

Calculation Breakdown

Fee Structures that Favour Efficient Homebuilding (maximum 100 points)

1. *Reduce Development Fees and Charges for Mid-rise Multifamily Apartment Buildings* (max 50 points)

- a. Eliminate the 'General Services' category of development charges for all or almost all non-market mid-rise multi-family apartment buildings (10)
- b. Eliminate the 'General Services' category of development charges for all or almost all "as of right" mid-rise multi-family apartment buildings with between 6 and 30 dwelling units having a maximum dwelling unit size up to 140m² along avenues and residential major streets. (20)
- c. Reduce the 'General Services' category of development charges for all or almost all other "as of right" mid-rise multi-family apartment buildings (10)
- d. Plan and proactively implement infrastructure upgrades to eliminate weak links in capacity required to support densities of at least 100 residents per hectare in all or almost all neighbourhoods. (10)

2. *Reduce Development Fees and Charges for Lowrise Multifamily Apartment Buildings* (max 25 points)

- a. Eliminate the 'General Services' category of development charges specifically (not for low density or greenfield) for all or almost all non-market low-rise multi-family apartment buildings (5)
- b. Eliminate the 'General Services' category of development charges specifically (not for low density or greenfield) for all or almost all low-rise multi-family apartment buildings up to 4 dwelling units having a maximum dwelling unit size up to 140m² along avenues and residential major streets. (5)
- c. Eliminate the 'General Services' category of development charges specifically (not for low density or greenfield) for all or almost all low-rise multi-family apartment buildings up to 6 dwelling units having a maximum dwelling unit size up to 140m² along avenues and residential major streets. (5)
- d. Reduce the 'General Services' category of development charges for all or almost all other "as of right" lowrise multi-family apartment buildings (5)

- e. Plan and proactively implement infrastructure upgrades to eliminate weak links in capacity required to support densities of at least 100 residents per hectare in all or almost all neighbourhoods. (5)

3. ***Avoid Subsidies for Development that Squanders Labour, Equipment and Materials*** (max 25 points)

- a. Levy development charges upon such greenfield and detached developments as are permitted that are sufficiently high to cover the complete cost of infrastructure and servicing and levy development charges upon expansions or replacements of existing detached houses that do not add net new units.(10)
- b. Refuse to approve "Greenfield" development based on communal sewage systems (5)
- c. Deprioritize and refuse extension of infrastructure to support Greenfield development outside of pre-2022 settlement area boundaries / push higher order governments to prioritize infrastructure for infill development (10)