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To: [DC Background Study](#)
Subject: New development charges inefficient development
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We need development charges that encourage construction of buildings that are inexpensive for city to service going forward. Higher density should be encouraged (lower development charge) and lower density (suburbs/rural) needs higher development charges to reflect the cost for the city to service these properties. The city needs to create a development charge system that lowers expenses for city versus increasing it. In rural areas we have extremely high costs for road construction/maintenance, all services cost more because it's a further distance to travel (sewage, hydro, ambulance, police, fire and so on). To have no development charges in rural areas is a recipe for bankrupting a city budget. Also all city services (through property tax) should be cost based!! Averaging out property taxes over the entire city was a huge mistake and subsidizes the wrong development. Please have a cost based approach, in other words development charges in rural areas should be the highest to reflect the true costs on the taxpayer!!

Sent from my iPhone