



The Corporation of the Town of LaSalle

Date:	January 8, 2019	Report No:	FIN-01-2019
Directed To:	Members of Council	Attachments:	A. 2018 vs 2019 B. Non Residential Building index
Department:	Finance		
Prepared By:	Dale Langlois, CPA ,CA Director of Finance & Treasurer	Policy References:	None
Subject:	LDC Indexing		

Recommendation:

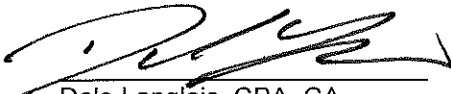
For Council information

Report:

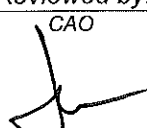
Please find attached the indexed LDC rates for Fiscal 2019 in accordance with the Council approved Land Development Charges bylaw.

Should you have any questions, please do not hesitate to contact me.

Yours truly,



Dale Langlois, CPA, CA
Director of Finance & Treasurer

Reviewed by:						
CAO 	Finance	Council Services	Public Works	Development & Strategic Initiatives	Culture & Recreation	Fire Services

FISCAL 2019 -- LAND DEVELOPMENT CHARGE					NON-RESIDENTIAL
Service Category	Single & Semi Detached	Other Multiples (Town, Row, Condo)	Apartments	Special Care	Per Square Foot Charge at Jan 1, 2019
<i>Population per Unit</i>	<i>2.98</i>	<i>1.93</i>	<i>1.62</i>	<i>1.00</i>	
Administration	227	147	123	76	
Fire	514	333	280	173	
Police	294	190	160	99	
Recreation & Culture	3,018	1,955	1,641	1,013	
Library	214	138	116	72	
Public Works: Facilities & Equipment	317	205	172	106	
Transportation Network	5,970	3,866	3,245	2,003	
Waste Water System*	3,509	2,273	1,908	1,178	4.22
Water Distribution System	998	647	543	335	0.67
Development Charge Total	15,061	9,754	8,188	5,055	4.89
September Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007					5.20%
FISCAL 2018 -- LAND DEVELOPMENT CHARGE					NON-RESIDENTIAL
Service Category	Single & Semi Detached	Other Multiples (Town, Row, Condo)	Apartments	Special Care	Per Square Foot Charge at Jan 1, 2018
<i>Population per Unit</i>	<i>2.98</i>	<i>1.93</i>	<i>1.62</i>	<i>1.00</i>	
Administration	216	140	117	72	
Fire	489	317	266	164	
Police	279	181	152	94	
Recreation & Culture	2,869	1,858	1,560	963	
Library	203	132	110	68	
Public Works: Facilities & Equipment	302	195	164	101	
Transportation Network	5,675	3,675	3,085	1,904	
Waste Water System*	3,336	2,160	1,813	1,119	4.01
Water Distribution System	949	615	516	318	0.63
Development Charge Total	14,317	9,272	7,783	4,804	4.64

Table 1
Building construction price indexes¹

	Relative importance ²	Third quarter 2017	Second quarter 2018	Third quarter 2018	Second quarter to third quarter 2018	Third quarter 2017 to third quarter 2018
	%	(2017=100)			% change	
Residential buildings construction price indexes						
Eleven census metropolitan area composite	100.0	101.2	106.4	107.3	0.8	6.0
St. John's, Newfoundland and Labrador	0.7	100.5	103.2	104.4	1.2	3.9
Halifax, Nova Scotia	1.6	100.7	104.7	105.8	1.1	5.1
Moncton, New Brunswick	0.4	100.9	103.4	104.2	0.8	3.3
Montréal, Quebec	11.6	100.7	102.7	103.7	1.0	3.0
Ottawa, Ontario	4.8	100.6	105.8	107.4	1.5	6.8
Toronto, Ontario	34.8	101.8	108.2	109.1	0.8	7.2
Winnipeg, Manitoba	3.1	101.4	111.0	111.7	0.6	10.2
Saskatoon, Saskatchewan	1.6	100.5	103.3	103.8	0.5	3.3
Calgary, Alberta	11.0	101.0	104.6	105.4	0.8	4.4
Edmonton, Alberta	9.8	100.6	104.4	105.2	0.8	4.6
Vancouver, British Columbia	20.7	101.3	107.3	108.4	1.0	7.0
Non-residential buildings construction price indexes						
Eleven census metropolitan area composite	100.0	100.3	103.1	104.6	1.5	4.3
St. John's, Newfoundland and Labrador	0.8	99.9	100.9	101.7	0.8	1.8
Halifax, Nova Scotia	1.2	100.6	102.5	103.7	1.2	3.1
Moncton, New Brunswick	0.7	99.9	101.8	103.3	1.5	3.4
Montréal, Quebec	12.6	100.5	103.8	105.6	1.7	5.1
Ottawa, Ontario	3.3	100.3	104.0	106.6	2.5	6.3
Toronto, Ontario	28.0	100.4	104.1	105.6	1.4	5.2
Winnipeg, Manitoba	3.4	100.2	102.4	103.4	1.0	3.2
Saskatoon, Saskatchewan	2.6	100.0	101.8	102.9	1.1	2.9
Calgary, Alberta	13.2	100.1	101.4	102.6	1.2	2.5
Edmonton, Alberta	17.2	100.1	101.9	103.1	1.2	3.0
Vancouver, British Columbia	17.1	100.4	104.3	106.2	1.8	5.8

1. All geographic regions are based on the 2016 Census boundaries.

2. The relative importance is calculated using a price adjusted three-year moving average of the value of building permits issued for each class of building within each census metropolitan area.

Source(s): Tables 18-10-0135-01, 18-10-0135-02 and 18-10-0137-01.

Available tables: table 18-10-0135-01.

Definitions, data sources and methods: survey number 2317.

For more information, or to enquire about the concepts, methods or data quality of this release, contact us (toll-free 1-800-263-1136; 514-283-8300; STATCAN.infostats-infostats.STATCAN@canada.ca) or Media Relations (613-951-4636; STATCAN.mediahotline-ligneinfomedias.STATCAN@canada.ca).