

Appendix "G"
Summary of Changes from Current By-Law to Proposed By-law

Description	Current (2019 by-law)	Proposed (2023 by-law)	Legislative/Discretionary	Expected Impact
1. Phase-in of DC Rates	n/a	Rates phased in over 5 years	Legislative	Reduction in DC revenue collections estimated at \$125M over 5 years.
2. Historical Service Level Standards	10 Years	15 Years	Legislative	Reduction in DC revenue collections. Loss not estimated.
3. By-law expiry Dates	5 Years	10 Years	Legislative	Provides additional flexibility to municipalities on renewal of by-law.
4. Interest Rate	No max charge. Used City's Weighted Average Capital Cost	Max charge = Bank Prime + 1%	Legislative	Standardizes interest rates across the province. Rate may not mirror actual cost to the City.
5. Spend or Allocate Reserves	n/a	Must spend or allocate at least 60% of DC reserves funds for roads, water and wastewater services.	Legislative	No specific impact noted. This requirement is easily met by the City.
6. DC discounts for purpose-built rental units.	n/a	- 3+ Bedroom Apt - 25% - 2 Bedroom Apt - 20% - Bach/1 Bedroom Apt - 15%	Legislative	Reduction in DC revenue collections. Loss not estimated.
7. DC exemptions for non-profit housing	n/a	Non-Profit Housing developments exempt from DCs	Legislative	Reduction in DC revenue collections. Loss not estimated.

Summary of Changes from Current By-Law to Proposed By-law

Description	Current (2019 by-law)	Proposed (2023 by-law)	Legislative/Discretionary	Expected Impact
8. DC exemptions for affordable and attainable housing	n/a	Affordable and Attainable Housing will be exempt from DCs (not yet in force)	Legislative	Reduction in DC revenue collections (once in force). Loss not estimated.
9. Services no longer eligible for DC.	n/a	Parking, Airport, Social Housing and Growth Studies removed from DC eligible Costs.	Legislative	Reduction in DC revenue collections. Estimated loss of \$40M.
10. Whiskey Creek Area Specific DC	Included	Removed	Discretionary	No expected impact given area largely developed.
11. Discretionary DC Discounts	1. 50% Discount for Non-Profit Institutions 2. 90% Discount for Accessory Building to an existing Industrial building 3. 40% discount for specific targeted uses (see #34 i) a)for list of uses) Total saving from changes:	1. 50% Discount for Non-Profit Institutions 2. 90% Discount for Accessory Building to an existing Industrial building	Discretionary Discretionary Discretionary	Since June of 2019, \$417K in discounts have been provided to two non-profit institutions Negligible impact Total discounts valued at \$9.2M which were funded by tax and rate payers since June of 2019 Increase in DC revenue and decrease in funding from tax and rate payers of approx. \$2M-\$3M per year.