

Attachment 4
DRAFT
Potential Non-residential Development Charge Rate
Discounting Options

1. Recovery at Current Rates	Non-Retail		Retail		Total % Cost Recovery
	Rates	% Recovery	Rates	% Recovery	
Water	\$0.74	37.6%	\$1.74	63.6%	81.4%
Sewer	\$0.71	16.1%	\$1.67	31.5%	73.5%
Roads	\$1.84	56.7%	\$3.50	31.0%	69.9%
Transit (Proposed Rates) *	\$0.18	100%	\$0.61	100%	8.5%
General Services (Proposed Rates) *	\$0.20		\$0.30		
Total	\$3.67		\$7.82		

2. Current Non-Retail, Full Cost Retail	Non-Retail		Retail		Total % Cost Recovery
	Rates	% Recovery	Rates	% Recovery	
Water	\$0.74	37.6%	\$2.74	100%	84%
Sewer	\$0.71	16.1%	\$5.30	100%	79%
Roads	\$1.84	56.7%	\$11.29	100%	82.0%
Transit (Proposed Rates) *	\$0.18	100%	\$0.61	100%	8.5%
General Services (Proposed Rates) *	\$0.20		\$0.30		
Total	\$3.67		\$20.24		

3. Increased Cost Recovery – Equal Discount	Non-Retail		Retail		Total % Cost Recovery
	Rates	% Recovery	Rates	% Recovery	
Water	\$1.32	68%	\$2.01	68%	90%
Sewer	\$3.05	68%	\$3.79	68%	90%
Roads	\$3.25	100%	\$11.29	100%	90%
Transit (Proposed Rates) *	\$0.18	100%	\$0.61	100%	8.5%
General Services (Proposed Rates) *	\$0.20		\$0.30		
Total	\$8.00		\$18.00		

4. Increased Cost Recovery – No Retail Discount	Non-Retail		Retail		Total % Cost Recovery
	Rates	% Recovery	Rates	% Recovery	
Water	\$1.15	60%	\$2.74	100%	90%
Sewer	\$2.71	60%	\$5.30	100%	90%
Roads	\$3.25	100%	\$11.29	100%	90%
Transit (Proposed Rates) *	\$0.18	100%	\$0.61	100%	8.5%
General Services (Proposed Rates) *	\$0.20		\$0.30		
Total	\$6.56		\$20.24		

5. Charge one average rate, discount non-retail by 25%	Non-Retail		Retail		Total % Cost Recovery
	Rates	% Recovery	Rates	% Recovery	
Water	\$1.97	75%	\$2.62	95.6%	93%
Sewer	\$3.69	83.7%	\$4.92	92.8%	95%
Roads	\$3.77	177%	\$5.03	44.6%	83%
Transit (Proposed Rates) *	\$0.18	100%	\$0.61	100%	8.5%
General Services (Proposed Rates) *	\$0.20		\$0.30		
Total	\$9.81		\$13.48		

* Rates not to be discounted