	103,349	103,349	-	-	-	-	-	156,694	156,694	79,098	-	-	176,094	176,094
Active Transportation	-	-	-	-	-	-	-	-	-	54,261	-	-	-	-	-	-	-	-	-	-	-
Public Work Facilities	-	-	-	-	-	<b>32,401</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Other</b>	<b>50,000</b>	<b>416,396</b>	<b>821,403</b>	<b>2,862</b>	<b>4,428</b>	<b>39,493</b>	-	-	-	<b>131,693</b>	-	-	-	-	<b>2,975</b>	<b>2,975</b>	-	-	-	-	-
Corporate Studies	-	-	-	2,862	4,428	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Growth Studies	-	-	-	-	-	6,531	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Financing Costs	-	-	-	-	-	2,251	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Long-term Care Facilities	30,000	-	-	-	-	30,710	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Services	-	-	-	-	-	-	-	-	-	98,879	-	-	-	-	-	-	-	-	-	-	-
Inspection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,493	2,493	-	-	-	-	-
Surveys	-	-	-	-	-	-	-	-	-	-	-	-	-	-	482	482	-	-	-	-	-
Childcare	20,000	-	-	-	-	-	-	-	-	32,813	-	-	-	-	-	-	-	-	-	-	-
Social Contribution	-	208,198	547,602	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Affordable Housing	-	208,198	273,801	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Education	<b>80,000</b>	-	-	<b>82,026</b>	<b>82,026</b>	<b>123,444</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>2,700,000</b>	<b>416,396</b>	<b>821,403</b>	<b>1,153,926</b>	<b>1,350,837</b>	<b>3,322,329</b>	<b>381,524</b>	<b>257,331</b>	<b>402,748</b>	<b>1,010,237</b>	<b>791,832</b>	<b>1,126,992</b>	<b>82,686</b>	<b>433,188</b>	<b>550,849</b>	<b>592,526</b>	<b>266,854</b>	<b>1,865,511</b>	<b>1,971,837</b>	<b>635,661</b>	<b>740,475</b>

\* Assumes no exemptions are made and all infrastructure paid for through DCs, while in some cases developers may also be asked to participate in a development agreement

\*\* Education development charges are covered by the Education Development Charge By-Law and are paid to school boards, not municipalities

Source: Altus Group, Based on Individual DC By-Laws and Fee Schedule Tables

# Detailed Charge Breakdown – Townhouses Scenario

Development Charges*, Townhouse Development, Select Canadian Cities, Greenfield Land																					
Charge per Hectare, as of September 2023																					
	Toronto	Montreal		Ottawa		Mississauga	Airdrie	Chestermere		Vancouver	Kelowna		Edmonton		Calgary		Okotoks	Surrey		Penticton	
	(Built-Up Area)	Low	High	Low (Inside Greenbelt)	High (Outside Greenbelt)		(Based on Post Annexation Land)	Low	High		Low	High	Low	High	Low	High		Low	High	Low	High
<b>Water, Wastewater and Sewage</b>	<b>1,540,000</b>	-	-	<b>630,694</b>	<b>970,908</b>	<b>5,097,065</b>	<b>143,438</b>	<b>100,361</b>	<b>245,778</b>	<b>1,466,268</b>	<b>555,056</b>	<b>555,056</b>	<b>167,820</b>	<b>174,120</b>	<b>288,782</b>	<b>330,459</b>	<b>127,534</b>	<b>2,387,238</b>	<b>2,706,237</b>	<b>1,052,369</b>	<b>1,491,035</b>
Water	340,000	-	-	54,267	313,251	2,419,854	71,914	56,266	56,266	645,308	69,043	69,043	-	-	213,811	213,811	51,011	979,597	979,597	481,719	920,385
Wastewater	830,000	-	-	569,176	650,406	2,672,631	67,085	44,095	97,095	-	462,170	462,170	-	-	58,962	58,962	-	-	-	-	-
Stormwater	330,000	-	-	7,251	7,251	4,581	4,439	-	92,417	-	23,843	23,843	-	-	10,209	51,886	-	278,432	429,626	-	-
Sewage	40,000	-	-	-	-	-	-	-	-	337,948	-	-	-	-	-	-	76,523	1,129,209	1,297,014	570,650	570,650
Utility Oversize Charge	-	-	-	-	-	-	-	-	-	483,012	-	-	167,820	174,120	5,800	5,800	-	-	-	-	-
<b>Community Services</b>	<b>1,680,000</b>	-	-	<b>481,149</b>	<b>539,721</b>	<b>1,904,635</b>	-	<b>53,621</b>	<b>53,621</b>	<b>571,510</b>	<b>1,672,287</b>	<b>1,672,287</b>	<b>12,051</b>	<b>40,695</b>	<b>90,201</b>	<b>90,201</b>	<b>60,222</b>	<b>1,568,101</b>	<b>1,568,101</b>	<b>346,458</b>	<b>346,458</b>
Fire Services	20,000	-	-	-	-	135,648	-	17,072	17,072	-	-	-	12,051	40,695	-	-	-	-	-	-	-
Police Services	60,000	-	-	52,341	126,207	105,274	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Paramedic Services	70,000	-	-	12,575	12,575	27,149	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Libraries	200,000	-	-	38,746	60,044	135,648	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	<b>1,330,000</b>	-	-	<b>377,487</b>	<b>340,894</b>	<b>1,500,916</b>	-	<b>36,549</b>	<b>36,549</b>	<b>571,510</b>	<b>1,672,287</b>	<b>1,672,287</b>	-	-	-	-	-	<b>1,568,101</b>	<b>1,568,101</b>	<b>346,458</b>	<b>346,458</b>
Parks	-	-	-	209,249	68,428	-	-	-	-	571,510	1,672,287	1,672,287	-	-	-	-	-	1,568,101	1,568,101	346,458	346,458
Recreation	-	-	-	168,238	272,466	-	-	36,549	36,549	-	-	-	-	-	-	-	-	-	-	-	-
<b>Roads, Transit and Transportation</b>	<b>5,650,000</b>	-	-	<b>2,470,207</b>	<b>2,650,567</b>	<b>3,326,483</b>	<b>238,086</b>	<b>103,349</b>	<b>103,349</b>	<b>829,743</b>	<b>823,431</b>	<b>1,892,185</b>	<b>11,456</b>	<b>327,014</b>	<b>168,891</b>	<b>168,891</b>	<b>79,098</b>	<b>2,896,529</b>	<b>2,896,529</b>	<b>535,959</b>	<b>535,959</b>
Roads	1,820,000	-	-	1,236,350	1,416,597	1,775,760	-	-	-	289,794	823,431	1,892,185	11,456	327,014	12,197	12,197	-	2,615,724	2,615,724	-	-
Transit	3,830,000	-	-	1,233,857	1,233,971	507,414	-	-	-	317,648	-	-	-	-	-	-	-	280,805	280,805	-	-
Transportation	-	-	-	-	-	1,043,309	238,086	103,349	103,349	-	-	-	-	-	156,694	156,694	79,098	-	-	535,959	535,959
Active Transportation	-	-	-	-	-	-	-	-	-	222,302	-	-	-	-	-	-	-	-	-	-	-
Public Work Facilities	-	-	-	-	-	106,359	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	210,000	921,490	1,804,336	9,516	14,501	131,115	-	-	-	539,531	-	-	-	-	2,975	2,975	-	-	-	-	-
<b>Corporate Studies</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>9,516</b>	<b>14,501</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Growth Studies	20,000	-	-	-	-	21,708	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Financing Costs	-	-	-	-	-	7,348	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Long-term Care Facilities	100,000	-	-	-	-	102,059	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Services	-	-	-	-	-	-	-	-	-	405,099	-	-	-	-	-	-	-	-	-	-	-
Inspection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,493	2,493	-	-	-	-	-
Surveys	-	-	-	-	-	-	-	-	-	-	-	-	-	-	482	482	-	-	-	-	-
Childcare	90,000	-	-	-	-	-	-	-	-	134,432	-	-	-	-	-	-	-	-	-	-	-
Social Contribution	-	460,745	1,202,891	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Affordable Housing	-	460,745	601,445	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Education	340,000	-	-	344,179	344,179	517,969	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>9,420,000</b>	<b>921,490</b>	<b>1,804,336</b>	<b>3,935,746</b>	<b>4,519,876</b>	<b>11,083,625</b>	<b>381,524</b>	<b>257,331</b>	<b>402,748</b>	<b>3,407,053</b>	<b>3,050,774</b>	<b>4,119,528</b>	<b>191,327</b>	<b>541,829</b>	<b>550,849</b>	<b>592,526</b>	<b>266,854</b>	<b>6,851,868</b>	<b>7,170,867</b>	<b>1,934,786</b>	<b>2,373,452</b>

\* Assumes no exemptions are made and all infrastructure paid for through DCs, while in some cases developers may also be asked to participate in a development agreement

\*\* Education development charges are covered by the Education Development Charge By-Law and are paid to school boards, not municipalities

Source: Altus Group, Based on Individual DC By-Laws and Fee Schedule Tables

# Detailed Charge Breakdown – Apartments Scenario

Development Charges*, Apartment Development, Select Canadian Cities, Greenfield Land																					
Charge per Hectare, as of September 2023																					
	Toronto	Montreal		Ottawa		Mississauga	Airdrie	Chestermere		Vancouver	Kelowna		Edmonton		Calgary		Okotoks	Surrey		Penticton	
	(Built-Up Area)	Low	High	Low (Inside Greenbelt)	High (Outside Greenbelt)		(Based on Post Annexation Land)	Low	High		Low	High	Low	High	Low	High		Low	High	Low	High
<b>Water, Wastewater and Sewage</b>	<b>2,000,000</b>	-	-	<b>908,375</b>	<b>1,367,500</b>	<b>11,352,446</b>	<b>143,438</b>	<b>100,361</b>	<b>245,778</b>	<b>2,423,444</b>	<b>1,228,000</b>	<b>1,228,000</b>	<b>59,179</b>	<b>65,479</b>	<b>288,782</b>	<b>330,459</b>	<b>127,534</b>	<b>1,483,875</b>	<b>1,483,875</b>	<b>727,625</b>	<b>1,212,875</b>
Water	440,000	-	-	77,750	440,875	5,506,518	71,914	56,266	56,266	1,424,000	152,750	152,750	-	-	213,811	213,811	51,011	681,313	681,313	333,125	818,375
Wastewater	1,080,000	-	-	820,375	916,375	5,841,348	67,085	44,095	97,095	-	1,022,500	1,022,500	-	-	58,962	58,962	-	-	-	-	-
Stormwater	430,000	-	-	10,250	10,250	4,581	4,439	-	92,417	-	52,750	52,750	-	-	10,209	51,886	-	39,000	39,000	-	-
Sewage	50,000	-	-	-	-	-	-	-	-	745,750	-	-	-	-	-	-	76,523	763,563	763,563	394,500	394,500
Utility Oversize Charge	-	-	-	-	-	-	-	-	-	253,694	-	-	59,179	65,479	5,800	5,800	-	-	-	-	-
<b>Community Services</b>	<b>2,170,000</b>	-	-	<b>693,750</b>	<b>756,875</b>	<b>3,692,566</b>	-	<b>53,621</b>	<b>53,621</b>	<b>408,613</b>	<b>3,699,750</b>	<b>3,699,750</b>	<b>12,051</b>	<b>40,695</b>	<b>90,201</b>	<b>90,201</b>	<b>60,222</b>	<b>1,270,750</b>	<b>1,270,750</b>	<b>239,500</b>	<b>239,500</b>
Fire Services	30,000	-	-	-	-	262,235	-	17,072	17,072	-	-	-	12,051	40,695	-	-	-	-	-	-	-
Police Services	80,000	-	-	74,125	178,125	211,659	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Paramedic Services	80,000	-	-	18,000	18,000	54,865	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Libraries	260,000	-	-	54,250	83,875	262,235	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	<b>1,720,000</b>	-	-	<b>547,375</b>	<b>476,875</b>	<b>2,901,572</b>	-	<b>36,549</b>	<b>36,549</b>	<b>408,613</b>	<b>3,699,750</b>	<b>3,699,750</b>	-	-	-	-	-	<b>1,270,750</b>	<b>1,270,750</b>	<b>239,500</b>	<b>239,500</b>
Parks	-	-	-	303,000	97,500	-	-	-	-	408,613	3,699,750	3,699,750	-	-	-	-	-	1,270,750	1,270,750	239,500	239,500
Recreation	-	-	-	244,375	379,375	-	-	36,549	36,549	-	-	-	-	-	-	-	-	-	-	-	-
<b>Roads, Transit and Transportation</b>	<b>7,310,000</b>	-	-	<b>3,510,250</b>	<b>3,760,250</b>	<b>6,615,348</b>	<b>238,086</b>	<b>103,349</b>	<b>103,349</b>	<b>1,013,206</b>	<b>1,821,750</b>	<b>4,186,250</b>	<b>11,456</b>	<b>327,014</b>	<b>168,891</b>	<b>168,891</b>	<b>79,098</b>	<b>1,092,063</b>	<b>1,092,063</b>	<b>259,375</b>	<b>259,375</b>
Roads	2,350,000	-	-	1,760,125	2,010,000	3,432,901	-	-	-	207,194	1,821,750	4,186,250	11,456	327,014	12,197	12,197	-	897,813	897,813	-	-
Transit	4,960,000	-	-	1,750,125	1,750,250	948,878	-	-	-	647,074	-	-	-	-	-	-	-	194,250	194,250	-	-
Transportation	-	-	-	-	-	2,233,570	238,086	103,349	103,349	-	-	-	-	-	156,694	156,694	79,098	-	-	259,375	259,375
Active Transportation	-	-	-	-	-	-	-	-	-	158,939	-	-	-	-	-	-	-	-	-	-	-
Public Work Facilities	-	-	-	-	-	208,532	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	260,000	416,396	821,403	13,625	20,625	264,341	-	-	-	385,748	-	-	-	-	2,975	2,975	-	-	-	-	-
Corporate Studies	-	-	-	13,625	20,625	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Growth Studies	20,000	-	-	-	-	43,873	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Financing Costs	-	-	-	-	-	14,206	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Long-term Care Facilities	130,000	-	-	-	-	206,263	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Services	-	-	-	-	-	-	-	-	-	289,633	-	-	-	-	-	-	-	-	-	-	-
Inspection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,493	2,493	-	-	-	-	-
Surveys	-	-	-	-	-	-	-	-	-	-	-	-	-	-	482	482	-	-	-	-	-
Childcare	110,000	-	-	-	-	-	-	-	-	96,115	-	-	-	-	-	-	-	-	-	-	-
Social Contribution	-	208,198	547,602	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Affordable Housing	-	208,198	273,801	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Education	740,000	-	-	759,500	759,500	1,143,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>12,480,000</b>	<b>416,396</b>	<b>821,403</b>	<b>5,885,500</b>	<b>6,664,750</b>	<b>23,276,234</b>	<b>381,524</b>	<b>257,331</b>	<b>402,748</b>	<b>4,231,011</b>	<b>6,749,500</b>	<b>9,114,000</b>	<b>82,686</b>	<b>433,188</b>	<b>550,849</b>	<b>592,526</b>	<b>266,854</b>	<b>3,846,688</b>	<b>3,846,688</b>	<b>1,226,500</b>	<b>1,711,750</b>

\* Assumes no exemptions are made and all infrastructure paid for through DCs, while in some cases developers may also be asked to participate in a development agreement

\*\* Education development charges are covered by the Education Development Charge By-Law and are paid to school boards, not municipalities

Source: Altus Group, Based on Individual DC By-Laws and Fee Schedule Tables

# Detailed Charge Breakdown – Industrial Scenario

Development Charges*, Industrial Development, Select Canadian Cities, Greenfield Land																			
Charge per Hectare, as of September 2023																			
	Toronto	Ottawa	Mississauga	Airdie	Chestermere		Vancouver		Kelowna***		Edmonton		Calgary		Okotoks	Surrey		Penticton	
	(Built-Up Area)			(Based on Post Annexation Land)	Low	High	Industrial	Light Industrial	Light Industrial	Heavy Industrial	Low	High	Low	High		Low	High	Low	High
<b>Water, Wastewater and Sewage</b>	<b>2,260,000</b>	<b>282,290</b>	<b>3,828,716</b>	<b>143,438</b>	<b>100,361</b>	<b>245,778</b>	<b>1,670,127</b>	<b>2,185,030</b>	<b>296,690</b>	<b>47,847</b>	<b>25,186</b>	<b>31,486</b>	<b>288,782</b>	<b>330,459</b>	<b>127,534</b>	<b>1,576,269</b>	<b>1,576,269</b>	<b>646,231</b>	<b>1,306,276</b>
Water	600,000	38,788	1,836,794	71,914	56,266	56,266	730,506	730,506	33,032	5,536	-	-	213,811	213,811	51,011	748,918	748,918	240,034	900,079
Wastewater	1,190,000	239,192	1,987,341	67,085	44,095	97,095	-	-	221,416	37,044	-	-	58,962	58,962	-	-	-	-	-
Stormwater	470,000	4,310	4,581	4,439	-	92,417	-	-	42,241	5,267	-	-	10,209	51,886	-	87,730	87,730	-	-
Sewerage	-	-	-	-	-	-	351,246	351,246	-	-	-	-	-	-	76,523	739,621	739,621	406,197	406,197
Utility Oversize Charge	-	-	-	-	-	-	588,375	1,103,278	-	-	25,186	31,486	5,800	5,800	-	-	-	-	-
<b>Community Services</b>	<b>540,000</b>	<b>163,771</b>	<b>277,965</b>	<b>-</b>	<b>53,621</b>	<b>53,621</b>	<b>647,211</b>	<b>1,212,779</b>	<b>245,240</b>	<b>18,276</b>	<b>12,051</b>	<b>40,695</b>	<b>90,201</b>	<b>90,201</b>	<b>60,222</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Fire Services	50,000	-	152,169	-	17,072	17,072	-	-	-	-	12,051	40,695	-	-	-	-	-	-	-
Police Services	150,000	90,505	101,373	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Paramedic Services	100,000	10,774	24,424	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Libraries	30,000	6,465	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Parks &amp; Recreation</b>	<b>210,000</b>	<b>56,027</b>	<b>-</b>	<b>-</b>	<b>36,549</b>	<b>36,549</b>	<b>647,211</b>	<b>1,212,779</b>	<b>245,240</b>	<b>18,276</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Parks	-	19,394	-	-	-	-	647,211	1,212,779	245,240	18,276	-	-	-	-	-	-	-	-	-
Recreation	-	36,633	-	-	36,549	36,549	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Roads, Transit and Transportation</b>	<b>8,140,000</b>	<b>2,430,712</b>	<b>2,652,780</b>	<b>238,086</b>	<b>103,349</b>	<b>103,349</b>	<b>685,475</b>	<b>1,227,989</b>	<b>906,485</b>	<b>67,560</b>	<b>11,456</b>	<b>327,014</b>	<b>168,891</b>	<b>168,891</b>	<b>79,098</b>	<b>190,445</b>	<b>190,445</b>	<b>407,798</b>	<b>407,798</b>
Roads	2,760,000	1,269,228	1,728,769	-	-	-	328,179	614,959	906,485	67,560	11,456	327,014	12,197	12,197	-	125,799	125,799	-	-
Transit	5,380,000	1,161,484	500,398	-	-	-	105,549	141,292	-	-	-	-	-	-	-	64,647	64,647	-	-
Transportation	-	-	423,614	238,086	103,349	103,349	-	-	-	-	-	-	156,694	156,694	79,098	-	-	407,798	407,798
Active Transportation	-	-	-	-	-	-	251,747	471,738	-	-	-	-	-	-	-	-	-	-	-
Public Work Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Other</b>	<b>180,000</b>	<b>10,774</b>	<b>19,619</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>610,996</b>	<b>1,144,917</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,975</b>	<b>2,975</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Corporate Studies	-	10,774	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Growth Studies	40,000	-	19,619	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Financing Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Long-term Care Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Services	-	-	-	-	-	-	458,757	859,644	-	-	-	-	-	-	-	-	-	-	-
Inspection Fees	-	-	-	-	-	-	-	-	-	-	-	-	2,493	2,493	-	-	-	-	-
Surveys	-	-	-	-	-	-	-	-	-	-	-	-	482	482	-	-	-	-	-
Childcare	140,000	-	-	-	-	-	152,239	285,274	-	-	-	-	-	-	-	-	-	-	-
<b>Education</b>	<b>300,000</b>	<b>392,189</b>	<b>193,989</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total</b>	<b>11,420,000</b>	<b>3,279,737</b>	<b>7,090,302</b>	<b>381,524</b>	<b>257,331</b>	<b>402,748</b>	<b>3,613,809</b>	<b>5,770,715</b>	<b>1,448,415</b>	<b>133,683</b>	<b>48,693</b>	<b>399,195</b>	<b>550,849</b>	<b>592,526</b>	<b>266,854</b>	<b>1,766,715</b>	<b>1,766,715</b>	<b>1,054,029</b>	<b>1,714,074</b>

\* Assumes no exemptions are made and all infrastructure paid for through DCs, while in some cases developers may also be asked to participate in a development agreement

\*\* Education development charges are covered by the Education Development Charge By-Law and are paid to school boards, not municipalities

\*\*\* Kelowna is based on the highest values for the light and heavy industrial

Source: Altus Group, Based on Individual DC By-Laws and Fee Schedule Tables

# Charge Per Unit, by Municipality, Ranked

## Total Development Charges, Per Unit, by Scenario, by Ranking

Singles Scenario				Townhouse Scenario				Apartment Scenario			
Municipality		Price Per Unit	Rank	Municipality		Price Per Unit	Rank	Municipality		Price Per Unit	Rank
Mississauga		\$ 122,879	1	Mississauga		\$ 98,085	1	Mississauga		\$ 93,105	1
Toronto	(Built-Up Area)	\$ 99,862	2	Toronto	(Built-Up Area)	\$ 83,363	2	Toronto	(Built-Up Area)	\$ 49,920	2
Surrey	High	\$ 72,930	3	Surrey	High	\$ 63,459	3	Kelowna	High	\$ 36,456	3
Surrey	Low	\$ 68,998	4	Surrey	Low	\$ 60,636	4	Kelowna	Low	\$ 26,998	4
Ottawa	High (Outside Greenbelt)	\$ 49,962	5	Ottawa	High (Outside Greenbelt)	\$ 39,999	5	Ottawa	High (Outside Greenbelt)	\$ 26,659	5
Ottawa	Low (Inside Greenbelt)	\$ 42,679	6	Kelowna	High	\$ 36,456	6	Ottawa	Low (Inside Greenbelt)	\$ 23,542	6
Kelowna	High	\$ 41,683	7	Ottawa	Low (Inside Greenbelt)	\$ 34,830	7	Vancouver		\$ 16,924	7
Vancouver		\$ 37,365	8	Vancouver		\$ 30,151	8	Surrey	High	\$ 15,387	8
Montreal	High	\$ 30,380	9	Kelowna	Low	\$ 26,998	9	Surrey	Low	\$ 15,387	9
Kelowna	Low	\$ 29,287	10	Penticton	High	\$ 21,004	10	Penticton	High	\$ 6,847	10
Penticton	High	\$ 27,387	11	Penticton	Low	\$ 17,122	11	Penticton	Low	\$ 4,906	11
Penticton	Low	\$ 23,510	12	Montreal	High	\$ 15,968	12	Montreal	High	\$ 3,286	12
Calgary	High	\$ 21,915	13	Montreal	Low	\$ 8,155	13	Calgary	High	\$ 2,370	13
Calgary	Low	\$ 20,374	14	Calgary	High	\$ 5,244	14	Calgary	Low	\$ 2,203	14
Edmonton	High	\$ 16,022	15	Calgary	Low	\$ 4,875	15	Edmonton	High	\$ 1,733	15
Montreal	Low	\$ 15,401	16	Edmonton	High	\$ 4,795	16	Montreal	Low	\$ 1,666	16
Chestermere	High	\$ 14,896	17	Chestermere	High	\$ 3,564	17	Chestermere	High	\$ 1,611	17
Airdie	(Based on Post Annexation Land)	\$ 14,111	18	Airdie	(Based on Post Annexation Land)	\$ 3,376	18	Airdie	(Based on Post Annexation Land)	\$ 1,526	18
Okotoks		\$ 9,870	19	Okotoks		\$ 2,362	19	Okotoks		\$ 1,067	19
Chestermere	Low	\$ 9,518	20	Chestermere	Low	\$ 2,277	20	Chestermere	Low	\$ 1,029	20
Edmonton	Low	\$ 3,058	21	Edmonton	Low	\$ 1,693	21	Edmonton	Low	\$ 331	21

\* Based on the highest rate

Source: Altus Group Economic Consulting based on various development charge by-laws

- Final results are not comparable or interoperable with results in CHBA Benchmarking Study.
  - The development project scenarios are different in this exercise than the CHBA Study.
  - CHBA accounted for development charges, other planning fees and charges, and building permit costs to the extent possible. This study strictly examined only development charges.
- For residential scenarios – the price per hectare grows significantly as density increases for municipalities located in Ontario and BC as fees are based on a per unit basis. This penalizes density in those provinces.
  - Note: Calculations only assume ownership market units. Rental and affordable homes may qualify for additional exemptions that would make development charges more competitive between Ontario and Alberta.
- For the industrial scenario – municipalities in Alberta, including Calgary, are significantly more competitive than cities in Ontario and BC in terms of development charge fees.
  - Note: Calculations do not include development agreement costs that would potentially add costs to developments.
  - Note: There are potential exemptions in specific unique cases where charges would be waived in Ontario.
- Potential next steps – should the City of Calgary want to make its development charge regime even more competitive than it already is, staff should review and consider exemptions provided in Ontario that were highlighted in this presentation.



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Prepared for:

**City of Calgary**

Prepared by:

**Altus Group Economic Consulting**

33 Yonge Street Toronto Ontario M5E 1G4

Phone: (416) 641-9500 Fax: (416) 641-9501

[economics@altusgroup.com](mailto:economics@altusgroup.com)

[altusgroup.com](http://altusgroup.com)

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