



# 2022 Development Charges Background Study

City of Pickering

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Office Consolidation

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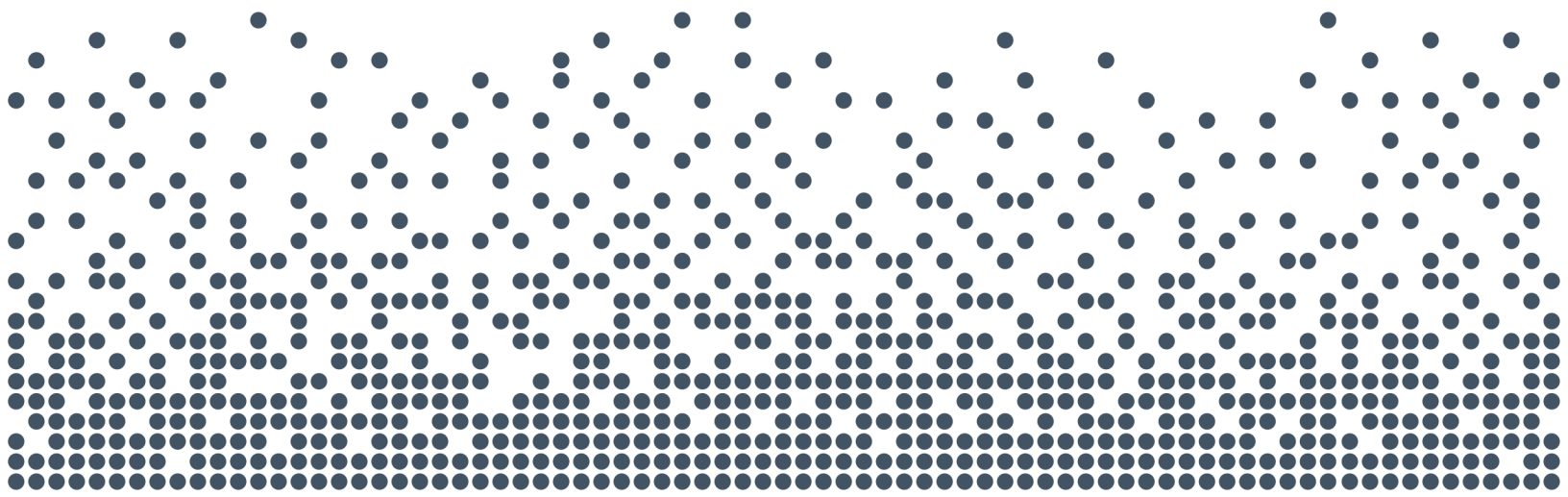
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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
D.C.	Development charge
D.C.A.	<i>Development Charges Act</i> , 1997 as amended
G.F.A.	Gross floor area
LPAT.	Local Planning Appeal Tribunal
N.F.P.O.W.	No Fixed Place of Work
OLT.	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O.Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
s.s.	Subsection
sq.ft.	square foot
km	kilometer



# Report



# Chapter 1

## Introduction





# 1. Introduction

## 1.1 Purpose of this Document

---

This background study has been prepared pursuant to the requirements of the Development Charges Act 1997 (s.10), and accordingly, recommends new Development Charges (D.C.s) and policies for the City of Pickering (City).

The City retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process. Watson worked with senior staff of the City in preparing this D.C. analysis and the policy recommendations.

This D.C. background study, containing the proposed D.C. by-law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the City's D.C. background study, as summarized in Chapter 4. It also addresses the forecast amount, type, and location of growth (Chapter 3), the requirement for "rules" governing the imposition of the charges (Chapter 7), and the proposed by-law to be made available as part of the approval process (Appendix F).

In addition, the report is designed to set out sufficient background on the legislation and the policies underlying the proposed by-law, to make the exercise understandable to interested parties. Finally, the D.C. background study addresses post-adoption implementation requirements (Chapter 9) which are critical to the successful application of the new policy.

The chapters in the report are supported by Appendices containing the data required to explain and substantiate the calculation of the charge. A full discussion of the statutory requirements for the preparation of a background study and calculation of a D.C. is provided herein.





## 1.2 Summary of the Process

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A public meeting required under Section 12 of the D.C.A. will be scheduled for June 20, 2022, least two weeks after the posting of the D.C. background study and draft D.C. by-law on the City’s website. Its purpose is to present the background study and draft D.C. by-law to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study’s purpose, methodology and the proposed D.C. by-law for the City. In addition to the statutory public consultation process, the City will also be holding a separate meeting to present the D.C. background study and draft by-law to development industry stakeholders and receive feedback.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review at least 60 days prior to by-law passage.

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at or immediately following the public meeting; and
- finalization of the report and Council consideration of the by-law subsequent to the public meeting.

Table 1-1 outlines the study process to date and the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Table 1-1  
Schedule of Key D.C. Process Dates

Process Steps	Dates
1. Project initiation meeting with City Staff	October 2021
2. Data collection and staff interviews	December 2021 – April 2022
3. Presentation of draft findings and D.C. policy discussion with City Staff	April 29, 2022



Process Steps	Dates
4. D.C. Background Study and draft D.C. by-law available to public	May 11, 2022
5. Presentation of D.C. Background Study and draft by-law to Development Industry Stakeholders	June 1, 2022
6. Public Meeting of Council	June 20, 2022
7. D.C. By-law passage	July 11, 2022
8. Newspaper notice given of by-law passage	By 20 days after passage
9. Last day for by-law appeal	40 days after passage
10. City makes available D.C. pamphlet	by 60 days after in force date

### **1.3 Changes to the Development Charges Act, 1997: More Homes, More Choice Act (Bill 108) the Plan to Build Ontario Together Act (Bill 138), and the COVID-19 Economic Recovery Act (Bill 197)**

On May 2, 2019, the Province introduced Bill 108 (*More Homes, More Choice Act*), which proposed changes to the D.C.A. The Bill was introduced as part of the Province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan*." The Bill received Royal Assent on June 6, 2019. While having received Royal Assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor. On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. A D.C. for non-profit housing developments will pay the charge in 21



equal annual installments. A municipality may charge interest on the installments. Any unpaid D.C. amounts may be added to the property and collected as taxes.

- The determination of the D.C. for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval shall be determined based on the D.C.s in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. Developments arising from planning application approvals not fitting these criteria, or if the building permit arising from these planning approvals is issued two-years or more after the planning application approval, the D.C. is determined based on the provisions of the D.C. by-law.

In early 2020, the Province released Bill 197 (*COVID-19 Economic Recovery Act*), an omnibus bill amending numerous statutes, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed amendments included in the *More Homes, More Choice Act*. The *COVID-19 Economic Recovery Act* received Royal Assent on July 21, 2020 and was proclaimed on September 18, 2020. The following provides a summary of the additional changes to the D.C.A. that are now in effect:

#### List of D.C. Eligible Services

The D.C.A. previously defined ineligible services for D.C.s. The amendments to the D.C.A. now defined the services that are eligible for inclusion in a D.C. by-law. The following summarizes the D.C. eligible services:

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;



- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services;
- *Provincial Offences Act* services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo;  
and
- Additional services as prescribed.

### Removal of 10% Statutory Deduction

The D.C.A. previously required a 10% statutory deduction for all services not specifically identified in s.s. 5 (5) of the D.C.A. (i.e. soft services). This had the effect of categorizing D.C. eligible services into two groups, i.e. 90% D.C. recoverable services, and 100% D.C. recoverable services. The amendments to the D.C.A. remove the 10% statutory deduction for soft services.

### Classes of D.C. Services

As noted above the D.C.A. categorized services generally into two categories. The amended D.C.A. repeals these provisions and provides the following:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

### Statutory Exemptions



The D.C.A. provides for statutory exemptions from payment of D.C.s where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings.

### Transition

Services, other than those described in paragraphs 1 to 10 of subsection 2 (4) of the D.C.A. (i.e. soft services) within an existing D.C. by-law can remain in effect, even if the by-law expires, until the earlier of the day the by-law is repealed, the day the municipality passes a Community Benefits Charge by-law under subsection 37 (2) of the *Planning Act*, or the specified date. The specified date is September 18, 2022.

## **1.4 Other Legislative Changes**

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Bill 213, the *Better for People, Smarter for Business Act*, received Royal Assent on December 8, 2020. This Bill amended the *Ministry of Training, Colleges and Universities Act* to provide an exemption from the payment of D.C.s for universities. Specifically, the Act states:

“Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act*, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.”

This statutory exemption to the payment of D.C.s came into effect on the December 8, 2020.



# Chapter 2

## Current City of Pickering D.C. Policy



## 2. Current City of Pickering D.C. Policy

### 2.1 Background

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On December 11, 2017, the City of Pickering passed By-Law 7595/17 under the D.C.A., 1997. The by-law came into effect on January 1, 2018 and imposes uniform City-wide D.C.s by service with the exception of Transportation Services which on imposed on an area-specific basis for the lands outside of the Seaton lands only. The area-specific treatment of Transportation services is in accordance with the City's agreement with the Seaton Landowners, whereby transportation services attributable to these lands are funded directly by the landowners.

The City subsequently passed amending by-laws 7727/19 and 7802/20 to account for changes in the need for service and capital costs estimates, by-law policies, and to reflect changes to the D.C.A. By-law 7595/17 as amended will expire on January 1, 2023.

### 2.2 Services Covered

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The following services are included under By-Law 7595/17, as amended:

#### City-Wide Services

- Administration Studies
- Protection
- Parks and Recreation
- Library
- Other Services Related to a Highway
- Stormwater Management

#### Area-Specific Services

- Transportation – Outside of the Seaton Lands<sup>1</sup>

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<sup>1</sup> Development within the Seaton Lands is subject to a separate agreement outside of the D.C.A. concerning the provision of Transportation Service requirements in addition to other funding contributions.





## 2.3 Current Charges

Table 2-1 provides the charges currently in effect for residential and non-residential development types, as well as a breakdown of the charges by service. The By-Law provides for mandatory annual indexing of the charges on July 1<sup>st</sup>.

Table 2-1  
Current City of Pickering Development Charges

Service/Class	RESIDENTIAL				(per net Ha of Prestige Employment Land in Seaton)	(per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples		
<b>Municipal Wide Services/Classes:</b>						
Other Services Related to a Highway	498	315	223	403	6,168	0.18
Protection Services	1,014	640	454	820	13,039	0.37
Parks and Recreation Services	7,720	4,877	3,456	6,231	20,242	0.60
Library Services	1,275	806	571	1,030	3,048	0.09
Growth-Related Studies	338	214	151	274	4,353	0.12
Stormwater Management	326	206	146	264	3,965	0.11
<b>Total Municipal Wide Services/Classes:</b>	<b>11,171</b>	<b>7,058</b>	<b>5,001</b>	<b>9,022</b>	<b>50,815</b>	<b>1.47</b>
<b>Outside of Seaton Lands</b>						
Transportation 1	10,516	6,644	4,706	8,490		2.96
<b>Total Services Outside of Seaton Lands</b>	<b>10,516</b>	<b>6,644</b>	<b>4,706</b>	<b>8,490</b>	-	<b>2.96</b>
Seaton	11,171	7,058	5,001	9,022	50,815	1.47
Rest of Pickering	21,687	13,702	9,707	17,512		4.43

1. Subject to a separate agreement outside of the Development Charges Act concerning the provision of Transportation requirements in addition to other funding contributions

2. Does not apply to prestige employment development in Seaton, as that development is subject to the per net Ha land area charge instead.

## 2.4 Timing of D.C. Calculation and Payment

D.C. s are calculated and payable in full to the City at the time a permit is issued for any land, buildings or structures constituting development. Notwithstanding the foregoing, D.C. for developments proceeding through the Site Plan or Zoning By-law Amendment application approvals process will be calculated on the day those applications are made. Furthermore, D.C.s for institutional and rental housing developments are payable in size annual instalments commencing on the day of occupancy and D.C.s for non-profit housing are payable in 21 annual installments commencing from the date of occupancy.

## 2.5 Redevelopment Credit

Where as a result of the redevelopment of land, where a building or structure existing on land was demolished, a D.C. credit will only be issued where a building permit has been issued for redevelopment within five years of the demolition permit.



Redevelopment credits are extended to a 10-year period for replacement buildings without municipal services (i.e. water, wastewater, and storm).

D.C.s are payable for the dwelling units or additional non-residential floor area created are in excess of what was demolished.

D.C. credits are also provided for the conversion of floor area from one principal use to another principal use (i.e. residential and non-residential). The D.C. payable is equal to the charge for floor area/units in the space created, less the charge that would have been payable for the existing floor area/units. In no case shall the net charge be less than zero.

For redevelopment credits to apply, the applicant must provide proof that D.C.s of lot levies were paid for the existing use.

## 2.6 Exemptions

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The City's D.C. By-Law includes statutory exemptions from payment of D.C.s with respect to:

- Industrial additions of up to and including 50% of the existing gross floor area of the building – for industrial additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to the payment of D.C.s;
- Land used for Municipal or Board of Education purposes;
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units, within or ancillary to the existing building. (as specified by O.Reg. 82/98);
- The creation of a second dwelling unit in prescribed classes of new residential buildings, including in structures ancillary to dwellings; and
- Development of lands intended for use by a university that received operating funds from the Government.

The By-Law also provides non-statutory exemptions from payment of D.C.s with respect to:



- The development of a non-residential farm building used for bona fide agricultural purposes (exemption does not apply to Transportation Services, Protection Services, or Other Services Related to a Highway).;
- A building or structure that is used in connection with a place of worship and is exempt from taxation under the *Assessment Act* as a result;
- Nursing homes and hospitals; and
- Garden suites



# Chapter 3

## Anticipated Development in the City of Pickering



## 3. Anticipated Development in the City of Pickering

### 3.1 Requirement of the Act

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Chapter 3 provides the methodology for calculating a D.C. as per the D.C.A. Figure 1-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of Section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the City of Pickering will be required to provide services, over a 10-year (mid-2022 to mid-2032) and longer-term (mid-2022 to mid-2039) horizon.

### 3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast

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The D.C. growth forecast has been derived by Watson. The growth forecast provided herein builds on growth assumptions established in the Durham Region Growth Management Strategy (ongoing) and the Region of Durham Regional Transit Development Charge Background Study (2022). In addition to the Regional Development Charge Background Study, the following information sources were consulted:

- City of Pickering Official Plan (Edition 8);
- Durham Region Growth Management Strategy Technical Reports (2021);
- 2006, 2011 and 2016 population, household and employment Census data;
- 2021 population and household Census data;
- Historical residential and non-residential building permit data over the 2012 to 2021 period;
- Residential supply opportunities as provided by the City of Pickering; and
- Discussions with City staff regarding anticipated residential and non-residential development in the City of Pickering, and specifically the Seaton Community.



### 3.3 Summary of Growth Forecast

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A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 1-1. The discussion provided herein summarizes the anticipated growth for the City and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 1-1 below, and *Schedule 1* in Appendix A.

As identified in Table 1-1 and Appendix A, *Schedule 1*, permanent population in Pickering is anticipated to reach approximately 158,100 by mid-2032 and 189,200 by mid-2039, resulting in an increase of approximately 51,000 and 82,100 persons, respectively over the 10-year and longer-term forecast periods.<sup>12</sup>

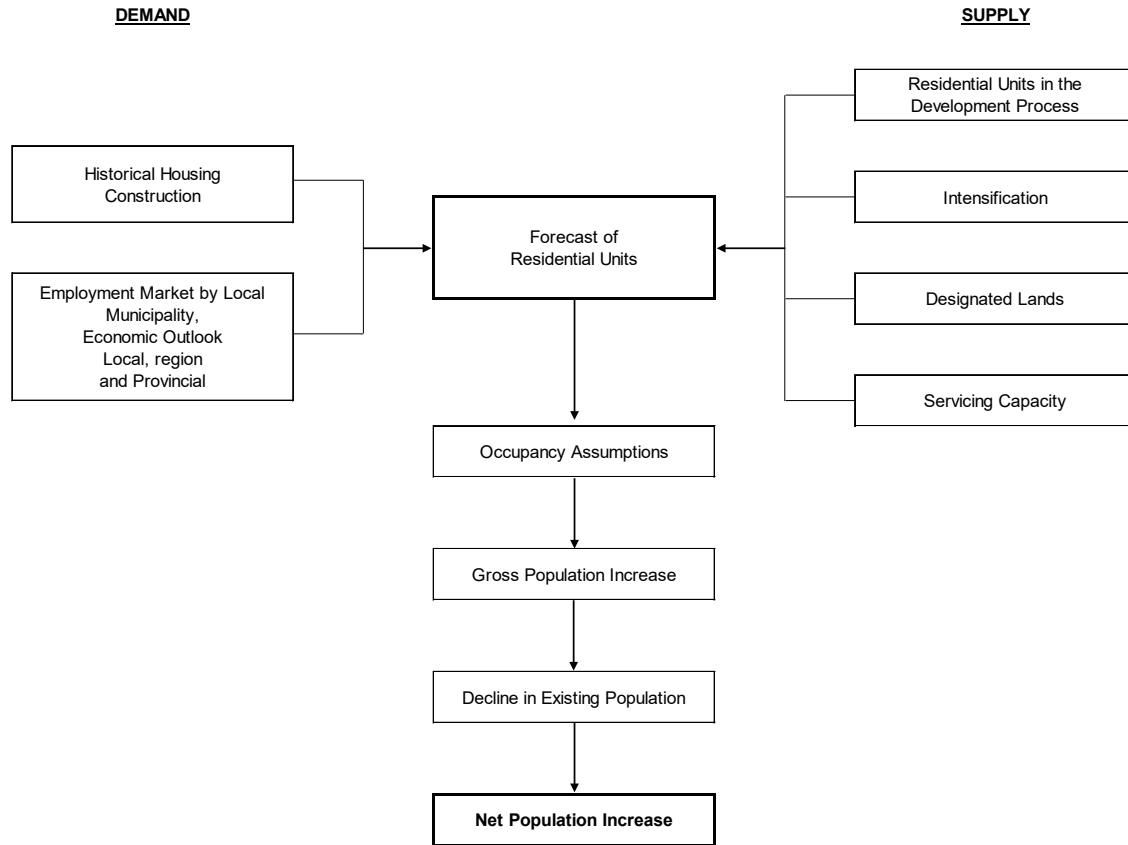
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<sup>1</sup> The population figures used in the calculation of the 2022 D.C. include the net Census undercount, which is estimated at approximately 3.8%.

<sup>2</sup> The 2031 Official Plan population target of 225,670, less the growth allocation for Northeast Pickering of approximately 36,500 persons, results in an Official Plan population target of 189,200 by Mid 2039.



Figure 3-1  
Population and Household Forecast Model







**Table 3-1  
The City of Pickering  
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	
Historical	Mid 2006	91,160	87,838	573	87,265	20,255	4,850	3,085	25	28,215	3.113
	Mid 2011	92,080	88,721	806	87,915	20,744	5,381	3,190	15	29,330	3.025
	Mid 2016	95,240	91,771	776	90,995	21,130	6,060	3,695	30	30,915	2.968
	Mid 2021	102,940	99,186	839	98,347	22,425	6,805	4,165	30	33,425	2.967
Forecast	Mid 2022	107,100	103,191	876	102,315	22,774	7,622	4,559	30	34,985	2.950
	Mid 2027	133,340	128,475	998	127,477	26,047	10,747	7,666	30	44,490	2.888
	Mid 2032	158,110	152,339	1,122	151,217	28,822	13,839	10,680	30	53,370	2.854
	Mid 2039	189,200	182,297	1,314	180,983	31,908	18,001	14,733	30	64,672	2.819
Incremental	Mid 2006 - Mid 2011	920	883	233	650	489	531	105	-10	1,115	
	Mid 2011 - Mid 2016	3,160	3,050	-30	3,080	386	679	505	15	1,585	
	Mid 2016 - Mid 2021	7,700	7,415	63	7,352	1,295	745	470	0	2,510	
	Mid 2021 - Mid 2022	4,160	4,005	37	3,968	349	817	394	0	1,560	
	Mid 2022 - Mid 2027	26,240	25,284	122	25,162	3,273	3,125	3,107	0	9,505	
	Mid 2022 - Mid 2032	51,010	49,148	246	48,902	6,048	6,217	6,121	0	18,385	
	Mid 2022 - Mid 2039	82,100	79,106	438	78,668	9,134	10,379	10,174	0	29,687	

Source: Derived from Durham Region Growth Management Strategy (ongoing) and the Region of Durham Regional Transit Development Charge Background Study (2022), by Watson & Associates Economists Ltd., 2022.

Note: The 2031 Official Plan population target of 225,670, less the growth allocation for Northeast Pickering of approximately 36,500 persons, results in an Official Plan population target of 189,200 by Mid 2039

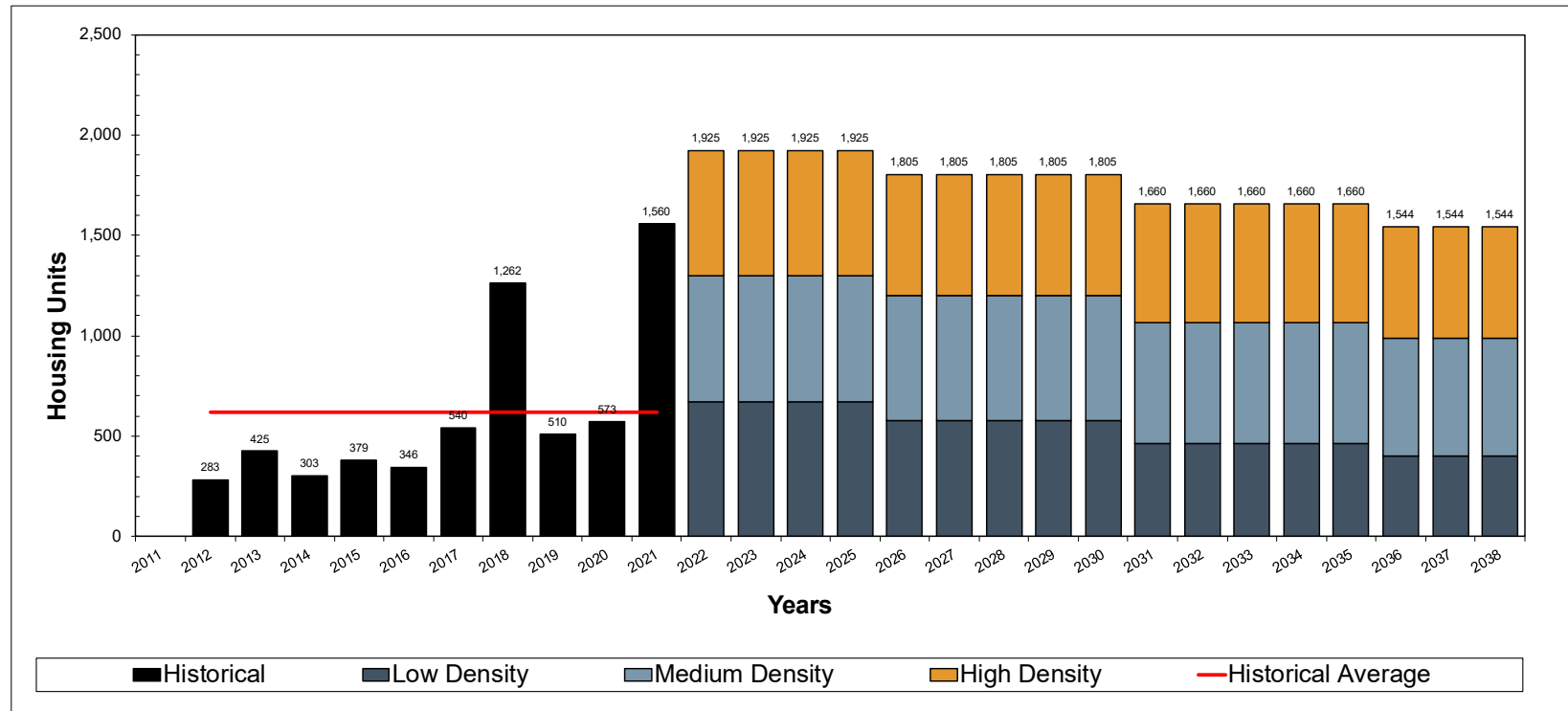
<sup>1</sup> Census undercount estimated at approximately 3.8%. Note: Population including the undercount has been rounded.

<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure 3-2  
The City of Pickering  
Annual Housing Forecast



Source: Building permit data from 2011 to 2013 and 2021 from Statistics Canada. Building permits between 2014 and 2020 from the City of Pickering. Figure by Watson & Associates Economists Ltd., 2022.

<sup>1</sup> Growth forecast represents calendar year.



Provided below is a summary of the key assumptions and findings regarding the City of Pickering D.C. growth forecast:

### 1. Housing Unit Mix (Appendix A – Schedules 1 and 6)

- The housing unit mix for the City was derived from the Region of Durham Regional Transit Development Charge Background Study (2022)
- Based on the above indicator, the longer-term household growth forecast for the City is comprised of a unit mix of 31% low density units (single-detached and semi-detached), 35% medium density (multiples except apartments) and 34% high density (bachelor, 1-bedroom and 2-bedroom apartments).

### 2. Geographic Location of Residential Development (Appendix A – Schedule 2)

- Schedule 2 summarizes the anticipated amount, type, and location of development by the Seaton Community and the rest City of Pickering.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast permanent housing growth between 2022 and 2039 is summarized below.

<b>Development Location</b>	<b>Approximate Amount of Housing Growth, 2022 to 2039</b>	<b>Percentage of Housing Growth, 2022 to 2039</b>
<b>Seaton</b>	<b>18,260</b>	<b>62%</b>
<b>Rest of Pickering</b>	<b>11,420</b>	<b>38%</b>
<b>City Total</b>	<b>29,680</b>	<b>100%</b>

### 3. Planning Period

- Short and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Services related to a highway, public works, fire, police, stormwater, water and wastewater services can utilize a longer planning period.



#### 4. Population in New Housing Units (Appendix A - Schedules 3, 4 and 5)

- The number of new housing units to be constructed in the City of Pickering during the short- and long-term periods is presented in Figure 1-2. Over the ten-year forecast period, the City is anticipated to average 1,839 new housing units per year.
- Institutional population<sup>1</sup> is anticipated to increase by approximately 250 people between 2022 to 2032 and approximately 440 people between 2022 and 2039.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8 summarizes the average P.P.U. assumed for the new housing units by age and type of dwelling based on a 2016 custom Census data for the City of Pickering. The total calculated P.P.U. for all density types represents a 25-year forecast average. Average P.P.U.s by dwelling type are as follows:
  - Low density: 3.561
  - Medium density: 2.743
  - High density<sup>2</sup>: 1.771

#### 5. Existing Units and Population Change (Appendix A - Schedules 3, 4 and 5)

- Existing households for mid-2022 are based on the 2021 Census households, plus estimated residential units constructed in 2021, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2022 to 2039 forecast period is approximately 350.

#### 6. Employment (Appendix A, Schedules 10a, 10b, 10c, 11 and 12)

- The employment projections provided herein are derived from the Region of Durham Regional Transit Development Charge Background Study (2022) and

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<sup>1</sup> Institutional includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2- or more bedroom units in these special care facilities.

<sup>2</sup> Includes bachelor, 1-bedroom and 2- or more bedroom apartments.



based on the activity rate method, which is defined as the number of jobs in a City divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.

- 2016 employment data<sup>1</sup> (place of work) for the City of Pickering is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
  - 140 primary (less than 1%);
  - 3,225 work at home employment (10%);
  - 11,840 industrial (36%);
  - 12,670 commercial/population related (39%); and
  - 4,885 institutional (15%).
- The 2016 employment by usual place of work, including work at home, is approximately 32,760. An additional 4,690 employees have been identified for the City in 2016 that have no fixed place of work (N.F.P.O.W.).<sup>2</sup>
- Total employment, including work at home and N.F.P.O.W. for the City is anticipated to reach approximately 56,220 by mid-2032 and 70,700 by mid-2039. This represents an employment increase of approximately 15,960 and 30,450 respectively, over the forecast period.<sup>3</sup>
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.

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<sup>1</sup> 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

<sup>2</sup> No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

<sup>3</sup> The 2031 Official Plan employment target of 71,800 is forecast to be achieved after 2039. An additional 4,900 jobs would be assumed for Northeast Pickering, in accordance with the Official Plan.



- Total employment for the City of Pickering (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 43,930 by mid-2032 and 55,450 by mid-2039. This represents an employment increase of approximately 12,160 and 23,680 respectively, over the forecast period.

#### 7. Non-Residential Sq.ft. Estimates (G.F.A., Appendix A, Schedule 10b)

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
  - 1,100 sq.ft. per employee for industrial;
  - 400 sq.ft. per employee for commercial/population-related; and
  - 675 sq.ft. per employee for institutional employment.
- The City-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 8,684,400 sq.ft. over the 10-year period and 17,440,200 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2022 to 2039 incremental G.F.A. forecast by sector is broken down as follows:
  - industrial – 61%;
  - commercial/population-related – 23%; and
  - institutional – 16%.

#### 8. Geography of Non-Residential Development (Appendix A, Schedule 10c)

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by servicing area for the City of Pickering by area.
- In accordance with forecast demand, the amount and percentage of forecast total non-residential growth between 2022 and 2039 by development location is summarized below.



<b>Development Location</b>	<b>Amount of Non-Residential G.F.A., 2022 to 2039</b>	<b>Percentage of Non-Residential G.F.A., 2022 to 2039</b>
<b>Seaton</b>	<b>12,762,500</b>	<b>73%</b>
<b>Rest of Pickering</b>	<b>4,677,700</b>	<b>27%</b>
<b><i>City Total</i></b>	<b><i>17,440,200</i></b>	<b><i>100%</i></b>





# Chapter 4

## The Approach to the Calculation of the Charge



## 4. The Approach to the Calculation of the Charge

### 4.1 Introduction

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This chapter addresses the requirements of s.s.5(1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 4-1.

### 4.2 Services Potentially Involved

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s.s.2 (4) of the D.C.A. sets out the eligible services that can be included in a D.C. By-law as follows:

- Water supply services, including distribution and treatment services.
- Wastewater services, including sewers and treatment services.
- Storm water drainage and control services.
- Services related to a highway.
- Electrical power services.
- Toronto-York subway extension, as defined in subsection 5.1 (1).
- Transit services other than the Toronto-York subway extension.
- Waste diversion services.
- Policing services.
- Fire protection services.
- Ambulance services.
- Library Services.
- Long-term care services.
- Parks and recreation services (but not the acquisition of land for parks).
- Public health services.
- Childcare and early years services.
- Housing services.
- Provincial Offences Act Services.
- Services related to emergency preparedness.
- Services related to airports, but only in the Regional Municipality of Waterloo.
- Additional services as prescribed



In addition to the above eligible services, the D.C.A. also sets out in s.s.7 (3) that a development charge by-law may provide for a class consisting of studies.

Two ineligible costs defined in s.s.5(3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services).

Table 4-1 identifies the potential components within each service category, whether the City provides the service, and whether the service has been included in the proposed D.C. by-law.

### **4.3 Increase in Need for Service**

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The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, s.s.5(1)3, which requires that municipal council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.



Figure 4-1

The Process of Calculating a Development Charge under the Act that must be followed

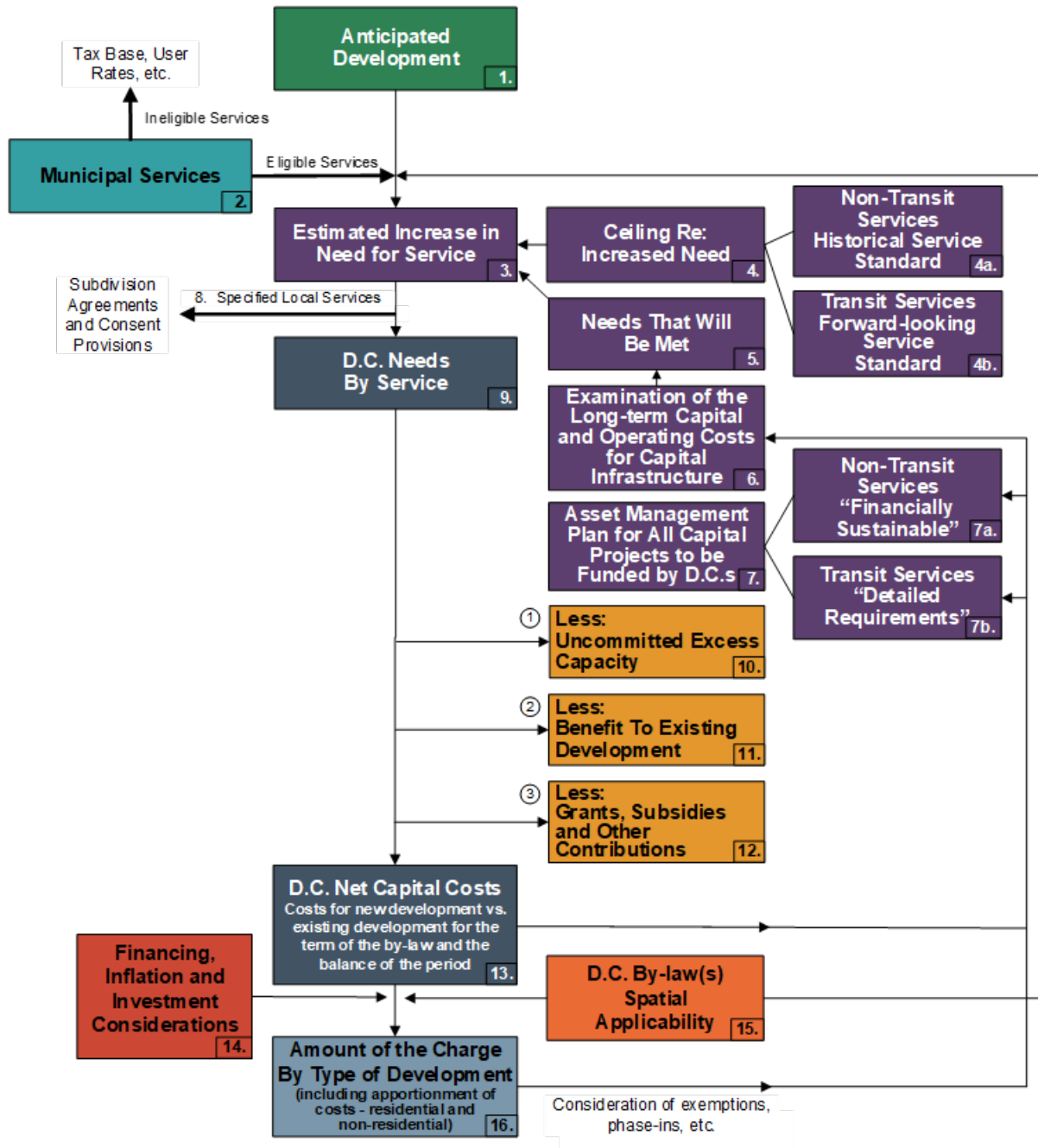




Table 4-1  
Categories of Municipal Services  
To Be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Services Related to a Highway	Yes	1.1 Arterial roads
	Yes	1.2 Collector roads
	Yes	1.3 Bridges, Culverts and Roundabouts
	No	1.4 Local municipal roads
	Yes	1.5 Traffic signals
	Yes	1.6 Sidewalks and streetlights
	Yes	1.7 Active Transportation
	Yes	1.8 Works Yard
	Yes	1.9 Rolling stock <sup>[1]</sup>
2. Transit Services	n/a	2.1 Transit vehicles <sup>[1]</sup> & facilities
	n/a	2.2 Other transit infrastructure
3. Stormwater Drainage and Control Services	Yes	3.1 Main channels and drainage trunks
	Yes	3.2 Channel connections
	Yes	3.3 Retention/detention ponds
	Yes	3.4 Centralized retention/detention ponds
4. Fire Protection Services	Yes	4.1 Fire stations
	Yes	4.2 Fire pumpers, aerials and rescue vehicles <sup>[1]</sup>
	Yes	4.3 Small equipment and gear

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<sup>[1]</sup> with 7+ year lifetime

\*same percentage as service component to which it pertains  
computer equipment excluded throughout



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
5. Parks and Recreation Services Outdoor Recreation Services (i.e. Parks and Open Space and Indoor Recreation)	<p>Ineligible</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>5.1 Acquisition of land for parks, woodlots and E.S.A.s</p> <p>5.2 Development of area municipal parks</p> <p>5.3 Development of district parks</p> <p>5.4 Development of municipal-wide parks</p> <p>5.5 Development of special purpose parks</p> <p>5.6 Parks rolling stock <sup>[1]</sup> and yards</p> <p>5.7 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)</p> <p>5.8 Recreation vehicles and equipment <sup>[1]</sup></p>
6. Library Services	<p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>6.1 Public library space (incl. furniture and equipment)</p> <p>6.2 Library vehicles <sup>[1]</sup></p> <p>6.3 Library materials</p>
7. Electrical Power Services	<p>n/a</p> <p>n/a</p> <p>n/a</p>	<p>7.1 Electrical substations</p> <p>7.2 Electrical distribution system</p> <p>7.3 Electrical system rolling stock</p>
9. Wastewater Services	<p>n/a</p> <p>n/a</p> <p>n/a</p> <p>n/a</p>	<p>9.1 Treatment plants</p> <p>9.2 Sewage trunks</p> <p>9.3 Local systems</p> <p>9.4 Vehicles and equipment <sup>[1]</sup></p>
10. Water Supply Services	<p>n/a</p> <p>n/a</p> <p>n/a</p> <p>n/a</p>	<p>10.1 Treatment plants</p> <p>10.2 Distribution systems</p> <p>10.3 Local systems</p> <p>10.4 Vehicles and equipment <sup>[1]</sup></p>



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
11. Waste Diversion Services	Ineligible Ineligible n/a n/a	11.1 Landfill collection, transfer vehicles and equipment 11.2 Landfills and other disposal facilities 11.3 Waste diversion facilities 11.4 Waste diversion vehicles and equipment <sup>[1]</sup>
12. Policing Services	n/a n/a n/a	12.1 Police detachments 12.2 Police rolling stock <sup>[1]</sup> 12.3 Small equipment and gear
13. Long-Term Care Services	n/a n/a	13.1 Long-Term Care space 13.2 Vehicles <sup>[1]</sup>
14. Child Care and early years services	n/a n/a	14.1 Childcare space 14.2 Vehicles <sup>[1]</sup>
15. Public Health	n/a n/a	15.1 Public Health department space 15.2 Public Health department vehicles <sup>[1]</sup>
16. Housing Services	n/a	16.1 Social Housing space
17. Provincial Offences Act (P.O.A.)	n/a	17.1 P.O.A. space
18. Social Services	n/a	18.1 Social service space
19. Ambulance Services	n/a n/a	19.1 Ambulance station space 19.2 Vehicles <sup>[1]</sup>
20. Emergency Preparedness Services	No No	20.1 Emergency Preparedness Space 20.2 Equipment
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	22.1 Office space 22.2 Office furniture 22.3 Computer equipment
23. Other Transportation Services	n/a n/a No	23.1 Ferries 23.2 Airports (in the Regional Municipality of Waterloo) 23.2 Other





Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
24. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible  Ineligible	24.1 Cultural space (e.g. art galleries, museums and theatres) 24.2 Tourism facilities and convention centres
25. Other	Yes  Yes	25.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land <sup>[2]</sup> and facilities, including the D.C. background study cost 25.2 Interest on money borrowed to pay for growth-related capital

<sup>[1]</sup> with a 7+ year lifetime

<sup>[2]</sup> same percentage as service component to which it pertains

Eligibility for Inclusion in the D.C. Calculation	Description
Yes	Municipality provides the service – service has been included in the D.C. calculation.
No	Municipality provides the service – service has not been included in the D.C. calculation.
n/a	Municipality does not provide the service.
Ineligible	Service is ineligible for inclusion in the D.C. calculation.

## 4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The local service guidelines for the City are summarized in Appendix E.



## 4.5 Capital Forecast

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Paragraph 7 of s.s.5(1) of the D.C.A. requires that, “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two potential cost reductions and the Regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

These estimates involve capital costing of the increased services discussed above. This entails costing actual projects or the provision of service units, depending on how each service has been addressed.

The capital costs include:

- costs to acquire land or an interest therein (including a leasehold interest);
- costs to improve land;
- costs to acquire, lease, construct or improve buildings and structures;
- costs to acquire, lease or improve facilities including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference or information purposes;
- interest on money borrowed to pay for the above-referenced costs;
- costs to undertake studies in connection with the above-referenced matters; and
- costs of the D.C. background study.

In order for an increase in need for service to be included in the D.C. calculation, municipal council must indicate “...that it intends to ensure that such an increase in need will be met” (s.s.5(1)3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast or similar expression of the intention of Council (O. Reg. 82/98 s.3). The capital program contained herein reflects the City’s approved capital budget and forecast, approved master plans and servicing studies, and past D.C. background studies.

## 4.6 Treatment of Credits

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Section 8 para. 5 of O. Reg. 82/98 indicates that a D.C. background study must set out, “the estimated value of credits that are being carried forward relating to the service.”

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s.s.17 para. 4 of the same Regulation indicates that, “...the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

The City has no outstanding D.C. credit obligations.

## **4.7 Classes of Services**

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Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible services. With respect to growth-related studies, Section 7(3) of the D.C.A. states that:

For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3).

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and draft by-law provided herein include a class for growth-related studies. This class is comprised of the following municipal-wide services:

- Fire Protection;
- By-law Enforcement;
- Parks and Recreation;
- Library;
- Other Services Related to a Highway; and
- Stormwater Management.

## **4.8 Eligible Debt and Committed Excess Capacity**

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Section 66 of the D.C.A. states that for the purposes of developing a D.C. by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O. Reg. 82/98 indicates that

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debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by D.C.s or other similar charges. For example, this may have been done as part of previous D.C. processes.

## 4.9 Existing Reserve Funds

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Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1).”

There is no explicit requirement under the D.C.A. calculation method set out in s.s.5(1) to net the outstanding reserve fund balance as part of making the D.C. calculation; however, s.35 does restrict the way in which the funds are used in future.

The City’s projected uncommitted D.C. reserve fund balances, by service, as of July 1, 2022, are presented in Table 4-2. Projected balances account for 2021 year-end balances, commitments for D.C. eligible projects, funding of exemptions granted over the period of the past by-law and anticipated D.C. collections to July 1, 2022. These balances have been applied against future spending requirements for all services. Incomplete D.C. eligible capital projects for which D.C. Reserve Fund balances have been committed have not been included in the capital needs identified in the D.C. Background Study.



Table 4-2  
City of Pickering  
Projected Uncommitted D.C. Reserve Fund Balances  
(July 1, 2022)

Service	Totals
Other Services Related to a Highway	(\$1,614,679)
Fire Protection Services	(\$8,403,069)
Parks and Recreation Services	\$28,457,731
Library Services	\$6,061,637
Growth Studies	(\$3,929,051)
Stormwater Management Services	\$546,096
By-Law Enforcement Services	\$0
Transportation Services	\$23,159,257
<b>Total</b>	<b>\$44,277,923</b>

## 4.10 Deductions

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The D.C.A. potentially requires that four deductions be made to the increase in the need for service. These relate to:

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies and other contributions.

The requirements behind each of these reductions are addressed as follows:

### **4.10.1 Reduction Required by Level of Service Ceiling**

This is designed to ensure that the increase in need included in 4.3 does “...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the municipality over the 10-year period immediately preceding the preparation of the background study...” O. Reg. 82.98 (s.4) goes further to indicate that, “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita, and a quality measure in terms of the



average cost of providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on circumstances. When the quantity and quality factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

The average service level calculation sheets for each service component in the D.C. calculation are set out in Appendix B.

#### ***4.10.2 Reduction for Uncommitted Excess Capacity***

Paragraph 5 of s.s.5(1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the municipality's "excess capacity," other than excess capacity which is "committed" (discussed above in 4.6).

"Excess capacity" is undefined, but in this case, must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of uncommitted excess capacity from the future increase in the need for service, would normally occur as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities, e.g. if a road widening to accommodate increased traffic is not required because sufficient excess capacity is already available, then widening would not be included as an increase in need, in the first instance.

#### ***4.10.3 Reduction for Benefit to Existing Development***

Section 5(1)6 of the D.C.A. provides that, "The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development."

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in 4.10.1 is related but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.



Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. On the other hand, where a clear existing service problem is to be remedied, a deduction should be made accordingly.

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a municipal-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on Wednesday in one arena and Thursday in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

#### ***4.10.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions***

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development O. Reg. 82.98, s.6. Where grant programs do not allow funds to be applied to growth-related capital needs, the proceeds can be applied to the non-growth share of the project exclusively. Moreover, Gas Tax revenues are typically used to fund non-growth-related works or the non-growth share of D.C. projects, given that the contribution is not being made in respect of particular growth-related capital projects.

### **4.11 Municipal-Wide vs. Area Rating**

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This step involves determining whether all the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-

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specific basis. Under the D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area-rating. Further discussion is provided in section 7.3.8.

## **4.12 Allocation of Development**

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This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.





# Chapter 5

## Development Charge Eligible Cost Analysis by Service



## 5. Development Charge Eligible Cost Analysis by Service

This chapter outlines the basis for calculating D.C. eligible costs for the D.C.s to be applied on a uniform basis. The required calculation process set out in s.5(1) paragraphs 2 to 8 in the D.C.A., 1997, and described in Chapter 4, was followed in determining D.C. eligible costs.

The nature of the capital projects and timing identified in this chapter reflects Council's current intention. However, over time, municipal projects and Council priorities change and, accordingly, Council's intentions may be modified, and different capital projects (and timing) may be required to meet the need for services required by new growth.

### 5.1 Service Levels and 17-Year Capital Costs for City-wide D.C. Calculation

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This section evaluates the development-related capital requirements for select services and classes of service over the 17-year planning period (mid 2022 - mid 2039). Each service is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

#### 5.1.1 Fire Protection Services

Fire Protection Services in the City are provided through four fire stations totalling 35,700 sq.ft. of facility space. These services are further provided through the utilization of 28 vehicles and 1,332 equipment items. Based on the average per capita investment of \$407 over the 2012 to 2021 period, and the forecast population growth of 79,106 persons over the 2022 to 2039 forecast period, the resulting maximum D.C.-eligible amount that could be included in the calculation is \$32.0 million.

The capital needs that are anticipated to provide service over the forecast period includes two additional fire stations and associated vehicles and equipment for fire fighters. These needs are estimated at a gross capital cost of \$26.2 million. Of the total capital cost, \$1.0 million has been deducted as a benefit to development beyond the forecast period. After accounting for the existing reserve fund deficit of \$8.4 million, recognizing the benefit to development having already occurred, \$32.1 million has been

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included in the calculation of the charge. These D.C.-eligible costs have then been allocated to residential and non-residential development based on the share of population (78,668) and employment (23,680) growth (i.e. 77% residential and 23% non-residential).

### **5.1.2 By-Law Enforcement Services**

By-law Enforcement Services are currently provided through 3,700 sq.ft. of facility space and the operation of 8.6 vehicles (accounting for animal services vehicle usage not pertaining to by-law enforcement). This level of investment equates to an average per capita level of service over the past 10-years of \$36. When applied to the forecast population growth over the 17-year forecast period, the maximum amount that could be included in the calculation of the charge is \$2.9 million.

Over the forecast period the City will be constructing a new Animal Shelter and By-law Enforcement facility as well as requiring addition By-law enforcement vehicles. 30% of the costs of the facility (\$2.8 million) have been deducted to reflect the share of the facility not related to By-law Enforcement Services. Furthermore, \$2.1 million and \$1.8 million have been deducted for the benefit to development beyond the planning period and the benefit to existing development, respectively. Net D.C. recoverable costs of \$2.9 million have been included in the calculation of the charge and have been allocated 77% to residential development and 23% non-residential development based on the share of incremental population and employment growth over the forecast period.

### **5.1.3 Other Services Related to a Highway**

The City provides operations services related to Transportation Services, defined by the D.C.A. as Services Related to a Highway. These services include roads operations facilities, vehicles, and equipment. These services are provided through the use of 185 vehicles and equipment items, and 61,200 sq.ft. of facility space. The average level of service provided over the historical 10-year period based on this inventory is \$288 per capita. When applied to anticipated growth over the 2022 to 2039 forecast period, the per capita level of service produces a maximum D.C. eligible amount of \$22.7 million.

The gross capital cost included in the D.C. calculation for the forecast period to 2039 totals \$18.3 million. The capital cost estimates include additional vehicles and equipment items, as well as the growth-related share of the new Operations Centre debt



payments and the Northern Satellite Operations Centre (including land). After recognizing the current reserve fund deficit of \$1.6 million, the benefit to existing development of \$76,200 and the post period benefit of \$92,100 , the resulting net growth-related capital cost of \$19.8 million have been included in the D.C. calculation.

The forecast growth-related costs have been allocated 77% to residential development and 23% to non-residential development based on the incremental growth in population and employment.

#### **5.1.4 Parks and Recreation Services**

The City currently operates their Parks and Recreation Services utilizing 823 acres of developed and passive parkland, 25.1 km of trails, and 551,100 sq.ft. of facility space. The City also utilizes 192 vehicle and equipment items to provide services. Over the past 10-year years, the investments in these assets equate to an average per capita level of service of \$5,156. Based on this level of investment and the anticipated growth in the 17-year forecast period, the maximum D.C.-eligible amount that could be included in the calculation of the charges is \$405.6 million.

The 17-year capital needs required to meet the needs of the anticipated development total \$354.5 million, comprising future parkland and trail development, additional indoor recreation space needs, and additional parks maintenance vehicles and the share of operations facilities related to parks. Approximately \$345,700 has been deducted as benefit to development beyond the period to 2039. Furthermore, \$32.5 million has been deducted for the benefit to existing development. After accounting for the existing reserve balance of \$28.5 million and possible grants, subsidies, and other contribution of \$8.7 million towards the growth-related share of the costs, \$284.4 million net D.C. recoverable costs have been included in the calculation of the charge.

These costs are then allocated 95% to residential development and 5% to non-residential development as the residential population tends to be the predominant users of Parks and Recreation Services.

#### **5.1.5 Library Services**

Library services are provided by the City through the provision of approximately 51,000 sq.ft. of facility space, 315,200 library collection material items, and one vehicle. The average level of service provided over the historical 10-year period based on this



inventory is \$692 per capita. When applied to anticipated growth over the 2022-2039 period, the per capita level of service produces a maximum D.C. eligible amount for library services of approximately \$54.5 million.

The gross capital cost included in the D.C. calculation for the 17-year forecast period are \$107.0 million. The capital cost estimates include a new library branch in Seaton (including land and materials), a new Central Library Facility, and additional library space at the Pickering Heritage and Community Centre. Deductions for the benefit to existing development total \$41.5 million. A further \$3.7 million has been deducted to reflect the benefits to development beyond the 17-year planning period and \$784,000 for possible grants, subsidies, and other contributions that could reduce the growth-related costs. There is a current reserve fund balance of \$6.1 million, which when applied against the growth-related costs results in a net D.C. recoverable capital cost of \$54.9 million (including growth-related studies) which has been included in the D.C. calculation.

Similar to Parks and Recreation Services, the predominant users of Library Services tend to be residents of the City, as such the forecast growth-related costs have been allocated 95% to residential development and 5% to non-residential development.

### **5.1.6 Stormwater Management Services**

Stormwater management needs provided in the increase in need for service reflect those in addition to the local service requirements of development, and include erosion control works, conveyance control, new facilities, and water quality treatment. In total, the gross capital cost estimate for these needs over the 17-year planning period total \$64.8 million. After deducting approximately \$51.0 million for benefits to existing development, \$69,600 for the post period benefit, and \$546,100 for current reserve fund balances, the net D.C. eligible costs for inclusion in the calculation of the charge is approximately \$13.2 million.

Based on the incremental growth in population to employment, the net D.C.-eligible costs have been allocated 77% to residential and 23% to non-residential development within the City.



### **5.1.7 Growth-Related Studies Class of Service**

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the City's capital works program. As discussed in Section 4.7, these studies have been included within a class of services based on each service to which the study relates.

For planning related studies, a deduction of 10% has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. All studies have been allocated to the classes of services in the following manner:

- Fire Protection – 8%
- By-law Enforcement – 1%
- Transportation – 5%
- Parks and Recreation – 70%
- Library – 13%
- Stormwater Management – 3%

The cost of the growth-related studies is \$2.5 million of which \$461,800 is a benefit to existing development. A deduction of \$143,400 has been made to recognize the portion of planning studies related to D.C.-ineligible services, as mentioned above and \$245,400 has been deducted as a post-period benefit. After accounting for the existing reserve fund deficit of \$3.9 million net D.C.-eligible costs of \$5.6 million over the 17-year forecast period are included in Table 5-7 below.

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service area.



**Table 5-1  
Infrastructure Costs Covered in the D.C. Calculation – Fire Protection Services**

Prj .No	Increased Service Needs Attributable to Anticipated Development  2022-2039	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 77%	Non-Residential Share 23%
<b>Facilities</b>										
1	Fire Station A (Seaton) - Design	2022	445,000	-	445,000	11,100		433,900	334,103	99,797
2	Fire Station A (Seaton) - Construction	2022	8,980,320		8,980,320	224,500		8,755,820	6,741,981	2,013,839
3	Fire Station B (Seaton) - Land and Design	2024	2,323,000		2,323,000	58,100		2,264,900	1,743,973	520,927
4	Fire Station B (Seaton) - Construction	2026	6,000,000		6,000,000	150,000		5,850,000	4,504,500	1,345,500
5	Training Centre	2022-2039	1,500,000	666,700	833,300	833,300		-	-	-
<b>Vehicles</b>										
6	1 Aerial (Seaton Station A)	2022	1,752,300	-	1,752,300	43,800		1,708,500	1,315,545	392,955
7	Aerial (Fire Station B) (Seaton)	2023	1,752,300	-	1,752,300	43,800		1,708,500	1,315,545	392,955
8	Small vehicle (2) (Seaton)	2023	110,000	-	110,000	2,800		107,200	82,544	24,656
9	Pumper (Fire Station B) (Seaton)	2023	1,200,000	-	1,200,000	30,000		1,170,000	900,900	269,100
<b>Equipment</b>										
10	Equipment for 9 Firefighters incl. Bunker Gear and Breathing Apparatus (Station A)	2022	251,900	-	251,900	-		251,900	193,963	57,937
11	Equipment for 20 Firefighters incl. Bunker Gear and Breathing Apparatus (Station A)	2023	559,700		559,700	-		559,700	430,969	128,731
12	Equipment for 20 Firefighters incl. Bunker Gear and Breathing Apparatus (Station B)	2024	559,700		559,700	-		559,700	430,969	128,731
13	Equipment for 20 Firefighters incl. Bunker Gear and Breathing Apparatus (Station B)	2026	559,700	351,987	207,713	-		207,713	159,939	47,774
<b>Studies</b>										
14	Fire Master Plan	2023	200,000	-	200,000	50,000		150,000	115,500	34,500
	Reserve Fund Adjustment							8,403,069	6,470,363	1,932,706
	<b>Total</b>		<b>26,193,920</b>	<b>1,018,687</b>	<b>25,175,233</b>	<b>1,447,400</b>	<b>-</b>	<b>32,130,902</b>	<b>24,740,795</b>	<b>7,390,107</b>



**Table 5-2  
Infrastructure Costs Covered in the D.C. Calculation – By-law Enforcement Services**

Prj. No	Increased Service Needs Attributable to Anticipated Development  2022-2039	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 77%	Non-Residential Share 23%
	<b>Facilities</b>										
1	Animal Shelter & By-Law Services (Including Land Lease)	2023	9,438,000	1,918,845	2,831,400	4,687,755	1,838,400		2,849,355	2,194,003	655,352
	<b>Vehicles</b>										
2	Provision for additional By-law and Animal Services Enforcement Vehicles	2022-2039	221,844	216,298		5,546	5,546		-	-	-
									-	-	-
	<b>Total</b>		<b>9,659,844</b>	<b>2,135,143</b>	<b>2,831,400</b>	<b>4,693,301</b>	<b>1,843,946</b>	<b>-</b>	<b>2,849,355</b>	<b>2,194,003</b>	<b>655,352</b>

1. Other deductions include cost related to ineligible services





**Table 5-3  
Infrastructure Costs Covered in the D.C. Calculation – Other Services Related to a Highway**

Prj .No	Increased Service Needs Attributable to Anticipated Development  2022-2039	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 77%	Non-Residential Share 23%
	<b>Roads Operations Fleet and Equipment</b>									
1	4 Ton Dump Truck/Snow Plow	2023	300,000	-	300,000	-		300,000	231,000	69,000
2	4 Ton Dump Truck/Snow Plow	2023	300,000	-	300,000	-		300,000	231,000	69,000
3	4 Ton Dump Truck/Snow Plow	2023	300,000	-	300,000	-		300,000	231,000	69,000
2	4 Ton Dump Truck/Snow Plow	2024	300,000	-	300,000	-		300,000	231,000	69,000
4	4 Ton Dump Truck/Snow Plow	2026	300,000	-	300,000	-		300,000	231,000	69,000
4	5 Ton Dump Truck/Snow Plow	2022	320,000	-	320,000	-		320,000	246,400	73,600
5	1 Ton Dump Truck (3)	2022	210,000	-	210,000	-		210,000	161,700	48,300
6	1 Ton Dump Truck with Snow Plow	2022	300,000	-	300,000	-		300,000	231,000	69,000
7	SUV	2022-2026	40,600	-	40,600	-		40,600	31,262	9,338
8	Sweeper	2022-2026	394,300	-	394,300	-		394,300	303,611	90,689
9	Sidewalk Tractors	2023	175,000	-	175,000	-		175,000	134,750	40,250
10	Sidewalk Tractors	2026	175,000	-	175,000	-		175,000	134,750	40,250
11	Sidewalk Tractors	2026	175,000	-	175,000	-		175,000	134,750	40,250
12	Provision for Vehicles & Equipment	2031-2039	3,405,067	92,082	3,312,985	-		3,312,985	2,550,998	761,987
	<b>Roads Operations Facilities</b>									
13	New Operations Centre (NPV of Principal Payments)	2022-2037	4,030,272	-	4,030,272	-		4,030,272	3,103,310	926,963
14	New Northern Satellite Operations Centre - Land	2023	3,840,000	-	3,840,000	-		3,840,000	2,956,800	883,200
15	New Northern Satellite Operations Centre - Design	2023	300,000	-	300,000	-		300,000	231,000	69,000
16	New Northern Satellite Operations Centre - Construction	2024	2,700,000	-	2,700,000	-		2,700,000	2,079,000	621,000
	<b>Studies</b>									
17	Transportation Demand Management Plan/Parking Management Plan (Seaton)	2026	187,800	-	187,800	18,800		169,000	130,130	38,870
18	Neighbourhood Traffic Calming Measures	2022-2027	174,000	-	174,000	17,400		156,600	120,582	36,018
19	Transportation Master Plan	2022	400,000	-	400,000	40,000		360,000	277,200	82,800
	Reserve Fund Adjustment							1,614,679	1,243,303	371,376
	<b>Total</b>		<b>18,327,039</b>	<b>92,082</b>	<b>18,234,957</b>	<b>76,200</b>	<b>-</b>	<b>19,773,436</b>	<b>15,225,546</b>	<b>4,547,890</b>



**Table 5-4  
Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Parks Code	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development <sup>1</sup>	Total	Residential Share	Non-Residential Share
	2022-2039									95%	5%
	<b>Parks</b>										
1	Parking lot expansion - Village East Park		2022-2027	125,100	-	125,100	93,800		31,300	29,735	1,565
2	Community Park - Greenwood Conservation Lands (ph 1)		2025-2027	7,577,000	-	7,577,000	3,788,500		3,788,500	3,599,075	189,425
3	Community Park - Greenwood Conservation Lands (ph 2)		2026-2029	4,380,600	-	4,380,600	1,414,400		2,966,200	2,817,890	148,310
4	Park - Krosno Creek valley - Hwy 401 to Bayly		2025-2027	350,000	-	350,000	35,000		315,000	299,250	15,750
5	Park - The Piazza - downtown south intensification		2024-2025	625,800	-	625,800	62,600		563,200	535,040	28,160
6	Skate Board Park - Community Size (Civic Centre)		2022	850,000	-	850,000	425,000		425,000	403,750	21,250
7	Skate Board Park - Skate Spots (1 locations)		2024	250,000	-	250,000	125,000		125,000	118,750	6,250
8	D.H. Neighbourhood Park (Dersan & Tillings Road)		2022-2023	695,900	-	695,900	17,400		678,500	644,575	33,925
9	Stonepay Village Green		2023	960,000	-	960,000	24,000		936,000	889,200	46,800
10	Park Block at Old Ops Centre		2025-2027	1,000,000	-	1,000,000	500,000		500,000	475,000	25,000
11	New Neighbourhood Park in Clermont (Geranium Development)		2027-2031	1,700,000	-	1,700,000	42,500		1,657,500	1,574,625	82,875
12	City Centre Urban Park (0.3ha)		2025-2027	1,500,000	-	1,500,000	750,000		750,000	712,500	37,500
13	New Urban Park (phase 2 of the Smart Center redevelopment - 1899 Brock Rd)		2028-2032	1,000,000	-	1,000,000	500,000		500,000	475,000	25,000
14	Beachfront Park Master Plan - Consulting Services for Detailed Design and Approvals		2022	500,000	-	500,000	250,000		250,000	237,500	12,500
15	Beachfront Park Master Plan - Phase 1 Construction		2023	4,500,000	-	4,500,000	2,250,000		2,250,000	2,137,500	112,500
16	Beachfront Park Master Plan - Phase 2 Construction		2024	3,400,000	-	3,400,000	1,700,000		1,700,000	1,615,000	85,000
17	WF trail between West Shore Boulevard and Marksbury Road		2022-2025	4,850,000	-	4,850,000	2,425,000		2,425,000	2,303,750	121,250
18	Park Development in the Hydro corridor, Kingston to Finch as part of Highmark Homes developme		2025-2028	2,000,000	-	2,000,000	50,000		1,950,000	1,852,500	97,500
19	Additional Gravel parking lot, Alex Robertson Park		2023	150,000	-	150,000	75,000		75,000	71,250	3,750
20	Outdoor Rink at Seaton Recreation Complex		2022-2027	4,000,000	-	4,000,000	2,000,000		2,000,000	1,900,000	100,000
21	Amberlea Tennis Club, Shaybrook Park (Additional Tennis Court)		2023	400,000	-	400,000	300,000		100,000	95,000	5,000
22	Park - William Jackson Drive		2023	110,000	-	110,000	2,800		107,200	101,840	5,360
22	Park (Tot Lot) - Beachview Homes		2025-2028	175,000	-	175,000	4,400		170,600	162,070	8,530
	<b>Seaton Parkland</b>										
23	Village Green	P-104	2023-2024	450,000	-	450,000	11,300		438,700	416,765	21,935
24	Village Green	P-105	2022-2023	695,000	-	695,000	17,400		677,600	643,720	33,880
25	Village Green	P-106	2023-2025	700,000	-	700,000	17,500		682,500	648,375	34,125
26	Neighbourhood Park	P-107	2023-2025	1,650,000	-	1,650,000	41,300		1,608,700	1,528,265	80,435
27	Village Green	P-108	2024-2026	575,000	-	575,000	14,400		560,600	532,570	28,030
28	Neighbourhood Park	P-109	2024-2026	1,176,000	-	1,176,000	29,400		1,146,600	1,089,270	57,330
29	Village Green	P-110	2024-2026	595,000	-	595,000	14,900		580,100	551,095	29,005
30	Village Green	P-111	2024-2026	305,000	-	305,000	7,600		297,400	282,530	14,870
31	Village Green	P-112	2022-2024	475,000	-	475,000	11,900		463,100	439,945	23,155



**Table 5-4 (Cont'd)**  
**Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Parks Code	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development <sup>1</sup>	Total	Residential Share 95%	Non-Residential Share 5%
	2022-2039										
32	Village Green	P-113	2022-2024	210,000	-	210,000	5,300		204,700	194,465	10,235
33	Community Park at Recreation Centre	P-115	2024-2026	5,600,000	-	5,600,000	140,000		5,460,000	5,187,000	273,000
34	Village Green	P-116	2026-2030	490,000	-	490,000	12,300		477,700	453,815	23,885
35	Neighbourhood Park	P-117	2026-2030	1,152,000	-	1,152,000	28,800		1,123,200	1,067,040	56,160
36	Village Green	P-118	2023-2025	490,000	-	490,000	12,300		477,700	453,815	23,885
37	Village Green	P-119	2022-2024	1,000,000	-	1,000,000	25,000		975,000	926,250	48,750
38	Neighbourhood Park	P-120	2025-2027	1,065,000	-	1,065,000	26,600		1,038,400	986,480	51,920
39	Village Green	P-121	2022-2024	685,000	-	685,000	17,100		667,900	634,505	33,395
40	Neighbourhood Park	P-122	2023-2025	1,255,000	-	1,255,000	31,400		1,223,600	1,162,420	61,180
41	Community Park	P-123	2024-2025	3,755,000	-	3,755,000	93,900		3,661,100	3,478,045	183,055
42	Neighbourhood Park	P-124	2023-2025	1,145,000	-	1,145,000	28,600		1,116,400	1,060,580	55,820
43	Village Green	P-125	2023-2025	518,000	-	518,000	13,000		505,000	479,750	25,250
44	Village Green	P-126	2023-2024	295,000	-	295,000	7,400		287,600	273,220	14,380
45	Village Green	P-127	2023-2024	395,000	-	395,000	9,900		385,100	365,845	19,255
46	Neighbourhood Park	P-128	2028-2031	1,255,000	-	1,255,000	31,400		1,223,600	1,162,420	61,180
47	Community Park at Recreation Centre II	P-129	2028-2031	1,450,000	-	1,450,000	36,300		1,413,700	1,343,015	70,685
48	Village Green	P-130	2026-2031	485,000	-	485,000	12,100		472,900	449,255	23,645
49	Neighbourhood Park	P-131	2026-2031	1,264,000	-	1,264,000	31,600		1,232,400	1,170,780	61,620
50	Village Green	P-132	2027-2039	485,000	-	485,000	12,100		472,900	449,255	23,645
51	Village Green	P-133	2027-2039	445,000	-	445,000	11,100		433,900	412,205	21,695
52	Neighbourhood Park	P-134	2024-2029	1,478,000	-	1,478,000	37,000		1,441,000	1,368,950	72,050
53	Neighbourhood Park	P-135	2027-2039	1,184,000	-	1,184,000	29,600		1,154,400	1,096,680	57,720
54	Village Green	P-136	2027-2039	498,000	-	498,000	12,500		485,500	461,225	24,275
55	Village Green	P-137	2027-2039	485,000	-	485,000	12,100		472,900	449,255	23,645
56	Village Green	P-138	2027-2039	484,000	-	484,000	12,100		471,900	448,305	23,595
57	Village Green	P-139	2027-2039	642,000	-	642,000	16,100		625,900	594,605	31,295
58	Village Green	P-140	2027-2039	575,000	-	575,000	14,400		560,600	532,570	28,030
59	Community Park	P-141	2027-2039	5,933,000	-	5,933,000	148,300		5,784,700	5,495,465	289,235
60	Neighbourhood Park	P-142	2027-2039	1,882,000	-	1,882,000	47,100		1,834,900	1,743,155	91,745
61	Village Green	P-143	2027-2039	858,000	-	858,000	21,500		836,500	794,675	41,825
62	District Park (Phase 1)	P-144	2030	12,500,000	-	12,500,000	312,500		12,187,500	11,578,125	609,375
63	District Park (Phase 2)	P-144	2030-2032	12,500,000	-	12,500,000	312,500		12,187,500	11,578,125	609,375



**Table 5-4 (Cont'd)**  
**Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Parks Code	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development <sup>1</sup>	Total	Residential Share	Non-Residential Share
	2022-2039									95%	5%
	<b>Trails</b>										
64	Seaton Primary Neighbourhood Connection Trails 1 major stream crossing	T-1	2022-2024	632,000	-	632,000	15,800		616,200	585,390	30,810
65	Seaton Primary Neighbourhood Connection Trails 1 minor stream crossing	T-2	2024-2026	386,000	-	386,000	9,700		376,300	357,485	18,815
66	Seaton Primary Neighbourhood Connection Trails 1 major stream crossing	T-4	2024-2027	530,000	-	530,000	13,300		516,700	490,865	25,835
67	Seaton Primary Neighbourhood Connection Trails 2 major stream crossing	T-5	2024-2027	975,000	-	975,000	24,400		950,600	903,070	47,530
68	Seaton Primary Neighbourhood Connection Trails 2 major stream crossing	T-6	2024-2027	1,125,000	-	1,125,000	28,100		1,096,900	1,042,055	54,845
69	Seaton Primary Neighbourhood Connection Trails 2 major stream crossing	T-8	2027-2031	898,000	-	898,000	22,500		875,500	831,725	43,775
70	Seaton Primary Neighbourhood Connection Trails 1 minor stream crossing	T-9	2025-2028	210,000	-	210,000	5,300		204,700	194,465	10,235
71	Seaton Primary Neighbourhood Connection Trails 1 major stream crossing	T-10	2025-2028	455,000	-	455,000	11,400		443,600	421,420	22,180
72	Seaton Primary Neighbourhood Connection Trails 1 major stream crossing	T-11	2027-2031	455,000	-	455,000	11,400		443,600	421,420	22,180
73	Seaton Primary Neighbourhood Connection Trails 1 major stream crossing	T-12	2032-2039	410,000	-	410,000	10,300		399,700	379,715	19,985
74	Seaton Primary Neighbourhood Connection Trails 1 major stream crossing	T-13	2032-2039	430,000	-	430,000	10,800		419,200	398,240	20,960
75	Seaton Primary Neighbourhood Connection Trails 1 major stream crossing	T-14	2032-2039	440,000	-	440,000	11,000		429,000	407,550	21,450
76	Multi-purpose trail - Duffin Heights (Mattamy dev't) to Ajax		2027-2031	625,800	-	625,800	312,900		312,900	297,255	15,645
77	Multi-purpose trail - Hydro Corridor (Liverpool to Whites)		2026	1,139,000	-	1,139,000	569,500		569,500	541,025	28,475
78	Trail - Bayly Street from waterfront trail to Go Station		2024	625,800	-	625,800	312,900		312,900	297,255	15,645
79	Trail - Bayly Street from Go Station to Hydro Corridor		2025	438,000	-	438,000	219,000		219,000	208,050	10,950
80	Trail - Finch to Brockridge Park (45m bridge)		2027-2031	1,200,000	-	1,200,000	600,000		600,000	570,000	30,000
81	Trail - Wharf Street to Sandy Beach Road		2026	500,700	-	500,700	250,400		250,300	237,785	12,515
82	Multi-purpose trail - Hydro Corridor (Whites to Townline)		2026-2031	1,877,400	-	1,877,400	938,700		938,700	891,765	46,935
	<b>Recreation Facilities</b>										
83	Seaton Recreation Complex		2024	12,930,000	-	12,930,000	323,300		12,606,700	11,976,365	630,335
			2026	74,430,000	-	74,430,000	1,860,800		72,569,200	68,940,740	3,628,460
84	Community Centre (Part of Pickering Heritage and Community Centre)		2024-2026	26,584,000	345,664	26,238,336	5,583,360	8,717,706	11,937,270	11,340,407	596,864
85	Youth & Seniors' Centre		2022-2024	80,068,162	-	80,068,162	2,001,700		78,066,462	74,163,139	3,903,323
86	Arts Centre (Community Uses)		2022-2024	17,911,991	-	17,911,991	447,800		17,464,191	16,590,981	873,210
87	City Centre Land		2022	9,035,295	-	9,035,295	225,900		8,809,395	8,368,925	440,470



**Table 5-4 (Cont'd)**  
**Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Parks Code	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development <sup>1</sup>	Total	Residential Share	Non-Residential Share
	2022-2039									95%	5%
	<b>Parks Operations Vehicles and Equipment</b>										
88	Area Mower		2023	140,000	-	140,000	-		140,000	133,000	7,000
89	Litter Picker Vacuum		2026	50,000	-	50,000	-		50,000	47,500	2,500
90	Garbage Packer		2023	260,000	-	260,000	-		260,000	247,000	13,000
91	Enclosed Trailers (2)		2023-2026	45,000	-	45,000	-		45,000	42,750	2,250
92	Zero Turn Mower (6)		2022-2026	180,000	-	180,000	-		180,000	171,000	9,000
93	Pickup Trucks (4)		2022-2026	255,000	-	255,000	-		255,000	242,250	12,750
94	1 Ton Dump Trucks (6)		2023-2026	480,000	-	480,000	-		480,000	456,000	24,000
95	SUV (2)		2022-2026	90,000	-	90,000	-		90,000	85,500	4,500
96	4 Ton Dump Truck		2022-2026	350,000	-	350,000	-		350,000	332,500	17,500
97	Utility Vehicle		2022-2026	43,800	-	43,800	-		43,800	41,610	2,190
	<b>Parks Operations Facilities</b>										
98	New Operations Centre (NPV of Principal Payments)		2022-2037	2,576,732	-	2,576,732	-		2,576,732	2,447,895	128,837
99	New Northern Satellite Operations Centre - Land		2023	2,560,000	-	2,560,000	-		2,560,000	2,432,000	128,000
100	New Northern Satellite Operations Centre - Design		2023	200,000	-	200,000	-		200,000	190,000	10,000
101	New Northern Satellite Operations Centre - Construction		2024	1,800,000	-	1,800,000	-		1,800,000	1,710,000	90,000
	<b>Studies</b>										
	Urban Forest Management		Not eligible								
102	Seaton Primary Trails IO EA Phase 1 & 2 Lands (including site walks, surveying, archaeology)		2022-2039	463,900	-	463,900	-		463,900	440,705	23,195
103	Seniors Recreation Strategic Plan		2022-2039	87,000	-	87,000	43,500		43,500	41,325	2,175
104	Recreation Services Master Plan Update		2022-2039	197,200	-	197,200	49,300		147,900	140,505	7,395
105	Waterfront Park Needs Assessment		2022-2039	116,000	-	116,000	29,000		87,000	82,650	4,350
106	Whitevale Park Revitalization Study		2022-2039	92,800	-	92,800	23,200		69,600	66,120	3,480
	Reserve Fund Adjustment								(28,457,731)	(27,034,844)	(1,422,887)
	<b>Total</b>			<b>354,477,979</b>	<b>345,664</b>	<b>354,132,316</b>	<b>32,528,260</b>	<b>8,717,706</b>	<b>284,428,619</b>	<b>270,207,188</b>	<b>14,221,431</b>

1. Grants that have been applied for by the City.



**Table 5-5  
Infrastructure Costs Covered in the D.C. Calculation – Library Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development  2022-2039	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development <sup>1</sup>	Total	Residential Share 95%	Non-Residential Share 5%
	<b>Facilities</b>									
1	Central Library Facility	2022-2024	70,035,816	-	70,035,816	36,594,600		33,441,216	31,769,155	1,672,061
2	City Centre Land	2022	7,704,000	3,678,559	4,025,441	4,025,441		-	-	-
3	Seaton Regional Library, including land (including material	2024	5,100,000	-	5,100,000	127,500		4,972,500	4,723,875	248,625
		2025	3,539,000	-	3,539,000	88,500		3,450,500	3,277,975	172,525
		2026	18,044,000		18,044,000	451,100		17,592,900	16,713,255	879,645
4	Library Space (Part of Pickering Heritage and Community Centre)	2024-2026	1,955,000	48,703	1,906,297	48,900	783,939	1,073,458	1,019,785	53,673
	<b>Studies</b>									
5	Library-Facilities/Master Plan	2025	62,600	-	62,600	15,700		46,900	44,555	2,345
6	Library-Strategic Plan	2023	133,000	-	133,000	33,300		99,700	94,715	4,985
7	Library-Strategic Plan	2027	133,000	-	133,000	33,300		99,700	94,715	4,985
8	Library-Strategic Plan	2031	133,000	-	133,000	33,300		99,700	94,715	4,985
9	Library-Strategic Plan	2035	133,000	-	133,000	33,300		99,700	94,715	4,985
10	Library-Facilities/Master Plan	2035	62,600	-	62,600	15,700		46,900	44,555	2,345
	Reserve Fund Adjustment							(6,061,637)	(5,758,555)	(303,082)
	<b>Total</b>		<b>107,035,016</b>	<b>3,727,261</b>	<b>103,307,754</b>	<b>41,500,641</b>	<b>783,939</b>	<b>54,961,537</b>	<b>52,213,460</b>	<b>2,748,077</b>

1. Grants that have been applied for by the City.



**Table 5-6  
Infrastructure Costs Covered in the D.C. Calculation – Stormwater Management Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development		Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 77%	Non-Residential Share 23%	
	2022-2039											
1	Krosno Creek SWM Facility K12 - Design	B-18 D	SWM Facility at mouth of Hydro Marsh - Design	2023-2029	119,600	-	119,600	62,200		57,400	44,198	13,202
2	Krosno Creek SWM Facility K12 - Construction	B-18 C	SWM Facility at mouth of Hydro Marsh - Construction	2023-2029	1,100,000	-	1,100,000	572,000		528,000	406,560	121,440
3	Frenchman's Bay Yacht Club Outfall Restoration		Sediment Forebay Facility - wetland restoration	2022-2024	1,747,200	-	1,747,200	1,310,400		436,800	336,336	100,464
4	Krosno Creek SWM Facility K16 - Design	B-19 D	SWM Facility at Hydro Marsh - Design	2023-2029	94,200	-	94,200	49,000		45,200	34,804	10,396
5	Krosno Creek SWM Facility K16 - Construction	B-19 C	SWM Facility at Hydro Marsh - Construction	2023-2029	935,000	-	935,000	486,200		448,800	345,576	103,224
6	Krosno Creek SWM Facility K19 - Design	B-30 D	SWM Facility - Krosno Creek (Hydro Corridor, west of Quigely St.) - Design	2023-2029	532,200	-	532,200	276,700		255,500	196,735	58,765
7	Krosno Creek SWM Facility K19 - Construction	B-30 C	SWM Facility - Krosno Creek (Hydro Corridor, west of Quigely St.) - Construction	2023-2029	2,041,400	-	2,041,400	1,061,500		979,900	754,523	225,377
8	Krosno Creek SWM Facility 17/18 - Design	B-31 D	SWM Facility - Krosno Creek (Hydro Corridor, west of Feldspar Cr.) - Design	2023-2029	376,500	-	376,500	195,800		180,700	139,139	41,561
9	Krosno Creek SWM Facility 17/18 - Construction	B-31 C	SWM Facility - Krosno Creek (Hydro Corridor, west of Feldspar Cr.) - Construction	2023-2029	1,820,100	-	1,820,100	946,500		873,600	672,672	200,928
10	Amberlea Creek SWM Facility A3 - Design	A-8 D	SWM Facility at outfall to tributary of Amberlea Creek - Design	2023-2029	149,700	-	149,700	118,500		31,200	24,024	7,176
11	Petticoat Creek Erosion Control - Design	H-10 D	Erosion assessment and fixing of erosion channel and banks	2023-2029	350,500	-	350,500	310,900		39,600	30,492	9,108
12	Petticoat Creek Erosion Control - Construction	H-10 C	Erosion assessment and fixing of erosion channel and banks	2023-2029	2,225,800	-	2,225,800	1,974,400		251,400	193,578	57,822
13	Pine Creek Erosion Control - Design		Erosion assessment and fixing of erosion channel and banks	2023-2029	830,000	-	830,000	725,700		104,300	80,311	23,989
14	Pine Creek Erosion Control - Construction		Erosion assessment and fixing of erosion channel and banks	2023-2029	5,926,800	-	5,926,800	5,181,800		745,000	573,650	171,350
15	14 Oil Grit Separators Installation		install 2 units per year for water quality treatment	2023-2031	4,886,200	-	4,886,200	3,501,000		1,385,200	1,066,604	318,596
16	12 Oil Grit Separators Installation		install 2 units per year for water quality treatment	2032-2039	4,188,200	-	4,188,200	3,000,900		1,187,300	914,221	273,079
17	Amberlea Creek Mouth SWM Facility - Design	W-7 D	SWM/Forebay Facility to FB - Design	2030-2039	824,400	-	824,400	717,200		107,200	82,544	24,656
18	Amberlea Creek Mouth SWM Facility - Construction	W-7 C	SWM/Forebay Facility to FB - Construction	2030-2039	9,233,000	-	9,233,000	8,032,700		1,200,300	924,231	276,069
19	Dunbarton Creek Mouth SWM Facility - Design	W-8 D	SWM/Forebay Facility to FB - Design	2030-2039	824,400	-	824,400	717,200		107,200	82,544	24,656
20	Dunbarton Creek Mouth SWM Facility - Construction	W-8 C	SWM/Forebay Facility to FB - Construction	2030-2039	9,233,000	-	9,233,000	8,032,700		1,200,300	924,231	276,069



**Table 5-6 (Cont'd)**  
**Infrastructure Costs Covered in the D.C. Calculation – Stormwater Management Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development		Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less:	Potential D.C. Recoverable Cost			
								Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 77%	Non-Residential Share 23%	
	2022-2039											
21	Amberlea Creek SWM Facility A3 - Construction	A-8 C	SWM Facility at outfall to tributary of Amberlea Creek - Construction	2030-2039	1,566,400	-	1,566,400	1,239,900		326,500	251,405	75,095
22	Pine Creek SWM Facility P31 - Design	L-20 D	SWM Facility at outfall to Pine Creek at Glenanna Rd. - Design	2030-2039	160,900	-	160,900	140,000		20,900	16,093	4,807
23	Pine Creek SWM Facility P31 - Construction	L-20 C	SWM Facility at outfall to Pine Creek at Glenanna Rd. - Construction	2030-2039	1,693,200	-	1,693,200	1,473,100		220,100	169,477	50,623
24	Pine Creek SWM Facility P29 - Design	B-33 D	SWM Facility at outlet of Pine Creek at Fairview Ave. - Design	2030-2039	90,900	-	90,900	79,100		11,800	9,086	2,714
25	Pine Creek SWM Facility P29 - Construction	B-33 C	SWM Facility at outlet of Pine Creek at Fairview Ave. - Construction	2030-2039	811,000	-	811,000	705,600		105,400	81,158	24,242
26	Pine Creek SWM Facility P22 - Design	L-21 D	SWM Facility at outlet of Pine Creek at Cedarwood Ct. - Design	2030-2039	142,800	-	142,800	124,200		18,600	14,322	4,278
27	Pine Creek SWM Facility P22 - Construction	L-21 C	SWM Facility at outlet of Pine Creek at Cedarwood Ct. - Construction	2030-2039	1,488,200	-	1,488,200	1,294,700		193,500	148,995	44,505
28	Pine Creek SWM Facility P27 - Design	L-22 D	SWM Facility at outlet of Pine Creek at Storrington St. - Design	2030-2039	155,800	-	155,800	135,500		20,300	15,631	4,669
29	Pine Creek SWM Facility P27 - Construction	L-22 C	SWM Facility at outlet of Pine Creek at Storrington St. - Construction	2030-2039	1,635,700	-	1,635,700	1,423,100		212,600	163,702	48,898
30	Pine Creek Culvert Replacements - Design	TC-23 D	Replace Radom St culverts, Kingston Rd culvert, channel works	2030-2039	825,500	-	825,500	720,600		104,900	80,773	24,127
31	Pine Creek Culvert Replacements - Construction	TC-23 C	Replace Radom St culverts, Kingston Rd culvert, channel works	2030-2039	7,020,200	69,611	6,950,589	6,127,700		822,889	633,625	189,265
	<b>Studies</b>											
32	Brock Industrial Drainage Master Plan			2023-2032	347,900	-	347,900	34,800		313,100	241,087	72,013
33	Stormwater Management Study for Infill Development			2023-2032	250,300	-	250,300	62,600		187,700	144,529	43,171
34	Frenchman's Bay Stormwater Management Master Plan Update			2023-2032	811,800	-	811,800	81,200		730,600	562,562	168,038
35	Pickering City Centre Stormwater Management Strategy Update			2022-2032	289,900	-	289,900	29,000		260,900	200,893	60,007
36	Pine Creek Erosion Assessment Municipal Class EA			2022-2032	100,000	-	100,000	87,300		12,700	9,779	2,921
	Reserve Adjustment									(546,096)	(420,494)	(125,602)
	<b>Total</b>				<b>64,828,700</b>	<b>69,611</b>	<b>64,759,089</b>	<b>51,031,700</b>	<b>-</b>	<b>13,181,293</b>	<b>10,149,596</b>	<b>3,031,697</b>





**Table 5-7  
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2022-2031									92%	8%
1	Development Charges Background Study	2022	100,000	-		100,000	-		100,000	91,998	8,002
2	Development Charges Background Study	2027	100,000	-		100,000	-		100,000	91,998	8,002
3	Development Charges Background Study	2032	100,000	-		100,000	-		100,000	91,998	8,002
4	Development Charges Background Study	2037	100,000	-		100,000	-		100,000	91,998	8,002
5	Municipal Comprehensive Review	2024	579,900	-	43,490	536,410	145,000		391,410	360,089	31,321
6	Official Plan Review	2029	289,900	-	14,490	275,410	145,000		130,410	119,974	10,436
7	Facilities Management Plan	2022	174,000	-	13,050	160,950	43,500		117,450	108,052	9,398
8	Space Use Study	2022	40,600	-	1,800	38,800	22,600		16,200	14,904	1,296
9	Northeast Pickering (Veraine) Land Use Study	2022-2025	1,056,500	245,400	70,540	740,560	105,700		634,860	584,058	50,802
	Reserve Fund Adjustment								3,929,051	3,614,645	314,406
	<b>Total</b>		<b>2,540,900</b>	<b>245,400</b>	<b>143,370</b>	<b>2,152,130</b>	<b>461,800</b>	<b>-</b>	<b>5,619,381</b>	<b>5,169,713</b>	<b>449,668</b>



## 5.2 Service Levels and 17-Year Capital Costs for area-specific D.C. Calculation

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This section evaluates the development-related capital requirements for Transportation Services over the 17-year planning period (mid 2022 - mid 2039) outside of the Seaton Lands. The service is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

### 5.2.1 Transportation Services

The City has a current inventory of 159 kilometres of rural, arterial and collector roads and 69 bridges and culverts. This historical level of infrastructure investment equates to a level of service of \$5,110 per capita. Furthermore, the City also provides services through the maintenance of 325 kms of sidewalks and 27 traffic signals. In total, the average historical level of service provided is \$6,138. When applied to the forecast population growth to 2039 (i.e. 28,660 incremental net-population growth outside of Seaton), a maximum D.C.-eligible cost of approximately \$175.9 million could be expected to meet the future increase in needs for service.

The review of the City’s transportation needs for the forecast period identified \$242.4 million in gross capital costs. These capital needs include various road constructions and re-constructions, widenings, and extensions, sidewalks, traffic signals, and streetlighting projects. Recognizing the benefit to existing development, approximately \$77.2 million has been deducted. \$12.4 million has been deducted as a benefit to development beyond the planning horizon, and approximately \$23.1 million has been deducted from the potential D.C. recoverable costs for existing reserve fund balances, accounting for funds already secured towards these future needs. As a result, approximately \$129.6 million in capital costs have been included in the D.C. calculation.

The net growth-related costs for transportation services have been allocated between future residential and non-residential development outside of Seaton on the basis of incremental population to employment growth over the forecast period (i.e. 83% residential, 17% non-residential).



**Table 5-8  
Infrastructure Costs Covered in the D.C. Calculation – Transportation Services**

Prj .No	Increased Service Needs Attributable to Anticipated Development  2022-2039	Roads Codes	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%	
1	DH-13 William Jackson Drive (Old Taunton Road) - Road Reconstruction	Urfe Creek to Taunton Road 3-lane Road Reconstruction, Rural, incl. pedestrian trail	DH-13	2026	3,192,000	-	3,192,000	319,200		2,872,800	2,384,424	488,376
2	DH-14 William Jackson Drive (Old Taunton Road) - Culvert Replacement. EA, Design and Approvals.	Urfe Creek Culvert Structure	DH-14	2023	521,900	-	521,900	52,200		469,700	389,851	79,849
3	DH-14 William Jackson Drive (Old Taunton Road) - Culvert Replacement	Urfe Creek Culvert Structure	DH-14	2026	4,007,100	-	4,007,100	400,700		3,606,400	2,993,312	613,088
4	DH-1 Palmer Sawmill Road (Valley Farm Road) - Road Construction	North of Third Concession to Tillings Road. 3-lane Road Construction, Urbanization, incl. storm and MUP	DH-1	2027-2039	3,942,600	-	3,942,600	394,300		3,548,300	2,945,089	603,211
5	RO-3 Twyn Rivers Drive - Road Reconstruction	Hoover Drive to West Boundary Limit. 2-lane Road Reconstruction, Urbanization, incl. storm and sidewalk	RO-3	2027-2039	4,066,000	-	4,066,000	3,049,500		1,016,500	843,695	172,805
6	RP-4a Finch Avenue - Road Reconstruction	Altona Road to Culvert Structure. 3-lane Road Reconstruction, Urbanization, incl. storm and sidewalk	RP-4a	2026	1,457,000	-	1,457,000	364,300		1,092,700	906,941	185,759
7	RP-4b Finch Avenue - Road Reconstruction	Culvert to Nature Haven Crescent. 3-lane Road Reconstruction, Urbanization, incl. storm and sidewalk	RP-4b	2026	700,000	-	700,000	175,000		525,000	435,750	89,250
8	RP-4c Finch Avenue - Road Reconstruction	Woodview Avenue to 190m West. 3-lane Road Reconstruction, Urbanization, incl. storm and sidewalk	RP-4c	2026	554,000	-	554,000	138,500		415,500	344,865	70,635
9	RP-4d Finch Avenue - Road Reconstruction	190m West of Woodview Avenue to Townline. 3-lane Road Reconstruction, Urbanization, incl. storm and sidewalk	RP-4d	2026	2,684,000	-	2,684,000	671,000		2,013,000	1,670,790	342,210
10	TC-5 Diefenbaker Court Extension - New Road Construction	Current east Terminus of Diefenbaker to TC-31. 2-lane Road Construction, Urbanization, incl. storm and sidewalk	TC-5	2027-2039	869,800	-	869,800	652,400		217,400	180,442	36,958
11	WO-5 Sheppard Avenue - New Sidewalk Installation	Whites Road to Rosebank Road (West Jog) (north side)	WO-5	2027-2039	283,000	-	283,000	212,300		70,700	58,681	12,019
12	WO-9 Sheppard Avenue - New Sidewalk Installation	Whites Road to Fairport Road (south side), incl. structure extension	WO-9	2027-2039	458,100	-	458,100	343,600		114,500	95,035	19,465
13	RU-4 Audley Road (Sideline 2) - Road Reconstruction	Fifth Concession Road to Hwy 7. 2-lane Road Reconstruction, Rural, incl. structures	RU-4a	2024	5,155,000	-	5,155,000	2,577,500		2,577,500	2,139,325	438,175



**Table 5-8 (Cont'd)**  
**Infrastructure Costs Covered in the D.C. Calculation – Transportation Services**

Prj .No	Increased Service Needs Attributable to Anticipated Development  2022-2039	Roads Codes	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%	
14	RU-4 Audley Road (Sideline 2) - Culvert Replacement with Design and Approvals	Fifth Concession Road to Hwy 7.	RU-4b	2024	728,000	-	728,000	364,000		364,000	302,120	61,880
15	TC-31 New Arterial Road and Structure Connection - Feasibility Study & EA	Bayly Street to Kingston Road (complete with overpass over Hwy. 401)	TC-31	2027-2039	3,129,000	-	3,129,000	782,300		2,346,700	1,947,761	398,939
16	D-4 Dunbarton Walkway - New Walkway Installation	Dunbarton Road to Rambleberry Avenue	D-4	2027-2039	452,000	-	452,000	339,000		113,000	93,790	19,210
17	DH-2 Palmer Sawmill Road (Valley Farm Road) New Bridge Construction - EA & Design	Over the Ganatsekiagon Creek	DH-2	2027-2039	1,000,000	-	1,000,000	100,000		900,000	747,000	153,000
18	DH-2 Palmer Sawmill Road (Valley Farm Road) New Bridge Construction	Over the Ganatsekiagon Creek	DH-2	2027-2039	15,645,000	-	15,645,000	1,564,500		14,080,500	11,686,815	2,393,685
19	R-4a Oakwood Drive - Road Reconstruction	Rougemount Drive to Mountain Ash Drive. 2-lane Road Reconstruction, Urbanization, incl. storm and sidewalk	R-4a	2022-2026	1,665,100	-	1,665,100	832,600		832,500	690,975	141,525
20	R-4b Oakwood Drive - Road Reconstruction	Mountain Ash Drive to Toynevale Road. 2-lane Road Reconstruction, Urbanization, incl. storm and sidewalk	R-4b	2022-2024	1,042,000	-	1,042,000	521,000		521,000	432,430	88,570
21	R-5b Rougemount Drive - Road Reconstruction	Toynevale Road to 200m South. 2-lane Road Reconstruction, Urbanization, incl. storm and sidewalk	R-5b	2022-2026	948,000	-	948,000	474,000		474,000	393,420	80,580
22	R-5a Rougemount Drive - Road Reconstruction	From 200m south of Toynevale Road to Oakwood Drive. 2-lane Road Reconstruction, Urbanization, incl. storm and sidewalk	R-5a	2022-2026	3,695,000	-	3,695,000	1,847,500		1,847,500	1,533,425	314,075
23	RP-2 Finch Avenue - Culvert Replacement	275m West of Altona Road.	RP-2	2022-2026	1,203,000	-	1,203,000	601,500		601,500	499,245	102,255
24	RU-7a Scarborough / Pickering Townline - Road Reconstruction	CPR to Third Concession Road (Taunton/Steeles). 2-lane Road Reconstruction, Rural, incl. widening	RU-7a	2024	5,534,000	-	5,534,000	2,767,000		2,767,000	2,296,610	470,390
25	RU-7b Scarborough / Pickering Townline - Culvert Replacement with Design and Approvals	60m South of Third Concession Road.	RU-7b	2024	1,000,000	-	1,000,000	500,000		500,000	415,000	85,000
26	TC-13 Dixie Road - New Sidewalk Installation	Kingston Road to South Limit (East side)	TC-13	2027-2039	62,700	-	62,700	47,000		15,700	13,031	2,669
27	W-4a Granite Court - Upgrade Asphalt Sidewalk to Concrete	Rosebank Road to the CNR Bridge (south side). Upgrade existing asphalt to 1.8m concrete	W-4a	2022-2026	290,000	-	290,000	217,500		72,500	60,175	12,325



**Table 5-8 (Cont'd)**  
**Infrastructure Costs Covered in the D.C. Calculation – Transportation Services**

Prj .No	Increased Service Needs Attributable to Anticipated Development  2022-2039	Roads Codes	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%
28	W-4b Granite Court - from Bridge to Whites Road	CNR Bridge to Whites (north side). Upgrade existing asphalt to 1.8m concrete	W-4b	2022-2026	20,000	-	20,000	15,000	5,000	4,150	850
29	B-27 Plummer Street Extension - New Bridge Construction	At Krosno Creek	B-27	2022-2026	2,503,200	-	2,503,200	625,800	1,877,400	1,558,242	319,158
30	B-28 Plummer Street Extension - New Road Construction	Krosno Creek to Bayly Street. 3-lane Road Construction, Urbanization, incl. storm and sidewalk. Oversizing to Collector	B-28	2022-2026	62,600	-	62,600	15,700	46,900	38,927	7,973
31	L-17a Rosebank Road - Road Reconstruction	CPR Overpass to Third Concession Road. 2-lane Road Reconstruction, Rural, incl. widening	L-17a	2027-2039	4,462,000	-	4,462,000	1,115,500	3,346,500	2,777,595	568,905
32	L-17b Rosebank Road - Bridge Replacement with Design and Approvals	350m south of Third Concession Road	L-17b	2027-2039	500,000	-	500,000	125,000	375,000	311,250	63,750
33	L-18 Rosebank Road - Road Reconstruction	Third Concession Road to Taunton Road. 2-lane Road Reconstruction, Rural, incl. widening	L-18	2027-2039	3,639,200	-	3,639,200	909,800	2,729,400	2,265,402	463,998
34	BI-21 Montgomery Park Road - Road Reconstruction	Sandy Beach Road to Mckay Road. 3-lane Road Reconstruction, Rural, incl. full load base	BI-21	2027-2039	4,302,700	-	4,302,700	2,151,400	2,151,300	1,785,579	365,721
35	Third Concession Rd. - Dixie Rd. To Whites Rd.	Reconstruction/widen	L-12	2027-2039	5,293,600	-	5,293,600	1,323,400	3,970,200	3,295,266	674,934
36	L-13a Third Concession Road - Road Reconstruction	Whites Road to Rosebank Road (west leg)	L-13a	2027-2039	2,382,000	-	2,382,000	595,500	1,786,500	1,482,795	303,705
37	L-13b Third Concession Road - Culvert Replacement	East of Rosebank Road (east leg) 188m	L-13b	2027-2039	443,000	-	443,000	110,800	332,200	275,726	56,474
38	L-13c Third Concession Road - Road Reconstruction	Rosebank Road (west leg) to Altona Road	L-13c	2027-2039	2,129,000	-	2,129,000	532,300	1,596,700	1,325,261	271,439
39	L-13d Third Concession Road - Culvert Replacement	West of Rosebank Road (west leg) 340m	L-13d	2027-2039	443,000	-	443,000	110,800	332,200	275,726	56,474
40	L-14 Third Concession Road - Road Reconstruction	Altona Road to Scarborough / Pickering Townline	L-14	2027-2039	5,293,600	-	5,293,600	1,323,400	3,970,200	3,295,266	674,934
41	L-15 Fairport Road - Road Reconstruction	Lynn Heights Drive To Third Concession Road	L-15	2027-2039	4,962,700	-	4,962,700	1,240,700	3,722,000	3,089,260	632,740
42	L-16 Dixie Road - Road Reconstruction	Hydro Corridor Gossamer Drive to Third Concession Road	L-16	2027-2039	4,631,800	-	4,631,800	1,158,000	3,473,800	2,883,254	590,546
43	B-24 Plummer Street - Road Reconstruction	Brock Rd. To Salk Road Oversize to Collector Road	B-24	2027-2039	574,400	-	574,400	143,600	430,800	357,564	73,236
44	B-25 Plummer Street - Road Construction	Salk Road To Hydro Corridor (centre). New Collector Road	B-25	2027-2039	459,500	-	459,500	114,900	344,600	286,018	58,582



**Table 5-8 (Cont'd)**  
**Infrastructure Costs Covered in the D.C. Calculation – Transportation Services**

Prj .No	Increased Service Needs Attributable to Anticipated Development	Roads Codes	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%	
<b>2022-2039</b>												
45	B-26A Plummer Street - Road Reconstruction	Hydro Corridor (centre) to Sandy Beach Road. New Collector Road	B-26A	2027-2039	1,129,000	-	1,129,000	282,300		846,700	702,761	143,939
46	EA Study - Plummer Street (B-24, B-25, B-26a)	Legacy Reference A-8 / A-9 + A-10 only		2027-2039	579,900	-	579,900	145,000		434,900	360,967	73,933
47	Notion Road/Squires Beach Road 401 Crossing			2022-2024	85,200,000	12,347,300	72,852,700	34,080,000		38,772,700	32,181,341	6,591,359
48	W-9 West Shore Boulevard - Road Reconstruction with on-street Parking	Sunrise Avenue to south terminus. 2-lane Road Reconstruction, Urban (9.75m) incl. on-street parking (2.5m) and 2m Sidewalk	W-9	2022-2026	1,579,000	-	1,579,000	394,800		1,184,200	982,886	201,314
49	Clements Road Extension - Road Construction (Oversizing)	Dillingham to west side of Hydro Corridor. Oversizing from 9.75m to 11m 3-lane Road Construction, Urban (storm sewer / sidewalk streetlights already done)	B-32a	2027-2039	109,935	-	109,935	11,000		98,935	82,116	16,819
50	Clements Road Extension - New Road Construction	West side of Hydro Corridor to Sandy Beach Road. 3-lane Road Construction, Urban (11m) incl. storm sewer and sidewalk and Streetlights	B-32b	2027-2039	1,767,256	-	1,767,256	176,700		1,590,556	1,320,161	270,395
51	Clements Road Extension - New Bridge and Culvert Installation	West side of Hydro Corridor to Sandy Beach Road. Perhaps 2 Structures, Krosno Watercourse Bridge + Hydro Field Box Culvert	B-32c	2027-2039	2,500,000	-	2,500,000	250,000		2,250,000	1,867,500	382,500
	<b>Streetlights and Sidewalks</b>											
52	DH-24 Brock Road - New Sidewalk Installation	Forbrock Street to Taunton Road (both sides)	DH-24	2023	96,000	-	96,000	48,000		48,000	39,840	8,160
53	TC-6 Valley Farm Road - New Sidewalk Installation	Kingston Road to 100m South (east side). Sidewalk/Blvd. in conjunction with adjacent development.	TC-6	2022	62,400	-	62,400	31,200		31,200	25,896	5,304
54	D-10 Finch Avenue - New Sidewalk Installation	Darwin to Fairport Road (south side)	D-10	2018-2024	293,400	-	293,400	146,700		146,700	121,761	24,939
55	V-12 Finch Avenue - New Multiple Use Path installation	Brock Road to Hydro Corridor (west edge) (north side)	V-12	2027-2039	625,000	-	625,000	312,500		312,500	259,375	53,125
56	W-5 Whites Road - New Sidewalk Installation	Granite Court to Hwy 401 (west side)	W-5	2022-2026	110,200	-	110,200	55,100		55,100	45,733	9,367
57	RU-8 Whites Road - New Sidewalk, Multi-use Path, and Streetlight installation (both sides)	Third Concession Road north to Taunton Road.	RU-8	2027-2039	4,400,000	-	4,400,000	220,000		4,180,000	3,469,400	710,600



**Table 5-8 (Cont'd)**  
**Infrastructure Costs Covered in the D.C. Calculation – Transportation Services**

Prj .No	Increased Service Needs Attributable to Anticipated Development	Roads Codes	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%	
	<b>2022-2039</b>											
58	L-19 Whites Road - New Sidewalk, Multi-use Path, and Streetlight installation (both sides)	From Sunbird Trail / Craighurst Court to the Third Concession Road.	L-19	2027-2039	2,580,000	-	2,580,000	258,000		2,322,000	1,927,260	394,740
59	A-10 Whites Road - New Sidewalks, and Streetlight installation (both sides)	Finch Avenue to Sunbird Trail / Craighurst Court. Install new sidewalks, and streetlights (to infill both sides)	A-10	2027-2039	420,000	-	420,000	42,000		378,000	313,740	64,260
60	RU-9 Whites Road - New Streetlights on structure	Regional Bridge over West Duffins Creek (both sides).	RU-9	2027-2039	938,700	-	938,700	46,900		891,800	740,194	151,606
61	BI-4 Brock Road - New Sidewalk and Streetlight Installation (both sides)	Bayly Street to Montgomery Road (both sides).	BI-4	2027-2039	2,159,000	-	2,159,000	1,079,500		1,079,500	895,985	183,515
62	RU-12 Sideline 24 - New Sidewalk and Streetlight Installation	Hwy 7 south to north limit of subdivision. Install new sidewalk, and streetlights (east side)	RU-12	2022-2026	451,800	-	451,800	67,800		384,000	318,720	65,280
63	A-6 Whites Road at CPR Overpass	Install new sidewalk (both sides), and streetlights on structure (one side)	A-6	2027-2039	312,900	-	312,900	46,900		266,000	220,780	45,220
64	BI-1 Bayly Street - New Sidewalk and Streetlight Installation (both sides)	Sandy Beach Road to Brock Road. Install new sidewalk and streetlights (both sides)	BI-1	2027-2039	260,000	-	260,000	130,000		130,000	107,900	22,100
65	BI-35 Bayly Street - New Sidewalk and Streetlight Installation	Brock Road to Squires Beach Road. Install new sidewalk (both sides) and streetlights (south side)	BI-35	2027-2039	453,000	-	453,000	68,000		385,000	319,550	65,450
66	BI-36 Bayly Street - New Sidewalk and Streetlight Installation (both sides)	Squires Beach Road to Church Street (both sides)	BI-36	2027-2039	696,000	-	696,000	104,400		591,600	491,028	100,572
67	RU-10 Hwy 7 - New Sidewalk and Streetlight Installation (both sides)	Brock Road to West Townline (both sides)	RU-10	2027-2039	7,819,000	-	7,819,000	1,172,900		6,646,100	5,516,263	1,129,837
68	H1 Altona Road - New Sidewalk and Streetlight Installation (both sides)	Strouds Lane to North Side of Hydro Corridor (both sides)	H1	2022-2026	1,507,700	-	1,507,700	753,900		753,800	625,654	128,146
69	L-6 Finch Avenue - New Sidewalk and Streetlight Installation (north side)	Fairport Road to Duncannon Drive (north side)	L-6	2027-2039	206,000	-	206,000	103,000		103,000	85,490	17,510
70	L-7 Finch Avenue - New Sidewalk Installation (north side)	Lynn Heights to 80m east (north side)	L-7	2027-2039	46,400	-	46,400	23,200		23,200	19,256	3,944
71	L-9 Finch Avenue - New Sidewalk Installation (south side)	Valley Farm Road to 600m west (south side)	L-9	2027-2039	347,900	-	347,900	174,000		173,900	144,337	29,563
72	L-10 Finch Avenue - New Multi use Path Installation (north side)	Valley Farm Road to 245m east (north side)	L-10	2027-2039	174,000	-	174,000	87,000		87,000	72,210	14,790
73	RP-6 Finch Avenue - New Sidewalk Installation (south side)	Altona Road to Rosebank Road (south side)	RP-6	2027-2039	289,900	-	289,900	145,000		144,900	120,267	24,633



**Table 5-8 (Cont'd)**  
**Infrastructure Costs Covered in the D.C. Calculation – Transportation Services**

Prj .No	Increased Service Needs Attributable to Anticipated Development	Roads Codes	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%	
	<b>2022-2039</b>											
74	RP-5 Finch Avenue - New Sidewalk Installation (north side)	Rosebank Road to 500m west (north side)	RP-5	2027-2039	289,900	-	289,900	145,000		144,900	120,267	24,633
75	RP-8 Altona Road - New Sidewalk and Streetlight Installation (west side)	Finch Avenue south to Hydro Corridor (north limit), (west side)	RP-8	2027-2039	174,000	-	174,000	87,000		87,000	72,210	14,790
76	RP-9 Altona Road - New Sidewalk and Streetlight Installation (east side)	Finch Avenue south to Hydro Corridor (north limit), (east side)	RP-9	2027-2039	174,000	-	174,000	87,000		87,000	72,210	14,790
77	RP-10 Altona Road - New Sidewalk and Streetlight Installation (west side)	Finch Avenue north to CPR Tracks (west side)	RP-10	2027-2039	174,000	-	174,000	87,000		87,000	72,210	14,790
78	RP-11 Altona Road - New Sidewalk and Streetlight Installation (east side)	Finch Avenue north to CPR Tracks	RP-11	2027-2039	174,000	-	174,000	87,000		87,000	72,210	14,790
79	RU-11 North Road - New Sidewalk and Streetlight Installation (both sides)	Hwy 7 to 1.35kms south (both sides)	RU-11	2027-2039	1,537,000	-	1,537,000	230,600		1,306,400	1,084,312	222,088
80	RU-14 Whitevale Road - New Sidewalk, Multi-use Path, and Streetlight installation (both sides)	Altona Road to York/Durham Townline (both sides)	RU-14	2027-2039	2,665,000	-	2,665,000	399,800		2,265,200	1,880,116	385,084
81	RU-17 Taunton Road - New Sidewalk, Multi-use Path, and Streetlight installation (both sides)	CPR Rail Structure to Church Street (Ajax) (both sides)	RU-17	2027-2039	1,352,000	-	1,352,000	202,800		1,149,200	953,836	195,364
82	RU-18 Taunton Road - New Sidewalk, Multi-use Path, and Streetlight installation (both sides)	Whites Road to West Townline (both sides)	RU-18	2027-2039	2,870,400	-	2,870,400	430,600		2,439,800	2,025,034	414,766
83	BRT-1 Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Toronto Border to Altona Road BRT - Toronto Stage 5 (both sides)	BRT-1	2022-2026	54,000	-	54,000	27,000		27,000	22,410	4,590
84	BRT-2a Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Altona Road to Rougemount Drive BRT - Durham Stage 2 (both sides)	BRT-2a	2022-2026	232,000	-	232,000	116,000		116,000	96,280	19,720
85	BRT-2b Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Rougemount Drive to Rosebank Road BRT - Durham Stage 2 (both sides)	BRT-2b	2022-2026	443,000	-	443,000	221,500		221,500	183,845	37,655
86	BRT-2c Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Rosebank Road to Steeple Hill BRT - Durham Stage 2 (both sides)	BRT-2c	2022-2026	440,000	-	440,000	220,000		220,000	182,600	37,400
87	BRT-3a Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Steeple Hill to Delta Boulevard BRT - Durham Stage 1 (both sides)	BRT-3a	2022-2026	132,000	-	132,000	66,000		66,000	54,780	11,220
85	BRT-3b Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Delta Boulevard Merriton Road BRT - Durham Stage 1 (both sides)	BRT-3b	2022-2026	689,000	-	689,000	344,500		344,500	285,935	58,565
88	BRT-4 Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Merriton Road to Dixie Road BRT - Durham Stage 2 (both sides)	BRT-4	2022-2026	892,000	-	892,000	446,000		446,000	370,180	75,820





**Table 5-8 (Cont'd)**  
**Infrastructure Costs Covered in the D.C. Calculation – Transportation Services**

Prj .No	Increased Service Needs Attributable to Anticipated Development	Roads Codes	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%	
<b>2022-2039</b>												
89	BRT5a Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Dixie Road to Glenanna Road BRT - Durham Stage 1 (both sides)	BRT-5a	2022-2026	1,057,000	-	1,057,000	528,500		528,500	438,655	89,845
90	BRT-5b Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Glenanna Road to Brock Road BRT - Durham Stage 1 (both sides)	BRT-5b	2022-2026	814,000	-	814,000	407,000		407,000	337,810	69,190
91	BRT-5c Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Brock Road to Bainbridge Drive BRT - Durham Stage 1 (both sides)	BRT-5c	2022-2026	188,000	-	188,000	94,000		94,000	78,020	15,980
92	BRT-6 Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Bainbridge Drive to Notion Road BRT - Durham Stage 2 (both sides)	BRT-6	2022-2026	338,000	-	338,000	169,000		169,000	140,270	28,730
93	BI-22 Squires Beach Road - New Sidewalk installation	Bayly Avenue south to 335m Install new sidewalk (side to be determined)	BI-22	2022-2026	105,000	-	105,000	52,500		52,500	43,575	8,925
	<b>Traffic Signals</b>											
94	TC-4 Traffic Signalization - Pickering Parkway at Glenanna Road	Full Traffic Signals	TC-4	2022-2026	350,000	-	350,000	35,000		315,000	261,450	53,550
95	D-8 Traffic Signalization - Glenanna Road at Fairport Road	Full Traffic Signals	D-8	2022-2026	350,000	-	350,000	35,000		315,000	261,450	53,550
96	D-12 Traffic Signalization - Welrus Street at Fairport Road	Full Traffic Signals	D-12	2022-2026	350,000	-	350,000	35,000		315,000	261,450	53,550
97	WO-8 Traffic Signalization and Road Realignment - Rosebank Road at Sheppard Avenue	Jog Elimination and Full Traffic Signalization & EA	WO-8	2022-2026	1,332,000	-	1,332,000	133,200		1,198,800	995,004	203,796
98	A-5 Traffic Signalization - Rosebank Road at Highview Road / Summerpark Crescent	Full Traffic Signals	A-5	2027-2039	350,000	-	350,000	35,000		315,000	261,450	53,550
99	A-7 Traffic Signalization - Strouds Lane at Aspen Road / Shadybrook Drive	Full Traffic Signals	A-7	2027-2039	350,000	-	350,000	35,000		315,000	261,450	53,550
100	RP-1 Traffic Signalization - Finch Avenue at Woodview Avenue	Full Traffic Signals	RP-1	2027-2039	350,000	-	350,000	35,000		315,000	261,450	53,550
101	W-9 Traffic Signalization - Oklahoma Drive at Eyer Drive	Full Traffic Signals	W-9	2027-2039	350,000	-	350,000	35,000		315,000	261,450	53,550
102	W-10 Pedestrian Signalization - West Shore Boulevard at Hillcrest Road	Pedestrian Cross Over	W-10	2022-2026	75,000	-	75,000	7,500		67,500	56,025	11,475
103	A-9 Pedestrian Signalization - Rosebank Road at Charnwood / Woodsmere	Pedestrian Cross Over	A-9	2022-2026	125,000	-	125,000	12,500		112,500	93,375	19,125
104	BR-16 Pedestrian Signalization - Major Oaks Road at Wildwood Crescent	Pedestrian Cross Over	BR-16	2022-2026	75,000	-	75,000	7,500		67,500	56,025	11,475
	Reserve Fund Adjustment									(23,159,257)	(19,222,183)	(3,937,074)
	<b>Total</b>				<b>242,352,291</b>	<b>12,347,300</b>	<b>230,004,991</b>	<b>77,230,300</b>	<b>-</b>	<b>129,615,434</b>	<b>107,580,810</b>	<b>22,034,624</b>



# Chapter 6

## D.C. Calculation



## 6. D.C. Calculation

Tables 6-2 and 6-3 show the D.C. calculation for the municipal-wide and area-specific D.C.s assessed over the 17-year forecast period (2022-2039), respectively. The total D.C.-eligible costs in Table 6-e includes the attribution of growth-related studies identified in Table 5-7. Furthermore, as the calculations of the maximum D.C.s that could be imposed by Council have been undertaken based on a cash flow analysis to account for the timing of revenues and expenditures and the resultant financing needs, Tables 6-2 and 6-3 include the additional financing costs that are anticipated to be incurred over the forecast period. Detailed cash flow calculations are provided in Appendix C.

The cash flow calculates interest paid/received on reserve fund balances to account for the differences in timing of projects and when development is anticipated to occur. In-year transactions are reduced by ½ to reflect D.C. contributions and expenditures occurring at different times throughout the year. For cash flow purposes, capital costs and D.C.s are indexed at 3% annually, debt associated with reserve fund deficits is calculated at 3% and investment return is calculated at 1%. Moreover, the cash flow calculations include the interest costs for long-term debentures that the City is anticipating issuing for projects within the next five years. The following table identifies the debt financing assumptions, consistent with the City's 5-year financial plan.

Table 6-1  
Debt Financing Assumptions

Year	Term	Rate
2022	20 Years	2.17%
2023	20 Years	2.92%
2024	20 Years	3.67%
2025	20 Years	4.42%
2026	20 Years	5.17%

Table 6-4 provides the calculated schedule of charges using the cash flow method. The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartments bachelor and 1-bedroom, and other multiples). The non-residential D.C. for



the Seaton prestige employment lands has been calculated on a per net hectare basis. The non-residential D.C. for development in all other areas of the City has been calculated on a per square foot of gross floor area basis. .

Tables 6-5 and 6-6 compare the City's existing charges to the charges proposed herein (Table 6-4), for single detached residential and non-residential development respectively.

**Table 6-2  
D.C. Calculation  
Municipal-Wide Services  
2022-2039**

SERVICE/CLASS	2022\$ D.C.-Eligible Cost			2022\$ D.C.-Eligible Cost		
	Residential	Seaton Prestige Employment Land	Other Pickering Non-Residential	Residential S.D.U.	Non-Residential Seaton Prestige Employment Land per net hectare	Non-Residential Other Pickering Non-Residential per sq.ft.
	\$	\$	\$	\$	\$	\$
1. Fire Protection Services	24,740,795	3,422,606	3,967,502	1,176	18,492	0.53
2. By-Law Enforcement Services	2,194,003	303,515	351,836	103	1,564	0.04
3. Other Services Related to a Highway	15,225,546	2,106,280	2,441,610	746	11,695	0.34
4. Parks and Recreation Services	270,207,188	6,586,420	7,635,011	13,273	35,927	1.03
5. Library Services	52,213,460	1,272,726	1,475,351	2,444	6,698	0.19
6. Stormwater Management Services	10,149,596	1,404,080	1,627,617	460	7,234	0.21
7. Growth-Related Studies	5,169,713	208,256	241,412	235	1,083	0.03
<b>TOTAL</b>	<b>\$379,900,300</b>	<b>\$15,303,885</b>	<b>\$17,740,338</b>	<b>18,437</b>	<b>\$82,693,000</b>	<b>2.37</b>
Financing Costs	\$29,198,143	\$757,975	\$23,672,133			
D.C.-Eligible Capital Cost	\$409,098,443	\$16,061,860	\$41,412,471			
17-Year Gross Population/Net Hectares/GFA Growth (sq.ft.)	79,015	194	17,440,200			
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$5,177.48</b>	<b>82,693</b>	<b>\$2.37</b>			
<b>By Residential Unit Type</b>	<b>P.P.U.</b>					
Single and Semi-Detached Dwelling	3.561	\$18,437				
Other Multiples	2.743	\$14,202				
Apartments - 2 Bedrooms +	2.071	\$10,723				
Apartments - Bachelor and 1 Bedroom	1.271	\$6,581				



**Table 6-3  
D.C. Calculation  
Area-Specific Services (Outside of Seaton Lands)  
2022-2039**

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
8. Transportation Services	107,580,810	22,034,624	13,461	4.73
<b>TOTAL</b>	<b>\$107,580,810</b>	<b>\$22,034,624</b>	<b>\$13,461</b>	<b>\$4.73</b>
Financing Costs	\$370,278	\$69,786		
D.C.-Eligible Capital Cost	\$107,951,088	\$22,104,410		
17-Year Gross Population/GFA Growth (sq.ft.)	28,557	4,677,700		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$3,780.20</b>	<b>\$4.73</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.561	\$13,461		
Other Multiples	2.743	\$10,369		
Apartments - 2 Bedrooms +	2.071	\$7,829		
Apartments - Bachelor and 1 Bedroom	1.271	\$4,805		

**Table 6-4  
Schedule of Calculated D.C.s**

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Seaton Prestige Employment Land (per net hectare)	Other Pickering Non-Residential <sup>2</sup> (per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Class of Service:</b>						
Other Services Related to a Highway	746	575	434	266	11,695	0.34
Fire Protection Services	1,176	906	684	420	18,492	0.53
Parks and Recreation Services	13,273	10,224	7,719	4,737	35,927	1.03
Library Services	2,444	1,883	1,421	872	6,698	0.19
Growth-Related Studies	235	181	137	84	1,083	0.03
Stormwater Management Services	460	354	268	164	7,234	0.21
By-Law Enforcement Services	103	79	60	37	1,564	0.04
<b>Total Municipal Wide Services/Class of Services</b>	<b>18,437</b>	<b>14,202</b>	<b>10,723</b>	<b>6,580</b>	<b>82,693</b>	<b>2.37</b>
<b>Outside of Seaton Lands<sup>1</sup></b>						
Transportation Services	13,461	10,369	7,829	4,805		4.73
<b>Total Services Outside of Seaton Lands</b>	<b>13,461</b>	<b>10,369</b>	<b>7,829</b>	<b>4,805</b>	<b>-</b>	<b>4.73</b>
<b>Seaton</b>	<b>18,437</b>	<b>14,202</b>	<b>10,723</b>	<b>6,580</b>	<b>82,693</b>	<b>2.37</b>
<b>Rest of Pickering</b>	<b>31,898</b>	<b>24,571</b>	<b>18,552</b>	<b>11,385</b>		<b>7.10</b>

1. Subject to a separate agreement outside of the Development Charges Act concerning the provision of Transportation requirements in addition to other funding contributions  
 2. Does not apply to prestige employment development in Seaton, as that development is subject to the per net Ha land area charge instead.



Table 6-5  
Comparison of Current and Calculated D.C.s  
For Residential Single Detached Dwelling Units

<b>Residential (Single Detached) Comparison</b>			
Service/Class of Service	Current	Calculated	Change (%)
<b>Municipal Wide Services/Class of Service:</b>			
Other Services Related to a Highway	498	746	50%
Fire Protection Services	1,014	1,176	16%
Parks and Recreation Services	7,720	13,273	72%
Library Services	1,275	2,444	92%
Growth-Related Studies	338	235	-30%
Stormwater Management Services	326	460	41%
By-Law Enforcement Services		103	n/a
<b>Total Municipal Wide Services/Class of Services</b>	<b>11,171</b>	<b>18,437</b>	<b>65%</b>
<b>Outside of Seaton Lands</b>			
Transportation Services	10,516	13,461	28%
<b>Total Services Outside of Seaton Lands</b>	<b>10,516</b>	<b>13,461</b>	<b>28%</b>
<b>Seaton</b>	<b>11,171</b>	<b>18,437</b>	<b>65%</b>
<b>Rest of Pickering</b>	<b>21,687</b>	<b>31,898</b>	<b>47%</b>



Table 6-6  
Comparison of Current and Calculated D.C.s  
For Non-Residential per net ha (Seaton Prestige Employment Lands), and Non-Residential per sq.ft.(Other areas of the City)

**Non-Residential Comparison**

Service/Class of Service	Seaton Prestige Employment Land (per net hectare)		
	Current	Calculated	Change (%)
<b>Municipal Wide Services/Class of Service:</b>			
Other Services Related to a Highway	6,168	11,695	90%
Fire Protection Services	13,039	18,492	42%
Parks and Recreation Services	20,242	35,927	77%
Library Services	3,048	6,698	120%
Growth-Related Studies	4,353	1,083	-75%
Stormwater Management Services	3,965	7,234	82%
By-Law Enforcement Services		1,564	n/a
<b>Total Municipal Wide Services/Class of Services</b>	<b>50,815</b>	<b>82,693</b>	<b>63%</b>
<b>Outside of Seaton Lands</b>			
Transportation Services			
<b>Total Services Outside of Seaton Lands</b>	<b>-</b>	<b>-</b>	
<b>Seaton</b>	<b>50,815</b>	<b>82,693</b>	<b>63%</b>
<b>Rest of Pickering</b>			

Service/Class of Service	Other Pickering Non-Residential (per sq.ft. of Gross Floor Area)		
	Current	Calculated	Change (%)
<b>Municipal Wide Services/Class of Service:</b>			
Other Services Related to a Highway	0.18	0.34	86%
Fire Protection Services	0.37	0.53	43%
Parks and Recreation Services	0.60	1.03	72%
Library Services	0.09	0.19	114%
Growth-Related Studies	0.12	0.03	-74%
Stormwater Management Services	0.11	0.21	89%
By-Law Enforcement Services		0.04	n/a
<b>Total Municipal Wide Services/Class of Services</b>	<b>1.47</b>	<b>2.37</b>	<b>62%</b>
<b>Outside of Seaton Lands</b>			
Transportation Services	2.96	4.73	60%
<b>Total Services Outside of Seaton Lands</b>	<b>2.96</b>	<b>4.73</b>	<b>60%</b>
<b>Seaton</b>	<b>1.47</b>	<b>2.37</b>	<b>62%</b>
<b>Rest of Pickering</b>	<b>4.43</b>	<b>7.10</b>	<b>60%</b>



# Chapter 7

## D.C. Policy Recommendations and D.C. Policy Rules





## 7. D.C. Policy Recommendations and D.C. Policy Rules

### 7.1 Introduction

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This chapter outlines the D.C. policy recommendations and by-law rules.

s.s.5(1)9 states that rules must be developed:

“...to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection 6.”

Paragraph 10 of subsection 5(1) goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

s.s.5(6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under 5(1) 2-8 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development;
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development; and
- with respect to “the rules,” subsection 6 states that a D.C. by-law must expressly address the matters referred to above re s.s.5(1) para. 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided are based on the City’s existing policies and discussions with staff; with consideration for the updates from Bill 108 and Bill 197.



## 7.2 D.C. By-law Structure

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It is recommended that:

- the City impose an area-specific D.C. for Transportation Services, with the D.C. applicable on lands outside of Seaton;
- the City impose a uniform City-wide D.C. for all other municipal services herein; and
- one municipal D.C. by-law be used for all services.

## 7.3 D.C. By-law Rules

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The following sets out the recommended rules governing the calculation, payment and collection of D.C.s in accordance with subsection 6 of the D.C.A.

It is recommended that the following provides the basis for the D.C.s:

### 7.3.1 *Payment in any Particular Case*

In accordance with the D.C.A., s.2(2), a D.C. be calculated, payable and collected where the development requires one or more of the following:

- a) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the *Planning Act*;
- b) the approval of a minor variance under Section 45 of the *Planning Act*;
- c) a conveyance of land to which a by-law passed under Section 50(7) of the *Planning Act* applies;
- d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- e) a consent under Section 53 of the *Planning Act*;
- f) the approval of a description under Section 50 of the *Condominium Act*; or
- g) the issuing of a building permit under the *Building Code Act* in relation to a building or structure.

### 7.3.2 *Determination of the Amount of the Charge*

The following conventions be adopted:



1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous 25 years. Costs allocated to non-residential uses will be assigned to development within the Seaton prestige employment lands based on the net hectare of land area, and to non-residential development in all other areas of the City based gross floor area constructed.
2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance. These are summarized in Chapter 5 herein.

### **7.3.3 Application to Redevelopment of Land (Demolition and Conversion)**

If a development involves the demolition and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

1. the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable; and/or
2. the total floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued within 60 months (5 years) of the issuance of a building permit. The credit period is extended to 10-years if the new building or structure will not be connected to municipal services (i.e. water, wastewater, or stormwater). The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable. Moreover, no credit will be granted if a D.C. or a lot levy (under By-law 3322/89) has not been paid for the demolished or converted building. The onus is on the applicant to provide proof of prior payment of D.C.s or lot levies.

The credit can, in no case, exceed the amount of development charges that would otherwise be payable.



### 7.3.4 Exemptions (full or partial)

#### Statutory exemptions

- Industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3)). The exemption for an existing industrial building provided shall be applied to a maximum of fifty percent (50%) of the gross floor area prior to the first enlargement.
- Buildings or structures owned by and used for the purposes of any Municipality, local board or Board of Education (s.3)
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O. Reg. 82/98).
- The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the prescribed restrictions based on prescribed limits set out in s.2 of O. Reg. 82/98.
- Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act*, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

#### Non-statutory exemptions

- The development of a non-residential farm building used for bona-fide agricultural purposes will be exempt from paying D.C.s for By-law Enforcement Services, Parks and Recreation Services, Library Services, Growth Studies, and Stormwater Management Services. Bona-Fide Farm Buildings
- A building or structure that is used in connection with a place of worship and is exempt from taxation under the *Assessment Act* as a result
- Development where no addition dwelling units are being created or no additional non-residential gross floor area is being added
- Nursing homes and hospitals



### **7.3.5 Phase in Provision(s)**

The proposed D.C. By-law will come into effect on the date of by-law passage subject to Council's direction. Notwithstanding the forgoing, where building permit applications were received prior to July 1, 2022 the D.C.s shall be calculated, paid, and collected at the current rates within the City of Pickering D.C. by-law, provided:

- the permit application is complete in terms of the applicant's submission requirements set out in the building code and the City's Building By-law;
- applicable law approvals prescribed in the building code have been obtained or applied for; and
- the building permit or a conditional building permit is issued for all or part of the building by August 15, 2022.

### **7.3.6 Timing of Collection**

The D.C.s for all services are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the City and an owner under s.27 of the D.C.A., 1997.

As of January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Moreover, the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning application approval (for applications made after January 1, 2020), shall be determined based on the D.C. in effect on the day the Site Plan or Zoning By-law Amendment application was made.

D.C.s determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges as per the terms of the City's D.C. Interest Rate Policy.

For the purposes of administering the By-law, the following definitions are provided as per O. Reg. 454-19:

“Rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.



“Institutional development” means development of a building or structure intended for use,

- a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
- c) by any of the following post-secondary institutions for the objects of the institution:
  - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
  - ii. a college or university federated or affiliated with a university described in subclause (i), or
  - iii. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;
- d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e) as a hospice to provide end of life care.

“Non-profit housing development” means development of a building or structure intended for use as residential premises by,

- a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
- c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.

### **7.3.7 Indexing**

All D.C.s will be subject to mandatory indexing annually on July 1, in accordance with provisions under the D.C.A for the most recently available annual period ending March 31. If a complete building permit application is received prior to July 1<sup>st</sup> and the complete or partial permit is issued by August 1 of that year, the D.C.s payable shall be those in place at the time the building permit application was made.



### **7.3.8 D.C. Spatial Applicability**

There are four basic choices to be addressed when considering the geographic application of a D.C.:

1. the entire municipality for all services (which is the most commonly used approach);
2. part of the municipality for all services; balance of the municipality is exempt (because it is outside the service's coverage area or can be served at little or no incremental cost);
3. different by-laws and charges in different municipal service areas (in order to recognize distinctly different servicing cost situations); and
4. a uniform municipal-wide charge with separate charge covering additional area-specific services (e.g. the coverage area for specific works).

Subsection 2(9) of the D.C.A. may prescribe services for which a D.C. by-law must apply on an area-specific basis. For prescribed services, Council shall pass different D.C. by-laws for different parts of the municipality, in accordance with the prescribed criteria. Currently the Province has not prescribed services under this subsection of the D.C.A.

For services that are not prescribed under s.s. 2(9) of the D.C.A., the background study must give consideration of the use of more than one D.C. by-law to reflect different needs for services in different areas. Area-specific charges have been reviewed with City staff. The City's current D.C. policy provides for Transportation Services to be provided on an area-specific basis, with charges differentiated between the Seaton Lands and those lands within the City outside of Seaton. All other services are provided on a uniform City-wide basis. Based on current practice, and associated agreements, no changes are being recommended to the structure of the charges

## **7.4 Other D.C. By-law Provisions**

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### **7.4.1 Categories of Services for Reserve Fund and Credit Purposes**

It is recommended that the City's D.C. collections be contributed into eight (8) separate reserve funds, including:

- Fire Protection Services;
-



- By-Law Enforcement Services;
- Transportation Services;
- Other Services Related to a Highway;
- Parks and Recreation Services ;
- Library Services;
- Stormwater Management Services; and
- Growth-Related Studies

#### **7.4.2 *By-law In-force Date***

The proposed by-law under D.C.A. will come into force at the time of by-law passage.

#### **7.4.3 *Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing***

The minimum interest rate is the Bank of Canada rate on the day on which the by-law comes into force (as per s.11 of O. Reg. 82/98).

### **7.5 Other Recommendations**

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#### **It is recommended that Council:**

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated May 11, 2022, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated May 11, 2022”

“Determine that no further public meeting is required;” and

“Approve the D.C. By-law as set out in Appendix F.”





# Chapter 8

## Asset Management Plan



## 8. Asset Management Plan

### 8.1 Introduction

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The D.C.A. (new section 10(c.2)) requires that the background study must include an Asset Management Plan (A.M.P) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

**The A.M.P. shall,**

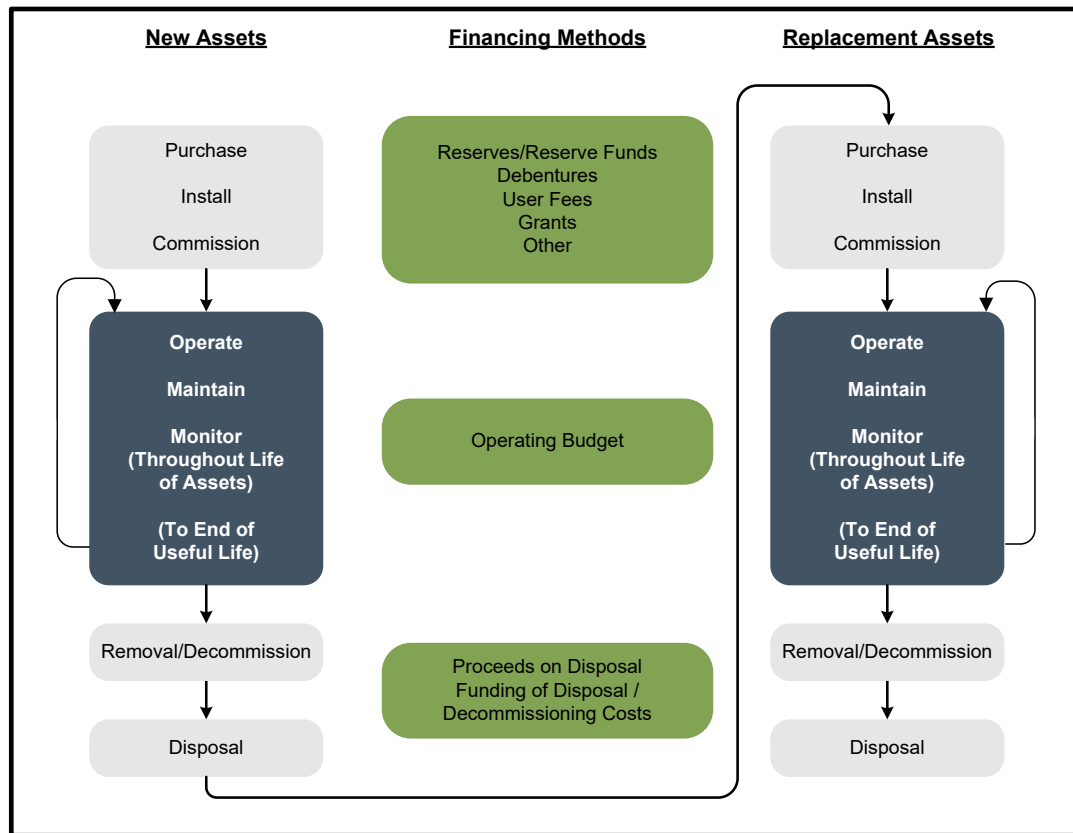
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared in the prescribed manner.**

At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

In 2012, the Province developed Building Together: Guide for Municipal Asset Management Plans which outlines the key elements for an A.M.P., as follows:

**State of local infrastructure:** asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.

**Desired levels of service:** defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).



**Asset management strategy:** the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

**Financing strategy:** having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

The above provides for the general approach to be considered by Ontario municipalities. At this time, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. The City's most recent A.M.P. does not include all the assets identified in this background study. As a result, the asset management requirement for this D.C. Background Study has been undertaken independently of the City's A.M.P.



## 8.2 Asset Management Plan

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In recognition to the schematic in Section 8.1, the following table (presented in 2022\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. Furthermore, as only the present infrastructure gap has been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from City financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2022 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$79.9 million. Of this total, \$13.8 million relates the annual debt payment costs for benefit to existing development and post period benefit of growth-related needs.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$57.2 million. This amount, totalled with the existing operating revenues of \$112.7 million, provides annual revenues of \$169.9 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1  
Asset Management – Future Expenditures and Associated Revenues (2022\$)

Description	2039 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	13,832,922
Annual Debt Payment on Post Period Capital <sup>2</sup>	1,176,394
<b>Lifecycle:</b>	
Annual Lifecycle - Municipal-wide Services	13,432,868
Annual Lifecycle - Area-specific Services <sup>3</sup>	6,561,929
<b>Sub-Total - Annual Lifecycle</b>	<b>\$19,994,797</b>
<b>Incremental Operating Costs (for D.C. Services)</b>	
	\$44,872,068
<b>Total Expenditures</b>	<b>79,876,181</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>3</sup>	\$112,664,638
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$57,277,063
<b>Total Revenues</b>	<b>\$169,941,701</b>

<sup>1</sup> Non-Growth Related component of Projects

<sup>2</sup> Interim Debt Financing for Post Period Benefit

<sup>3</sup> As per Sch. 10 of FIR



# Chapter 9

## By-law Implementation



## 9. By-law Implementation

### 9.1 Public Consultation Process

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#### **9.1.1 Introduction**

This chapter addresses the mandatory, formal public consultation process (Section 9.1.2), as well as the optional, informal consultation process (Section 9.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 9.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

#### **9.1.2 Public Meeting of Council**

Section 12 of the D.C.A. indicates that before passing a D.C. by-law, Council must hold at least one public meeting, giving at least 20 clear days' notice thereof, in accordance with the Regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

Any person who attends such a meeting may make representations related to the proposed by-law.

If a proposed by-law is changed following such a meeting, Council must determine whether a further meeting (under this section) is necessary (i.e. if the proposed by-law which is proposed for adoption has been changed in any respect, Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution). It is noted that Council's decision regarding additional public meetings, once made, is final and not subject to review by a Court or the Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT)).

#### **9.1.3 Other Consultation Activity**

There are three broad groupings of the public who are generally the most concerned with municipal D.C. policy:



1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and Municipal policy with respect to development agreements, D.C. credits and front-ending requirements.
2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in Municipal D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

## 9.2 Anticipated Impact of the Charge on Development

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The establishment of sound D.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential D.C.s can, to some degree, represent a barrier to increased economic activity and sustained industrial/commercial growth, particularly for capital intensive uses. Also, in many cases, increased residential D.C.s can ultimately be expected to be recovered via higher housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, D.C.s or other City capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment and wealth generation.





## 9.3 Implementation Requirements

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### 9.3.1 Introduction

Once the City has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters.

These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections which follow overview the requirements in each case.

### 9.3.2 Notice of Passage

In accordance with s.13 of the D.C.A., when a D.C. by-law is passed, the City clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given no later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice).

Section 10 of O. Reg. 82/98 further defines the notice requirements which are summarized as follows:

- notice may be given by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax or mail to every owner of land in the area to which the by-law relates;
- s.s.10(4) lists the persons/organizations who must be given notice; and
- s.s.10(5) lists the eight items which the notice must cover.

### 9.3.3 By-law Pamphlet

In addition to the "notice" information, the City must prepare a "pamphlet" explaining each D.C. by-law in force, setting out:

- a description of the general purpose of the D.C.s;



- the “rules” for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the D.C.s relate; and
- a general description of the general purpose of the Treasurer’s statement and where it may be received by the public.

Where a by-law is not appealed to the OLT., the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

The City must give one copy of the most recent pamphlet without charge, to any person who requests one.

### **9.3.4 Appeals**

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and OLT Hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the OLT by filing a notice of appeal with the City Clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

### **9.3.5 Complaints**

A person required to pay a D.C., or his agent, may complain to the Council imposing the charge that:

- the amount of the charge was incorrectly determined;
- the reduction to be used against the D.C. was incorrectly determined; or
- there was an error in the application of the D.C.

Sections 20 to 25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of City Council to the OLT.

### **9.3.6 Credits**

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a municipality agrees to allow a person to perform work in the future that relates to a service in the D.C. by-law.



These credits would be used to reduce the amount of D.C.s to be paid. The value of the credit is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service to which the work relates, unless the municipality agrees to expand the credit to other services for which a D.C. is payable.

### **9.3.7 Front-Ending Agreements**

The City and one or more landowners may enter into a front-ending agreement which provides for the costs of a project which will benefit an area in the municipality to which the D.C. by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future by persons who develop land defined in the agreement.

Part III of the D.C.A. (Sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the D.C.A., 1989. Accordingly, the municipality assesses whether this mechanism is appropriate for its use, as part of funding projects prior to municipality funds being available.

### **9.3.8 Severance and Subdivision Agreement Conditions**

Section 59 of the D.C.A. prevents a municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under s.51 or s.53 of the Planning Act, except for:

- “local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the Planning Act;” and
- “local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act.”

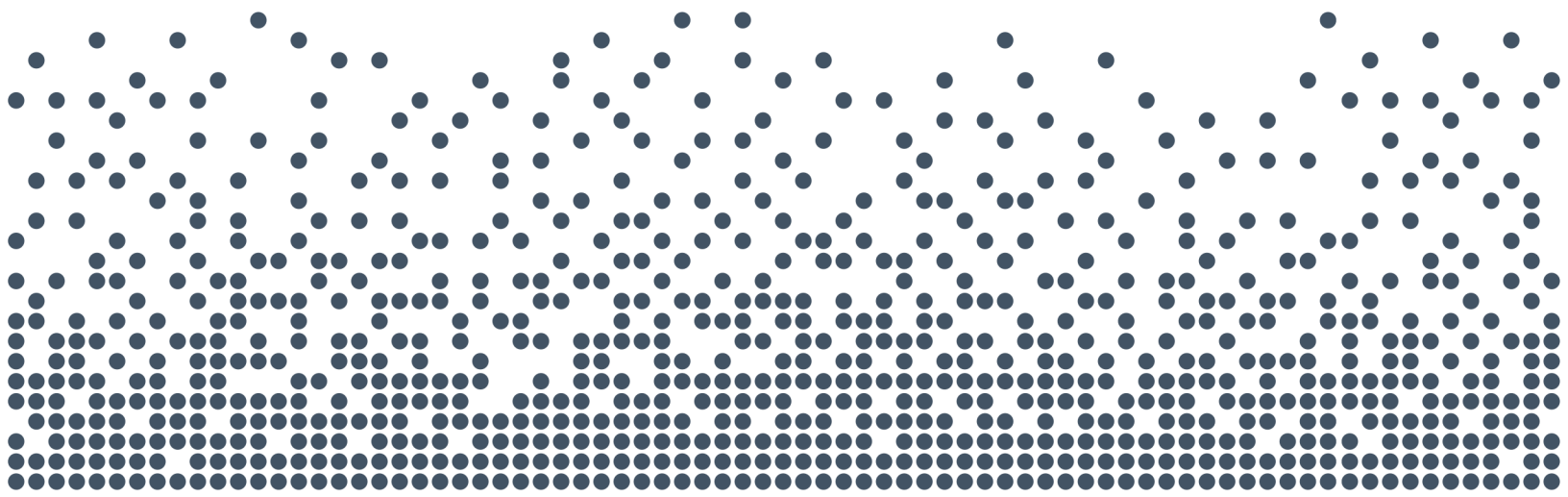
It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the development, at the time the land is transferred.



In this regard, if the municipality in question is a commenting agency, in order to comply with subsection 59(4) of the D.C.A. it would need to provide to the approval authority, information regarding the applicable Municipality D.C.s related to the site.

If the City is an approval authority for the purposes of section 51 of the Planning Act, it would be responsible to ensure that it collects information from all entities which can impose a D.C.

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands.



# Appendices



# Appendix A

## Background Information on Residential and Non- Residential Growth Forecast



## Schedule 1 The City of Pickering Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	
Historical	Mid 2006	91,160	87,838	573	87,265	20,255	4,850	3,085	25	28,215	3.113
	Mid 2011	92,080	88,721	806	87,915	20,744	5,381	3,190	15	29,330	3.025
	Mid 2016	95,240	91,771	776	90,995	21,130	6,060	3,695	30	30,915	2.968
	Mid 2021	102,940	99,186	839	98,347	22,425	6,805	4,165	30	33,425	2.967
Forecast	Mid 2022	107,100	103,191	876	102,315	22,774	7,622	4,559	30	34,985	2.950
	Mid 2027	133,340	128,475	998	127,477	26,047	10,747	7,666	30	44,490	2.888
	Mid 2032	158,110	152,339	1,122	151,217	28,822	13,839	10,680	30	53,370	2.854
	Mid 2039	189,200	182,297	1,314	180,983	31,908	18,001	14,733	30	64,672	2.819
Incremental	Mid 2006 - Mid 2011	920	883	233	650	489	531	105	-10	1,115	
	Mid 2011 - Mid 2016	3,160	3,050	-30	3,080	386	679	505	15	1,585	
	Mid 2016 - Mid 2021	7,700	7,415	63	7,352	1,295	745	470	0	2,510	
	Mid 2021 - Mid 2022	4,160	4,005	37	3,968	349	817	394	0	1,560	
	Mid 2022 - Mid 2027	26,240	25,284	122	25,162	3,273	3,125	3,107	0	9,505	
	Mid 2022 - Mid 2032	51,010	49,148	246	48,902	6,048	6,217	6,121	0	18,385	
	Mid 2022 - Mid 2039	82,100	79,106	438	78,668	9,134	10,379	10,174	0	29,687	

Source: Derived from Durham Region Growth Management Strategy (ongoing) and the Region of Durham Regional Transit Development Charge Background Study (2022), by Watson & Associates Economists Ltd., 2022.

Note: The 2031 Official Plan population target of 225,670, less the growth allocation for Northeast Pickering of approximately 36,500 persons, results in an Official Plan population target of 189,200 by Mid 2039

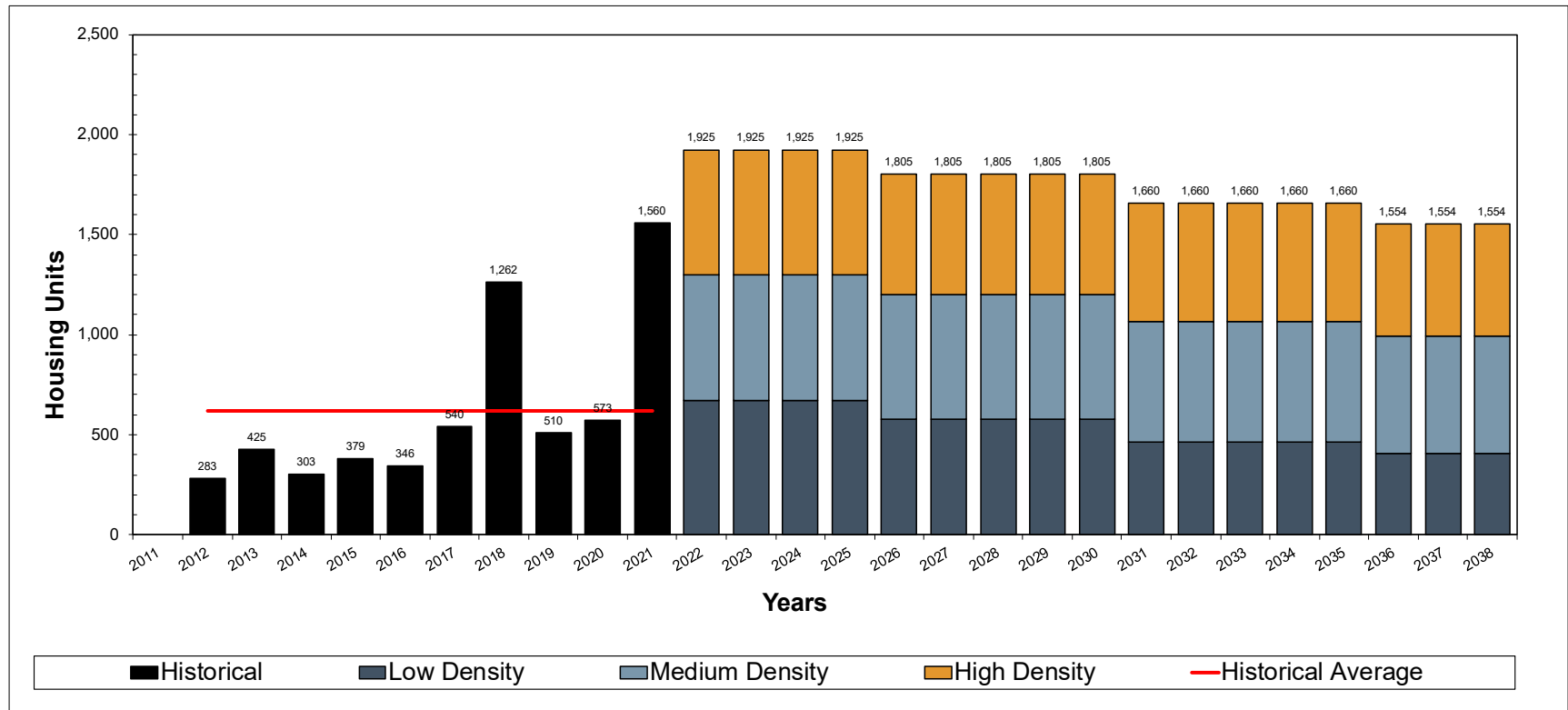
<sup>1</sup> Census undercount estimated at approximately 3.8%. Note: Population including the undercount has been rounded.

<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure A-1  
The City of Pickering  
Annual Housing Forecast



Source: Building permit data from 2011 to 2013 and 2021 from Statistics Canada. Building permits between 2014 and 2020 from the City of Pickering. Figure by Watson & Associates Economists Ltd., 2022.

<sup>1</sup> Growth forecast represents calendar year.





**Schedule 2**  
**The City of Pickering**  
**Estimate of the Anticipated Amount, Type and Location of**  
**Residential Development for Which Development Charges can be Imposed**

Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Seaton	2022 - 2027	2,584	2,823	913	6,320	18,563	-20	18,543	0	18,543
	2022 - 2032	5,128	5,545	2,153	12,826	37,286	-18	37,268	0	37,268
	2022 - 2039	6,229	7,163	4,871	18,263	50,458	-12	50,446	0	50,446
Rest of Pickering	2022 - 2027	689	302	2,194	3,185	7,166	-547	6,619	122	6,741
	2022 - 2032	920	672	3,968	5,559	12,143	-508	11,635	246	11,881
	2022 - 2039	2,905	3,216	5,303	11,424	28,557	-335	28,222	438	28,660
City of Pickering	2022 - 2027	3,273	3,125	3,107	9,505	25,729	-567	25,162	122	25,284
	2022 - 2032	6,048	6,217	6,121	18,385	49,429	-526	48,903	246	49,149
	2022 - 2039	9,134	10,379	10,174	29,687	79,015	-347	78,668	438	79,106

Source: Derived from Durham Region Growth Management Strategy (ongoing) and the Region of Durham Regional Transit Development Charge Background Study (2022), by Watson & Associates Economists Ltd., 2022.

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 3  
The City of Pickering  
Current Year Growth Forecast, Mid-2016 to Mid-2022

		Population
<b>Mid 2021 Population</b>		<b>99,186</b>
Occupants of New Housing Units, Mid 2021 to Mid 2022	<i>Units (2)</i>	1,560
	<i>multiplied by P.P.U. (3)</i>	2,710
	<i>gross population increase</i>	4,227
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2022	<i>Units</i>	33
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	36
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2022	<i>Units (4)</i>	33,425
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.008
	<i>total decline in population</i>	-258
<b>Population Estimate to Mid 2022</b>		<b>103,191</b>
<b>Net Population Increase, Mid 2021 to Mid 2022</b>		<b>4,005</b>

- (1) 2016 and 2021 population based on Statistics Canada Census unadjusted for Census undercount.  
 (2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.  
 (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.904	22%	0.873
<i>Multiples (6)</i>	2.882	52%	1.509
<i>Apartments (7)</i>	1.294	25%	0.327
<b>Total</b>		100%	2.710

<sup>1</sup> Based on 2016 Census custom database

<sup>2</sup> Based on Building permit/completion activity

- (4) 2016 and 2021 households taken from Statistics Canada Census.  
 (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.  
 (6) Includes townhouses and apartments in duplexes.  
 (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 4a  
The City of Pickering  
Five-Year Growth Forecast, Mid-2022 to Mid-2027**

		Population
<b>Mid 2022 Population</b>		<b>103,191</b>
Occupants of New Housing Units, Mid 2022 to Mid 2027	<i>Units (2)</i>	9,505
	<i>multiplied by P.P.U. (3)</i>	2,707
	<i>gross population increase</i>	25,729
Occupants of New Equivalent Institutional Units, Mid 2022 to Mid 2027	<i>Units</i>	111
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	122
Decline in Housing Unit Occupancy, Mid 2022 to Mid 2027	<i>Units (4)</i>	34,985
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.016
	<i>total decline in population</i>	-567
<b>Population Estimate to Mid 2027</b>		<b>128,475</b>
<b>Net Population Increase, Mid 2022 to Mid 2027</b>		<b>25,284</b>

(1) Mid 2022 Population based on:

$$2021 \text{ Population } (99,186) + \text{Mid 2021 to Mid 2022 estimated housing units to beginning of forecast period } (1,560 \times 2.71 = 4,227) + (33 \times 1.1 = 36) + (33,425 \times -0.008 = -258) = 103,191$$

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.561	34%	1.226
<i>Multiples (6)</i>	2.743	33%	0.902
<i>Apartments (7)</i>	1.771	33%	0.579
<i>one bedroom or less</i>	1.271		
<i>two bedrooms or more</i>	2.071		
<b>Total</b>		100%	2.707

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

<sup>2</sup> Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2022 households based upon 2021 Census (33,425 units) + Mid 2016 to Mid 2022 unit estimate (1,560 units) = 34,985 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 4b  
The City of Pickering  
10-Year Growth Forecast, Mid-2022 to Mid-2032**

		Population
Mid 2022 Population		103,191
Occupants of New Housing Units, Mid 2022 to Mid 2032	<i>Units (2)</i>	18,385
	<i>multiplied by P.P.U. (3)</i>	2,689
	<i>gross population increase</i>	49,428
Occupants of New Equivalent Institutional Units, Mid 2022 to Mid 2032	<i>Units</i>	224
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	246
Decline in Housing Unit Occupancy, Mid 2022 to Mid 2032	<i>Units (4)</i>	34,985
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.015
	<i>total decline in population</i>	-526
Population Estimate to Mid 2032		152,339
<i>Net Population Increase, Mid 2022 to Mid 2032</i>		<b>49,148</b>

(1) Mid 2022 Population based on:

2021 Population (99,186) + Mid 2021 to Mid 2022 estimated housing units to beginning of forecast period (1,560 x 2.71 = 4,227) + (33 x 1.1 = 36) + (33,425 x -0.008 = -258) = 103,191

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.561	33%	1.171
<i>Multiples (6)</i>	2.743	34%	0.928
<i>Apartments (7)</i>	1.771	33%	0.589
<i>one bedroom or less</i>	1.271		
<i>two bedrooms or more</i>	2.071		
<b>Total</b>		100%	2.689

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

<sup>2</sup> Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2022 households based upon 2021 Census (33,425 units) + Mid 2016 to Mid 2022 unit estimate (1,560 units) = 34,985 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 5  
The City of Pickering  
Longer-Term Growth Forecast, Mid-2022 to Mid-2039

		Population
Mid 2022 Population		103,191
Occupants of New Housing Units, Mid 2022 to Mid 2039	<i>Units (2)</i>	29,687
	<i>multiplied by P.P.U. (3)</i>	2,662
	<i>gross population increase</i>	79,014
Occupants of New Equivalent Institutional Units, Mid 2022 to Mid 2039	<i>Units</i>	399
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	439
Decline in Housing Unit Occupancy, Mid 2022 to Mid 2039	<i>Units (4)</i>	34,985
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.010
	<i>total decline in population</i>	-347
Population Estimate to Mid 2039		182,297
<i>Net Population Increase, Mid 2022 to Mid 2039</i>		<i>79,106</i>

(1) Mid 2022 Population based on:

2016 Population (91,771) + Mid 2016 to Mid 2022 estimated housing units to beginning of forecast period (1,560 x = 4,086) + (30,915 x 0.2372 = 7,334) = 103,191

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.561	31%	1.096
<i>Multiples (6)</i>	2.743	35%	0.959
<i>Apartments (7)</i>	1.771	34%	0.607
<i>one bedroom or less</i>	1.271		
<i>two bedrooms or more</i>	2.071		
<b>Total</b>		100%	2.662

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2016 Census database.

<sup>2</sup> Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2022 households based upon 30,915 (2016 Census) + 1,560 (Mid 2016 to Mid 2022 unit estimate) = 34,985

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 6  
Summary of Housing Potential by Seaton and the Rest of Pickering, December 2021

**Seaton**

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Registered Not Built	961	841	620	<b>2,422</b>
<i>% Breakdown</i>	<b>40%</b>	<b>35%</b>	<b>26%</b>	<b>100%</b>
Draft Plans Approved	4,543	5,256	2,136	<b>11,935</b>
<i>% Breakdown</i>	<b>38%</b>	<b>44%</b>	<b>18%</b>	<b>100%</b>
Application Under Review	1,126	1,565	2,141	<b>4,832</b>
<i>% Breakdown</i>	<b>23%</b>	<b>32%</b>	<b>44%</b>	<b>100%</b>
<b>Total</b>	<b>6,630</b>	<b>7,662</b>	<b>4,897</b>	<b>19,189</b>
<i>% Breakdown</i>	<b>35%</b>	<b>40%</b>	<b>26%</b>	<b>100%</b>

<sup>1</sup> Includes townhomes and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Source: City of Pickering Planning Department as of December 2021, derived by Watson & Associates Economists Ltd., 2022.



### Rest of Pickering

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Registered Not Built	23	22	241	<b>286</b>
<i>% Breakdown</i>	8%	8%	84%	100%
Draft Plans Approved	33	0	986	<b>1,019</b>
<i>% Breakdown</i>	3%	0%	97%	100%
Application Under Review	162	726	10,074	<b>10,962</b>
<i>% Breakdown</i>	1%	7%	92%	100%
<b>Total</b>	<b>218</b>	<b>748</b>	<b>11,301</b>	<b>12,267</b>
<i>% Breakdown</i>	<b>2%</b>	<b>6%</b>	<b>92%</b>	<b>100%</b>

<sup>1</sup> Includes townhomes and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Source: City of Pickering Planning Department as of December 2021, derived by Watson & Associates Economists Ltd., 2022.

### City of Pickering Total

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Registered Not Built	984	863	861	<b>2,708</b>
<i>% Breakdown</i>	36%	32%	32%	100%
Draft Plans Approved	4,576	5,256	3,122	<b>12,954</b>
<i>% Breakdown</i>	35%	41%	24%	100%
Application Under Review	1,288	2,291	12,215	<b>15,794</b>
<i>% Breakdown</i>	8%	15%	77%	100%
<b>Total</b>	<b>6,848</b>	<b>8,410</b>	<b>16,198</b>	<b>31,456</b>
<i>% Breakdown</i>	<b>22%</b>	<b>27%</b>	<b>51%</b>	<b>100%</b>

<sup>1</sup> Includes townhomes and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Source: City of Pickering Planning Department as of December 2021, derived by Watson & Associates Economists Ltd., 2022.



Schedule 7  
The City of Pickering  
Historical Residential Building Permits  
Years 2012 to 2021

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
2012	237	46	0	283
2013	148	274	3	425
2014	180	98	25	303
2015	162	24	193	379
2016	286	54	19	359
Sub-total	1,013	496	240	1,749
<b>Average (2012 - 2016)</b>	<b>203</b>	<b>99</b>	<b>48</b>	<b>350</b>
% Breakdown	57.9%	28.4%	13.7%	100.0%
2017	202	114	30	346
2018	138	373	29	540
2019	278	727	257	1,262
2020	167	297	46	510
2021	130	51	392	573
Sub-total	915	1,562	754	3,231
<b>Average (2017 - 2021)</b>	<b>183</b>	<b>312</b>	<b>151</b>	<b>646</b>
% Breakdown	28.3%	48.3%	23.3%	100.0%
2012 - 2021				
Total	1,928	2,058	994	4,980
<b>Average</b>	<b>193</b>	<b>206</b>	<b>99</b>	<b>498</b>
% Breakdown	38.7%	41.3%	20.0%	100.0%

Source: Building permit data from 2011 to 2013 and 2021 from Statistics Canada. Building permits between 2014 and 2020 from the City of Pickering. Figure by Watson & Associates Economists Ltd., 2022.

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.





**Schedule 8**  
**The City of Pickering**  
**Person Per Unit by Age and Type of Dwelling**  
**(2016 Census)**

Age of Dwelling	Singles and Semi-Detached						25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	3.834	5.269	<b>3.904</b>	
6-10	-	-	-	3.453	4.957	<b>3.739</b>	
11-15	-	-	-	3.431	4.552	<b>3.513</b>	
16-20	-	-	1.933	3.337	4.154	<b>3.399</b>	
20-25	-	-	-	3.272	4.574	<b>3.484</b>	3.561
25-35	-	-	2.438	3.073	4.173	<b>3.211</b>	
35+	-	1.500	1.942	2.795	4.066	<b>2.835</b>	
<b>Total</b>	-	<b>1.556</b>	<b>2.114</b>	<b>3.086</b>	<b>4.303</b>	<b>3.188</b>	

Age of Dwelling	Multiples <sup>1</sup>						25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	1.750	2.968	-	<b>2.882</b>	
6-10	-	-	1.500	2.952	-	<b>2.667</b>	
11-15	-	-	1.706	2.654	-	<b>2.566</b>	
16-20	-	-	1.944	2.703	-	<b>2.565</b>	
20-25	-	-	1.647	3.026	-	<b>2.832</b>	2.743
25-35	-	0.929	2.267	3.020	3.914	<b>2.995</b>	
35+	-	1.211	2.000	2.666	3.966	<b>2.605</b>	
<b>Total</b>	-	<b>1.200</b>	<b>1.869</b>	<b>2.810</b>	<b>3.912</b>	<b>2.719</b>	

Age of Dwelling	Apartments <sup>2</sup>						25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	1.135	1.519	-	-	<b>1.294</b>	
6-10	-	1.083	1.571	2.933	-	<b>2.116</b>	
11-15	-	1.286	1.435	3.667	-	<b>1.893</b>	
16-20	-	1.250	1.660	3.000	-	<b>1.901</b>	
20-25	-	1.179	1.697	2.310	-	<b>1.714</b>	1.771
25-35	-	1.275	1.679	2.627	-	<b>1.908</b>	
35+	-	1.226	1.786	2.602	-	<b>2.179</b>	
<b>Total</b>	-	<b>1.212</b>	<b>1.655</b>	<b>2.636</b>	<b>3.706</b>	<b>1.899</b>	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.211	1.659	3.469	4.967	<b>3.138</b>
6-10	-	1.154	1.824	3.175	5.160	<b>3.088</b>
11-15	-	1.273	1.702	3.198	4.303	<b>2.983</b>
16-20	-	1.316	1.788	3.200	4.188	<b>3.005</b>
20-25	-	1.234	1.884	3.175	4.610	<b>3.034</b>
25-35	-	1.259	1.932	3.053	4.093	<b>3.072</b>
35+	-	1.261	1.989	2.744	3.989	<b>2.729</b>
<b>Total</b>	<b>1.400</b>	<b>1.253</b>	<b>1.876</b>	<b>3.005</b>	<b>4.230</b>	<b>2.944</b>

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

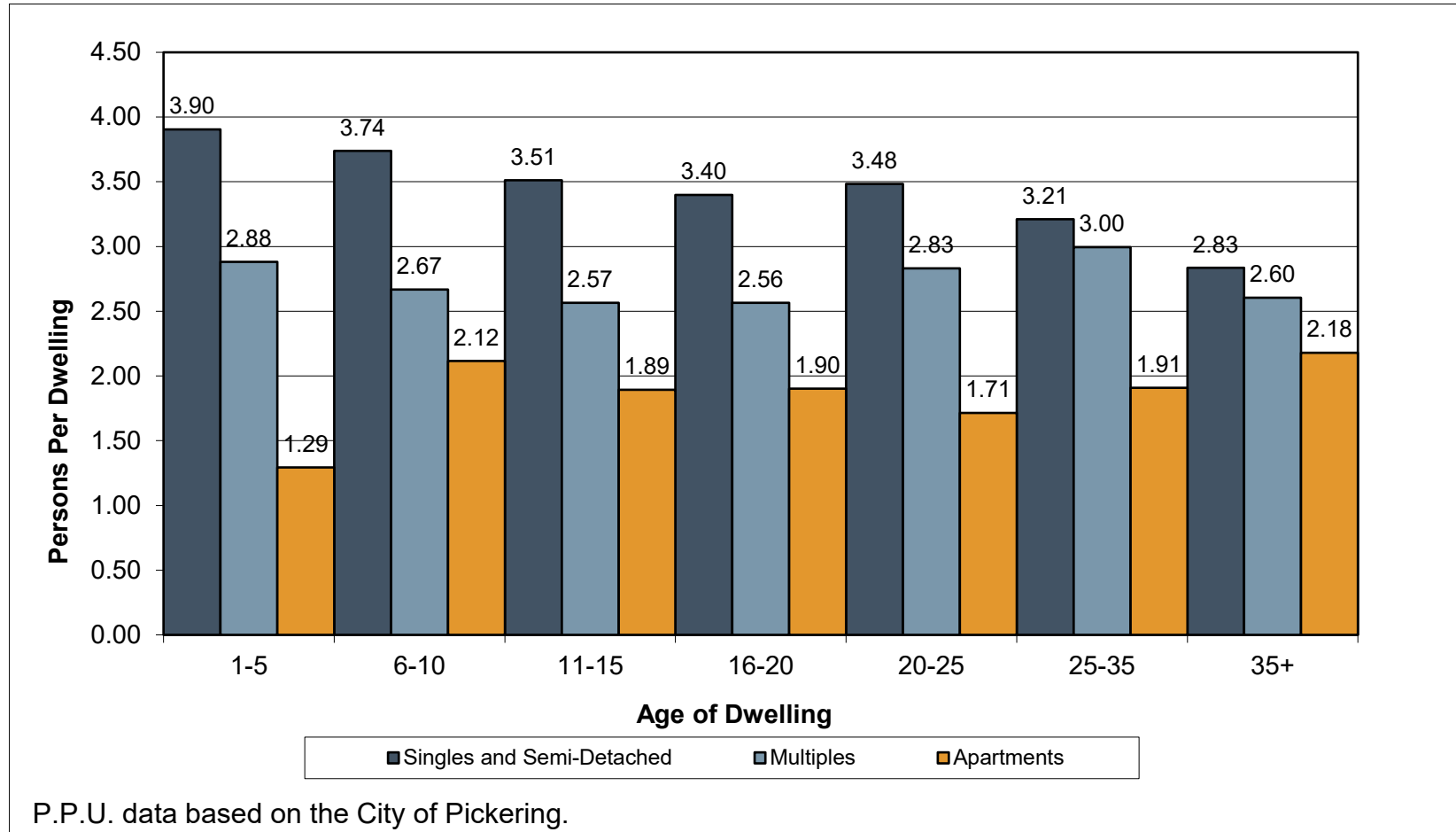
<sup>3</sup> Adjusted based on 2001-2016 historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.



Schedule 9  
The City of Pickering  
Person Per Unit Structural Type and Age of Dwelling  
(2016 Census)





## Schedule 10a The City of Pickering Employment Forecast, 2022 to 2039

Period	Population	Activity Rate								Employment								Total Employment (Including N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Including NFPow	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>		
Mid 2006	87,838	0.001	0.034	0.145	0.136	0.048	0.365	0.084	0.450	75	3,015	12,743	11,988	4,245	32,065	7,421	39,486	29,050
Mid 2011	88,721	0.001	0.034	0.134	0.144	0.056	0.368	0.074	0.443	75	2,995	11,903	12,763	4,940	32,675	6,592	39,267	29,680
Mid 2016	91,771	0.002	0.035	0.129	0.138	0.053	0.357	0.051	0.408	140	3,225	11,843	12,668	4,885	32,760	4,694	37,454	29,535
Mid 2022	103,191	0.001	0.035	0.122	0.133	0.051	0.343	0.047	0.390	140	3,604	12,619	13,757	5,254	35,373	4,884	40,257	31,769
Mid 2027	128,475	0.001	0.033	0.115	0.128	0.048	0.326	0.048	0.374	140	4,255	14,759	16,488	6,226	41,867	6,134	48,001	37,612
Mid 2032	152,339	0.001	0.032	0.113	0.126	0.048	0.321	0.049	0.369	140	4,899	17,255	19,182	7,350	48,825	7,391	56,216	43,926
Mid 2039	182,297	0.001	0.032	0.123	0.129	0.051	0.336	0.052	0.388	140	5,860	22,399	23,576	9,335	61,309	9,394	70,703	55,449
<b>Incremental Change</b>																		
Mid 2006 - Mid 2011	883	0.000	-0.001	-0.011	0.007	0.007	0.003	-0.010	-0.007	0	-20	-840	775	695	610	-829	-219	630
Mid 2011 - Mid 2016	3,050	0.0007	0.0014	-0.0051	-0.0058	-0.0024	-0.0113	-0.0232	-0.0345	65	230	-60	-95	-55	85	-1,898	-1,813	-145
Mid 2016 - Mid 2022	11,420	-0.0002	-0.0002	-0.0068	-0.0047	-0.0023	-0.0142	-0.0038	-0.0180	0	379	776	1,089	369	2,613	190	2,803	2,234
Mid 2022 - Mid 2027	25,284	-0.0003	-0.0018	-0.0074	-0.0050	-0.0025	-0.0169	0.0004	-0.0165	0	651	2,140	2,731	972	6,494	1,250	7,744	5,843
Mid 2022 - Mid 2032	49,148	-0.0004	-0.0028	-0.0090	-0.0074	-0.0027	-0.0223	0.0012	-0.0211	0	1,295	4,636	5,425	2,096	13,452	2,507	15,959	12,157
Mid 2022 - Mid 2039	79,106	-0.0006	-0.0028	0.0006	-0.0040	0.0003	-0.0065	0.0042	-0.0023	0	2,256	9,780	9,819	4,081	25,936	4,510	30,446	23,680
<b>Annual Average</b>																		
Mid 2006 - Mid 2011	177	0.00000	-0.00011	-0.00218	0.00148	0.00147	0.00065	-0.00204	-0.00139	0	-4	-168	155	139	122	-166	-44	126
Mid 2011 - Mid 2016	610	0.0001	0.0003	-0.0010	-0.0012	-0.0005	-0.0023	-0.0046	-0.0069	13	46	-12	-19	-11	17	-380	-363	-29
Mid 2016 - Mid 2022	1,903	0.0000	0.0000	-0.0011	-0.0008	-0.0004	-0.0024	-0.0006	-0.0030	0	63	129	182	62	436	32	467	372
Mid 2022 - Mid 2027	5,057	-0.00005	-0.00036	-0.00148	-0.00100	-0.00049	-0.00338	0.00008	-0.00330	0	130	428	546	194	1,299	250	1,549	1,169
Mid 2022 - Mid 2032	4,915	-0.00004	-0.00028	-0.00090	-0.00074	-0.00027	-0.00223	0.00012	-0.00211	0	130	464	543	210	1,345	251	1,596	1,216
Mid 2022 - Mid 2039	4,653	-0.00003	-0.00016	0.00003	-0.00023	0.00002	-0.00038	0.00025	-0.00013	0	133	575	578	240	1,526	265	1,791	1,393

Source: Derived from Durham Region Growth Management Strategy (ongoing) and the Region of Durham Regional Transit Development Charge Background Study (2022), by Watson & Associates Economists Ltd., 2022.

Note: The 2031 Official Plan employment target of 71,800 is forecast to be achieved after 2039. An additional 4,900 jobs would be assumed for Northeast Pickering, in accordance with the Official Plan.

<sup>1</sup> Statistics Canada defines non fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.



Schedule 10b  
The City of Pickering  
Employment and Gross Floor Area (G.F.A.) Forecast, 2022 to 2039

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>1</sup>			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	87,838	75	12,743	11,988	4,245	29,050				
Mid 2011	88,721	75	11,903	12,763	4,940	29,680				
Mid 2016	91,771	140	11,843	12,668	4,885	29,535				
Mid 2022	103,191	140	12,619	13,757	5,254	31,769				
Mid 2027	128,475	140	14,759	16,488	6,226	37,612				
Mid 2032	152,339	140	17,255	19,182	7,350	43,926				
Mid 2039	182,297	140	22,399	23,576	9,335	55,449				
<b>Incremental Change</b>										
Mid 2006 - Mid 2011	883	0	-840	775	695	630				
Mid 2011 - Mid 2016	3,050	65	-60	-95	-55	-145				
Mid 2016 - Mid 2022	11,420	0	776	1,089	369	2,234	853,600	435,600	249,100	1,538,300
Mid 2022 - Mid 2027	25,284	0	2,140	2,731	972	5,843	2,354,000	1,092,400	656,100	4,102,500
Mid 2022 - Mid 2032	49,148	0	4,636	5,425	2,096	12,157	5,099,600	2,170,000	1,414,800	8,684,400
Mid 2022 - Mid 2039	79,106	0	9,780	9,819	4,081	23,680	10,758,000	3,927,600	2,754,600	17,440,200
<b>Annual Average</b>										
Mid 2006 - Mid 2011	177	0	-168	155	139	126				
Mid 2011 - Mid 2016	610	13	-12	-19	-11	-29				
Mid 2016 - Mid 2022	1,903	0	129	182	62	372	142,267	72,600	41,517	256,383
Mid 2022 - Mid 2027	5,057	0	428	546	194	1,169	470,800	218,480	131,220	820,500
Mid 2022 - Mid 2032	4,915	0	464	543	210	1,216	509,960	217,000	141,480	868,440
Mid 2022 - Mid 2039	4,653	0	575	578	240	1,393	632,824	231,035	162,035	1,025,894

Source: Derived from Durham Region Growth Management Strategy (ongoing) and the Region of Durham Regional Transit Development Charge Background Study (2022), by Watson & Associates Economists Ltd., 2022.

<sup>1</sup> Square Foot Per Employee Assumptions

Industrial	1,100
Commercial/ Population Related	400
Institutional	675

Note: Numbers may not add to totals due to rounding.



Schedule 10c  
The City of Pickering  
Estimate of the Anticipated Amount, Type and Location of  
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Industrial G.F.A. S.F. <sup>1</sup>	Commercial G.F.A. S.F. <sup>1</sup>	Institutional G.F.A. S.F. <sup>1</sup>	Total Non-Residential G.F.A. S.F.	Employment Increase <sup>2</sup>
Seaton	2022 - 2027	1,815,000	934,000	433,300	3,182,300	4,627
	2022 - 2032	3,792,800	1,862,400	857,900	6,513,100	9,375
	2022 - 2039	7,912,300	3,339,600	1,510,600	12,762,500	17,780
Rest of Pickering	2022 - 2027	539,000	158,400	222,800	920,200	1,216
	2022 - 2032	1,306,800	307,600	556,900	2,171,300	2,782
	2022 - 2039	2,845,700	588,000	1,244,000	4,677,700	5,900
City of Pickering	2022 - 2027	2,354,000	1,092,400	656,100	4,102,500	5,843
	2022 - 2032	5,099,600	2,170,000	1,414,800	8,684,400	12,157
	2022 - 2039	10,758,000	3,927,600	2,754,600	17,440,200	23,680

Source: Derived from Durham Region Growth Management Strategy (ongoing) and the Region of Durham Regional Transit Development Charge Background Study (2022), by Watson & Associates Economists Ltd., 2022.

<sup>1</sup> Square feet per employee assumptions:

Industrial	1,100
Commercial	400
Institutional	675

<sup>2</sup> Employment Increase does not include No Fixed Place of Work.

\*Reflects Mid 2022 to Mid 2039 forecast period



Schedule 11  
The City of Pickering  
Non-Residential Construction Value  
Years 2007 to 2016  
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	10,760	2,663	0	13,423	5,603	5,979	0	11,583	0	1,234	2,528	3,762	16,364	9,877	2,528	28,768
2008	42,442	1,233	0	43,676	24,674	8,900	3,192	36,766	1,313	2,376	1,955	5,644	68,430	12,509	5,147	86,086
2009	36,439	766	3,805	41,010	4,034	8,703	0	12,737	0	627	0	627	40,473	10,097	3,805	54,374
2010	9,751	186	0	9,937	29,550	10,849	5,041	45,440	0	229	1,462	1,690	39,300	11,264	6,503	57,067
2012	17,165	4,314	1,793	23,272	1,313	13,242	2,502	17,058	33,681	1,179	4,819	39,679	52,159	18,735	9,114	80,009
2013	144,192	1,713	631	146,536	13,119	13,514	11,820	38,454	0	1,600	0	1,600	157,312	16,827	12,451	186,590
2014	118	3,446	0	3,563	8,782	7,095	4,429	20,307	23,994	372	2,064	26,430	32,894	10,912	6,493	50,300
2015	12,675	361	0	13,036	1,351	6,681	0	8,032	0	813	0	813	14,026	7,854	0	21,881
2016	629	175	0	803	2,487	15,796	5,354	23,637	90	1,477	0	1,567	3,205	17,449	5,354	26,008
Subtotal	274,481	16,757	6,665	297,903	99,675	99,778	51,910	251,362	59,350	10,614	12,828	82,792	433,506	127,150	71,402	632,058
Percent of Total	92%	6%	2%	100%	40%	40%	21%	100%	72%	13%	15%	100%	69%	20%	11%	100%
<b>Average</b>	<b>27,448</b>	<b>1,676</b>	<b>1,666</b>	<b>29,790</b>	<b>9,967</b>	<b>9,978</b>	<b>7,416</b>	<b>25,136</b>	<b>11,870</b>	<b>1,061</b>	<b>2,566</b>	<b>8,279</b>	<b>43,351</b>	<b>12,715</b>	<b>7,934</b>	<b>63,206</b>
2007 - 2011 Period Total				110,692				143,875				12,704				267,271
<b>2007 - 2011 Average</b>				<b>22,138</b>				<b>28,775</b>				<b>2,541</b>				<b>53,454</b>
% Breakdown				41.4%				53.8%				4.8%				100.0%
2012 - 2016 Period Total				187,211				107,487				70,088				364,787
<b>2012 - 2016 Average</b>				<b>37,442</b>				<b>21,497</b>				<b>14,018</b>				<b>72,957</b>
% Breakdown				51.3%				29.5%				19.2%				100.0%
2007 - 2016 Period Total				297,903				251,362				82,792				632,058
<b>2007 - 2016 Average</b>				<b>29,790</b>				<b>25,136</b>				<b>8,279</b>				<b>63,206</b>
% Breakdown				47.1%				39.8%				13.1%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2017 (January, 2018) dollars using Reed Construction Cost Index



Schedule 12  
The City of Pickering  
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
<b>Employment by industry</b>							
	<b>Primary Industry Employment</b>						Categories which relate to local land-based resources
11	<i>Agriculture, forestry, fishing and hunting</i>	80	155	80	75	-75	
21	<i>Mining and oil and gas extraction</i>	25	0	85	-25	85	
	<b>Sub-total</b>	<b>105</b>	<b>155</b>	<b>165</b>	<b>50</b>	<b>10</b>	
	<b>Industrial and Other Employment</b>						Categories which relate primarily to industrial land supply and demand
22	<i>Utilities</i>	5,355	5,575	4,360	220	-1,215	
23	<i>Construction</i>	1,275	1,395	1,680	120	285	
31-33	<i>Manufacturing</i>	3,055	2,410	3,100	-645	690	
41	<i>Wholesale trade</i>	1,900	1,790	1,470	-110	-320	
48-49	<i>Transportation and warehousing</i>	1,170	1,050	1,350	-120	300	
56	<i>Administrative and support</i>	645	533	640	-113	108	
	<b>Sub-total</b>	<b>13,400</b>	<b>12,753</b>	<b>12,600</b>	<b>-648</b>	<b>-153</b>	
	<b>Population Related Employment</b>						Categories which relate primarily to population growth within the municipality
44-45	<i>Retail trade</i>	5,205	4,865	4,805	-340	-60	
51	<i>Information and cultural industries</i>	405	765	780	360	15	
52	<i>Finance and insurance</i>	940	1,055	1,105	115	50	
53	<i>Real estate and rental and leasing</i>	965	650	695	-315	45	
54	<i>Professional, scientific and technical services</i>	2,035	2,355	2,440	320	85	
55	<i>Management of companies and enterprises</i>	60	30	75	-30	45	
56	<i>Administrative and support</i>	645	533	640	-113	108	
71	<i>Arts, entertainment and recreation</i>	590	830	655	240	-175	
72	<i>Accommodation and food services</i>	1,730	1,925	2,040	195	115	
81	<i>Other services (except public administration)</i>	1,360	1,490	1,560	130	70	
	<b>Sub-total</b>	<b>13,935</b>	<b>14,498</b>	<b>14,795</b>	<b>563</b>	<b>298</b>	
	<b>Institutional</b>						
61	<i>Educational services</i>	1,815	2,025	1,970	210	-55	
62	<i>Health care and social assistance</i>	1,945	2,295	2,360	350	65	
91	<i>Public administration</i>	865	950	870	85	-80	
	<b>Sub-total</b>	<b>4,625</b>	<b>5,270</b>	<b>5,200</b>	<b>645</b>	<b>-70</b>	
	<b>Total Employment</b>	<b>32,065</b>	<b>32,675</b>	<b>32,760</b>	<b>610</b>	<b>85</b>	
	<b>Population</b>	<b>87,838</b>	<b>88,721</b>	<b>91,771</b>	<b>883</b>	<b>3,050</b>	
	<b>Employment to Population Ratio</b>						
	<b>Industrial and Other Employment</b>	<b>0.15</b>	<b>0.14</b>	<b>0.14</b>	<b>-0.01</b>	<b>-0.01</b>	
	<b>Population Related Employment</b>	<b>0.16</b>	<b>0.16</b>	<b>0.16</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Institutional Employment</b>	<b>0.05</b>	<b>0.06</b>	<b>0.06</b>	<b>0.01</b>	<b>0.00</b>	
	<b>Primary Industry Employment</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total</b>	<b>0.37</b>	<b>0.37</b>	<b>0.36</b>	<b>0.00</b>	<b>-0.01</b>	

Source: Statistics Canada Employment by Place of Work

Note: 2006-2016 employment figures are classified by North American Industry Classification System (NAICS) Code



# Appendix B

## Historical Level of Service Calculations





Table B-1  
Service Standard Calculation Sheet  
Fire Protection Services - Facilities  
sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Station # 5 - 1616 Bayly Street	13,360	13,360	13,360	13,360	13,360	13,360	13,360	13,360	13,360	13,360	\$413	\$593
Station # 2 - 553 Kingston Road	7,955	7,955	7,955	7,955	7,955	7,955	7,955	7,955	7,955	7,955	\$413	\$593
Station #4 - 4941 Old Brock (Claremount)	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	\$413	\$593
Station #6 - 1115 Finch Ave.	9,130	9,130	9,130	9,130	9,130	9,130	9,130	9,130	9,130	9,130	\$413	\$593
<b>Total</b>	<b>35,719</b>	<b>35,719</b>	<b>35,719</b>	<b>35,719</b>	<b>35,719</b>	<b>35,719</b>	<b>35,719</b>	<b>35,719</b>	<b>35,719</b>	<b>35,719</b>		

Population	89,885	90,250	91,042	91,316	91,771	92,334	92,834	93,334	93,834	94,334
Per Capita Standard	0.3974	0.3958	0.3923	0.3912	0.3892	0.3868	0.3848	0.3827	0.3807	0.3786

10 Year Average	2012-2021
Quantity Standard	0.3880
Quality Standard	\$593
Service Standard	\$230

D.C. Amount (before deductions)	17 Year
Forecast Population	78,668
\$ per Capita	\$230
Eligible Amount	\$18,097,573



Table B-2  
Service Standard Calculation Sheet  
Fire Protection Services - Vehicles & Equipment  
No. of vehicles

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Quint / 32m Aerial	1	1	1	1	1	1	1	1	1	1	\$1,752,300
Quint / 17m Ladder	1	1	1	1	1	1	1	1	1	1	\$1,148,200
Tanker	3	3	3	3	3	3	3	1	1	1	\$831,600
Pumper	1	2	-	-	-	-	-	-	-	-	\$1,200,000
Rescue	1	1	1	1	1	1	1	1	1	1	\$1,565,400
Pumper/Rescue	4	3	5	5	5	5	5	6	6	6	\$1,043,800
Car, SUV& Pick-up	15	15	15	15	13	13	13	13	13	13	\$52,200
Grass Fire Truck	1	1	-	-	-	-	-	-	-	-	\$456,600
Support Vehicle	1	1	1	1	1	1	1	1	1	1	\$652,200
Platoon Chief SUV	2	2	2	2	2	2	2	2	2	2	\$104,000
Antique	2	2	2	2	2	2	2	2	2	2	\$130,500
Trailer	1	1	2	2	2	1	1	1	1	-	\$13,000
<b>Total</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>31</b>	<b>30</b>	<b>30</b>	<b>29</b>	<b>29</b>	<b>28</b>	

Population	89,039	89,373	90,142	90,505	90,995	92,196	93,401	96,046	97,318	98,325
Per Capita Standard	0.0004	0.0004	0.0004	0.0004	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003

10 Year Average	2012-2021
Quantity Standard	0.0003
Quality Standard	\$504,000
Service Standard	\$151

D.C. Amount (before deductions)	17 Year
Forecast Population	78,668
\$ per Capita	\$151
Eligible Amount	\$11,894,602



Table B-3  
Service Standard Calculation Sheet  
Fire Protection Services - Small Equipment and Gear  
No. of equipment and gear

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Self Contained Breathing Apparatus	88	88	88	88	88	88	71	71	71	71	\$8,440
SCBA Cylinders	150	150	150	150	150	150	150	162	162	162	\$1,470
SCBA Mask	88	88	88	88	88	88	107	107	107	107	\$420
Turnout Bunker Kit(Includes hood, gloves)	176	176	176	176	176	176	185	189	193	203	\$2,650
Fire Helmet	108	108	108	108	108	108	108	108	136	145	\$380
Station Wear Ensemble	98	98	98	98	98	98	100	102	105	110	\$850
Uniform Ensemble	98	98	98	98	98	98	100	102	105	110	\$970
Voice Amplifier	102	102	102	102	102	102	102	102	102	102	\$680
SCBA Regulator	110	110	110	110	110	110	110	110	110	110	\$1,890
SCOTT Sight TIC							35	35	35	35	\$3,430
Portable Radio	65	65	65	65	65	65	70	70	70	70	\$4,480
Firefighting Boots	95	95	95	95	95	95	97	99	102	107	\$570
<b>Total</b>	<b>1,178</b>	<b>1,178</b>	<b>1,178</b>	<b>1,178</b>	<b>1,178</b>	<b>1,178</b>	<b>1,235</b>	<b>1,257</b>	<b>1,298</b>	<b>1,332</b>	

Population	89,039	89,373	90,142	90,505	90,995	92,196	93,401	96,046	97,318	98,325
Per Capita Standard	0.0132	0.0132	0.0131	0.0130	0.0129	0.0128	0.0132	0.0131	0.0133	0.0135

10 Year Average	2012-2021
Quantity Standard	0.0131
Quality Standard	\$1,930
Service Standard	\$25

D.C. Amount (before deductions)	17 Year
Forecast Population	78,668
\$ per Capita	\$25
Eligible Amount	\$1,988,727



Table B-4  
 Service Standard Calculation Sheet  
 By-law Enforcement Services - Facilities  
 sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Animal Services (Lease)	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	\$792	\$1,030
By-Law	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$343	\$512
<b>Total</b>	<b>3,740</b>	<b>3,740</b>	<b>3,740</b>	<b>3,740</b>	<b>3,740</b>	<b>3,740</b>	<b>3,740</b>	<b>3,740</b>	<b>3,740</b>	<b>3,740</b>		

Population	89,885	90,250	91,042	91,316	91,771	92,334	92,834	93,334	93,834	94,334
Per Capita Standard	0.0416	0.0414	0.0411	0.0410	0.0408	0.0405	0.0403	0.0401	0.0399	0.0396

10 Year Average	2012-2021
Quantity Standard	0.0406
Quality Standard	\$823
Service Standard	\$33

D.C. Amount (before deductions)	17 Year
Forecast Population	78,668
\$ per Capita	\$33
Eligible Amount	\$2,627,511



Table B-5  
Service Standard Calculation Sheet  
By-law Enforcement Services - Vehicles & Equipment  
No. of vehicles

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Truck (By-law)	1	1	1	1	2	2	2	2	2	2	\$36,400
SUV (By-law)	1	1	1	3	3	3	3	3	3	3	\$29,600
Car (By-law)	3	3	3	3	2	2	2	2	2	2	\$25,400
Van (Animal Services)	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	\$44,800
<b>Total</b>	<b>6.6</b>	<b>6.6</b>	<b>6.6</b>	<b>8.6</b>	<b>8.6</b>	<b>8.6</b>	<b>8.6</b>	<b>8.6</b>	<b>8.6</b>	<b>8.6</b>	

Population	89,039	89,373	90,142	90,505	90,995	92,196	93,401	96,046	97,318	98,325
Per Capita Standard	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001

10 Year Average	2012-2021
Quantity Standard	0.0001
Quality Standard	\$28,200
Service Standard	\$3

D.C. Amount (before deductions)	17 Year
Forecast Population	78,668
\$ per Capita	\$3
Eligible Amount	\$221,844



Table B-6  
Service Standard Calculation Sheet  
Transportation Services - Roads  
km of roadways

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/km)
Asphalt - Collector - 3 Lane	40	43	41	41	41	41	43	43	46	46	\$5,033,900
Asphalt - Arterial C - 4 Lane	13	13	13	13	13	13	13	13	13	13	\$6,970,000
Gravel - Rural - 2 Lane	107	107	105	101	101	106	94	94	100	100	\$1,043,800
<b>Total</b>	<b>159</b>	<b>162</b>	<b>158</b>	<b>155</b>	<b>155</b>	<b>159</b>	<b>150</b>	<b>150</b>	<b>159</b>	<b>159</b>	

Population	89,039	89,373	90,142	90,505	90,995	92,196	93,401	96,046	97,318	98,325
Per Capita Standard	0.0018	0.0018	0.0018	0.0017	0.0017	0.0017	0.0016	0.0016	0.0016	0.0016

10 Year Average	2012-2021
Quantity Standard	0.0017
Quality Standard	\$2,586,235
Service Standard	\$4,397

	17 Year (Outside Seaton)
D.C. Amount (before deductions)	
Forecast Population	25,276
\$ per Capita	\$4,397
Eligible Amount	\$111,128,462



Table B-7  
 Service Standard Calculation Sheet  
 Transportation Services - Bridges, Culverts & Structures  
 Number of Bridges, Culverts & Structures

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Bridge (over3m)	31	31	31	31	29	29	29	29	29	29	\$1,500,000
Culvert (over3m)	27	27	26	26	24	24	24	24	27	30	\$750,000
Pedestrian Bridge (over3m)	9	9	9	9	9	9	9	9	9	9	\$600,000
Pedestrian Culvert (over3m)							1	1	1	1	\$300,000
<b>Total</b>	<b>67</b>	<b>67</b>	<b>66</b>	<b>66</b>	<b>62</b>	<b>62</b>	<b>63</b>	<b>63</b>	<b>66</b>	<b>69</b>	

Population	89,039	89,373	90,142	90,505	90,995	92,196	93,401	96,046	97,318	98,325
Per Capita Standard	0.0008	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007

10 Year Average	2012-2021
Quantity Standard	0.0007
Quality Standard	\$1,074,429
Service Standard	\$752

D.C. Amount (before deductions)	17 Year (Outside Seaton)
Forecast Population	25,276
\$ per Capita	\$752
Eligible Amount	\$19,010,080



Table B-8  
 Service Standard Calculation Sheet  
 Transportation Services – Sidewalks and Active Transportation  
 Linear metres of Sidewalks, and Active Transportation

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/m)
Sidewalk - Concrete	290,670	290,670	290,670	290,670	290,670	290,670	290,670	295,304	300,433	306,563	\$300
Sidewalk - Concrete (Block)	3,731	3,731	3,731	3,788	3,856	3,856	4,070	4,166	4,166	4,166	\$350
Sidewalk - Concrete Multi Use Path	648	648	648	1,020	1,020	1,151	1,151	1,151	1,151	1,151	\$350
Sidewalk - Temporary Asphalt	4,637	4,637	4,637	4,637	4,637	4,637	4,637	4,637	4,637	4,637	\$140
Sidewalk - Asphalt Multi Use Path	1,997	2,813	3,981	5,061	5,744	5,744	6,450	8,306	8,502	8,502	\$260
<b>Total</b>	<b>301,683</b>	<b>302,499</b>	<b>303,667</b>	<b>305,176</b>	<b>305,927</b>	<b>306,058</b>	<b>306,978</b>	<b>313,564</b>	<b>318,889</b>	<b>325,019</b>	

Population	89,039	89,373	90,142	90,505	90,995	92,196	93,401	96,046	97,318	98,325
Per Capita Standard	3.39	3.38	3.37	3.37	3.36	3.32	3.29	3.26	3.28	3.31

10 Year Average	2012-2021
Quantity Standard	3.3329
Quality Standard	\$298
Service Standard	\$992

D.C. Amount (before deductions)	17 Year (Outside Season)
Forecast Population	25,276
\$ per Capita	\$992
Eligible Amount	\$25,076,320





Table B-9  
Service Standard Calculation Sheet  
Transportation Services – Traffic Signals & Street Lights  
No. of Traffic Signals

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Traffic Signals	10	12	12	13	14	14	14	16	16	16	\$203,000
Intersection Pedestrian Signals (IPS)	11	11	11	11	11	11	11	11	11	11	\$116,000
<b>Total</b>	<b>21</b>	<b>23</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>27</b>	<b>27</b>	<b>27</b>	

Population	89,039	89,373	90,142	90,505	90,995	92,196	93,401	96,046	97,318	98,325
Per Capita Standard	0.0002	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003

10 Year Average	2012-2021
Quantity Standard	0.0003
Quality Standard	\$145,333
Service Standard	\$44

D.C. Amount (before deductions)	17 Year (Outside Seaton)
Forecast Population	25,276
\$ per Capita	\$44
Eligible Amount	\$1,102,034



Table B-10  
Service Standard Calculation Sheet  
Other Services Related to a Highway – Depots and Domes  
ft<sup>2</sup> of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Operations Centre <sup>1</sup> (shared)	15,749	15,749	15,749	21,874	21,874	21,874	21,874	21,874			\$227	\$366
Roads Drive Shed	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500			\$57	\$179
Roads Storage Shed	750	750	750	750	750	750	750	750			\$37	\$156
Roads Sign Storage	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900			\$41	\$161
Salt Dome	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850			\$69	\$192
Sand Dome	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850			\$60	\$182
New Operations Centre									61,237	61,237	\$316	\$464
<b>Total</b>	<b>46,599</b>	<b>46,599</b>	<b>46,599</b>	<b>52,724</b>	<b>52,724</b>	<b>52,724</b>	<b>52,724</b>	<b>52,724</b>	<b>61,237</b>	<b>61,237</b>		

<sup>1</sup> The City leased 10,000 sq.ft. of the Operations Centre to Durham Transit until 2014.

Population	89,039	89,373	90,142	90,505	90,995	92,196	93,401	96,046	97,318	98,325
Per Capita Standard	0.5234	0.5214	0.5170	0.5826	0.5794	0.5719	0.5645	0.5489	0.6292	0.6228

10 Year Average	2012-2021
Quantity Standard	0.5661
Quality Standard	\$300
Service Standard	\$170

94,936

D.C. Amount (before deductions)	17 Year
Forecast Population	78,668
\$ per Capita	\$170
Eligible Amount	\$13,343,666



Table B-11  
Service Standard Calculation Sheet  
Other Services Related to a Highway - Vehicles & Equipment  
No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
<b>Vehicles</b>											
D.01-01 - Car	1	1	1	1	-	-	-	-	-	-	\$33,000
D.01-02 - Sport Utility Vehicles (SUVs)	14	14	13	13	15	17	17	17	17	17	\$45,000
D.01-04 - Truck - Pick-up	11	11	12	14	11	10	10	10	10	10	\$42,900
D.01-05 - Truck - Mid-Size	8	10	11	11	10	10	10	10	10	10	\$70,500
D.01-06 - Dump Truck / Snow Plow	14	14	14	14	17	16	16	16	16	18	\$300,000
<b>Equipment</b>											
C.01-01 - Excavators	3	2	2	2	2	2	2	2	2	2	\$414,800
C.01-02 - Graders	3	4	3	2	2	2	2	2	2	2	\$367,300
C.01-03 - Loaders	2	2	2	2	3	3	3	3	3	3	\$270,000
C.01-04 - Backhoes	1	1	1	1	1	1	1	1	1	1	\$145,500
C.01-05 - Street Sweepers	2	2	1	2	2	2	2	3	3	3	\$394,300
C.02-02 - Trailers	4	4	4	4	3	3	3	3	3	3	\$17,000
C.02-03 - Asphalt Equipment	6	5	5	5	6	6	6	6	6	6	\$35,000
C.02-04 - Utility Tractors	2	2	2	2	2	2	2	2	2	3	\$90,700
C.02-05 - Mowers	3	3	3	3	3	3	3	3	3	3	\$34,000
Miscellaneous Equipment	15	17	20	102	102	104	104	104	104	104	\$5,600
<b>Total</b>	<b>89</b>	<b>92</b>	<b>94</b>	<b>178</b>	<b>179</b>	<b>181</b>	<b>181</b>	<b>182</b>	<b>182</b>	<b>185</b>	

Population	89,039	89,373	90,142	90,505	90,995	92,196	93,401	96,046	97,318	98,325
Per Capita Standard	0.0010	0.0010	0.0010	0.0020	0.0020	0.0020	0.0019	0.0019	0.0019	0.0019

10 Year Average	2012-2021
Quantity Standard	0.0017
Quality Standard	\$69,606
Service Standard	\$118

D.C. Amount (before deductions)	17 Year
Forecast Population	78,668
\$ per Capita	\$118
Eligible Amount	\$9,308,784



Table B-12  
Service Standard Calculation Sheet  
Parks and Recreation Services – Vehicles and Equipment  
No of Items

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
<b>Vehicles</b>											
D.01-01 - Car	2	1	-	-	-	-	-	-	-	-	\$33,000
D.01-02 - Sport Utility Vehicles (SUVs)	3	2	1	1	1	2	2	2	2	2	\$45,000
D.01-03 - Van	3	5	6	7	6	6	6	6	6	6	\$45,600
D.01-04 - Truck - Pick-up	12	11	11	13	11	11	11	11	11	11	\$42,900
D.01-05 - Truck - Mid-Size	9	9	9	9	9	11	11	11	11	12	\$90,000
D.01-07 - Garbage Packer	3	2	2	2	3	3	3	3	3	4	\$260,000
<b>Equipment</b>											
C.01-01 - Excavators	1	1	1	1	1	1	1	1	1	1	\$59,600
C.01-03 - Loaders	1	1	1	1	1	1	1	1	1	1	\$210,100
C.01-04 - Backhoes	1	1	2	2	2	2	2	2	2	2	\$145,500
C.01-06 - Multi-Purpose Tractors	7	7	7	10	10	8	8	8	8	8	\$143,700
C.01-07 - Outfront Mowers	5	5	6	6	5	5	5	5	5	5	\$115,000
C.01-08 - Ice Resurfacers	5	6	5	5	5	5	5	5	5	5	\$98,000
C.02-01 - Enclosed Trailer	2	4	5	6	7	7	7	7	7	7	\$11,900
C.02-02 - Trailers	3	3	4	5	5	5	5	5	5	5	\$9,400
C.02-04 - Utility Tractors	6	6	6	8	9	10	10	10	10	10	\$43,800
C.02-05 - Mowers	22	26	30	34	33	33	33	33	33	34	\$12,400
C.03-01 - Plows	3	4	4	4	3	2	2	2	2	5	\$11,000
Miscellaneous Equipment	45	54	60	65	68	74	74	74	74	74	\$18,600
<b>Total</b>	<b>133</b>	<b>148</b>	<b>160</b>	<b>179</b>	<b>179</b>	<b>186</b>	<b>186</b>	<b>186</b>	<b>186</b>	<b>192</b>	

Population	89,039	89,373	90,142	90,505	90,995	92,196	93,401	96,046	97,318	98,325
Per Capita Standard	0.0015	0.0017	0.0018	0.0020	0.0020	0.0020	0.0020	0.0019	0.0019	0.0020

10 Year Average	2012-2021
Quantity Standard	0.0019
Quality Standard	\$41,968
Service Standard	\$80

D.C. Amount (before deductions)	17 Year
Forecast Population	78,668
\$ per Capita	\$80
Eligible Amount	\$6,272,986



Table B-13  
Service Standard Calculation Sheet  
Parks and Recreation Services – Parkland Development  
Acres of Parkland

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Acre)
Village Green		0.6	0.6	0.6	1.4	1.4	1.4	1.4	1.4	1.4	\$665,000
Neighbourhood Active	152	157	157	157	157	157	157	157	157	157	\$410,000
Community Active	174	174	174	174	174	174	174	174	174	174	\$410,000
District Active	13	13	13	13	13	13	13	13	13	13	\$410,000
Passive Parkland	476	477	477	478	478	478	478	478	478	478	\$73,300
<b>Total</b>	<b>815</b>	<b>822</b>	<b>822</b>	<b>823</b>	<b>823</b>	<b>823</b>	<b>823</b>	<b>823</b>	<b>823</b>	<b>823</b>	

Population	89,039	89,373	90,142	90,505	90,995	92,196	93,401	96,046	97,318	98,325
Per Capita Standard	0.0092	0.0092	0.0091	0.0091	0.0090	0.0089	0.0088	0.0086	0.0085	0.0084

10 Year Average	2012-2021
Quantity Standard	0.0089
Quality Standard	\$214,109
Service Standard	\$1,906

D.C. Amount (before deductions)	17 Year
Forecast Population	78,668
\$ per Capita	\$1,906
Eligible Amount	\$149,907,381



Table B-14  
Service Standard Calculation Sheet  
Parks and Recreation Services - Parkland Trails  
Linear Metres of Paths and Trails

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/ Linear Metre)
Duffins Creek Trail: Ajax to Finch Ave.	630	630	630	630	630	630	630	630	630	630	\$120
Alex Robertson Park walk	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	\$120
Diana, Princess of Wales Park walk	2,074	2,074	2,074	2,074	2,074	2,074	2,074	2,074	2,074	2,074	\$120
Progress Frenchman's Bay East Park	330	330	330	330	330	330	330	330	330	330	\$120
Pine Creek Trail walkway - Kitley Ave. to Storrington St.	112	112	112	112	112	112	112	112	112	112	\$120
Pine Creek Trail walkway - Storrington Bridge	30	30	30	30	30	30	30	30	30	30	\$6,520
<b>Waterfront Trail system:</b>											
Peak Trail: Frisco Road to Beachfront Park	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	\$170
Peak Trail: Beachfront Park boardwalk	566	566	566	566	566	566	566	566	566	566	\$1,750
Peak Trail: Annland St., Liverpool to Front St.	190	190	190	190	190	190	190	190	190	190	\$170
Monarch Trail along Bayly St.: St. Martin's Dr. to West Shore CC	673	673	673	673	673	673	673	673	673	673	\$170
Monarch Trail: West Shore CC to Vistula Dr. (less bridge)	232	232	232	232	232	232	232	232	232	232	\$170
Monarch Trail: Amberlea Bridge	36	36	36	36	36	36	36	36	36	36	\$8,180
Monarch Trail: Elvira Court to Breezy Drive (Bruce Hanscombe Pa	486	486	486	486	486	486	486	486	486	486	\$170
Monarch Trail: Sunrise Ave. to Beachpoint Promenade	314	314	314	314	314	314	314	314	314	314	\$170
First Nations Trail: Marksbury to Rodd Ave. (less bridge)	324	324	324	324	324	324	324	324	324	324	\$170
First Nations Trail: Petticoat Creek Bridge	172	172	172	172	172	172	172	172	172	172	\$8,180
First Nations Trail: Rodd Ave. to Rouge River (less bridge)	642	642	642	642	642	642	642	642	642	642	\$170
First Nations Trail: Western Gateway Bridge	41	41	41	41	41	41	41	41	41	41	\$8,180
<b>Duffins Creek Trail system:</b>											
Duffins Creek Trail: Finch Ave. east of Brock Road	375	375	375	375	375	375	375	375	375	375	\$170
Duffins Creek Trail: Brockridge Park to Liverpool Road	2,189	2,189	2,189	2,189	2,189	2,189	2,189	2,189	2,189	2,189	\$170



Table B-14 (Cont'd)  
Service Standard Calculation Sheet  
Parks and Recreation Services - Parkland Trails  
Linear Metres of Paths and Trails

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/ Linear Metre)
<b>Multi-use paths:</b>											
Pickering Parkway: Village East Park to Liverpool Road						1,357	1,357	1,357	1,357	1,357	\$170
Brock Road: Pickering Parkway to Finch Ave.	205	205	205	705	705	705	705	705	705	705	\$170
Brock Road: Brockridge Park to Third Concession Road	1,763	1,763	1,763	1,763	1,763	1,763	1,763	1,763	1,763	1,763	\$170
Brock Road: Third Concession Road to north of Zents Drive (w. side)						1,515	1,515	1,515	1,515	1,515	\$170
Brock Road: Third Concession Road to north of Zents Drive (e. side)						1,515	1,515	1,515	1,515	1,515	\$170
Dersan Street: Brock Road to Tillings Road	388	388	388	388	388	388	388	388	388	388	\$170
Tillings Road: Dersan Street to Zents Drive			536	536	536	536	536	536	536	536	\$170
Zents Drive: Brock Road to Tillings Road		391	391	391	391	391	391	391	391	391	\$170
William Jackson Drive: Brock Road to Earl Grey Drive		500	500	500	500	997	997	997	997	997	\$170
Altona Road: Kingston Road to Strouds Lane	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543	\$170
<b>Total</b>	<b>18,326</b>	<b>19,217</b>	<b>19,753</b>	<b>20,253</b>	<b>20,253</b>	<b>25,137</b>	<b>25,137</b>	<b>25,137</b>	<b>25,137</b>	<b>25,137</b>	

Population	89,039	89,373	90,142	90,505	90,995	92,196	93,401	96,046	97,318	98,325
Per Capita Standard	0.2058	0.2150	0.2191	0.2238	0.2226	0.2726	0.2691	0.2617	0.2583	0.2557

10 Year Average	2012-2021
Quantity Standard	0.2404
Quality Standard	\$298
Service Standard	\$72

D.C. Amount (before deductions)	17 Year
Forecast Population	78,668
\$ per Capita	\$72
Eligible Amount	\$5,641,282



**Table B-15  
Service Standard Calculation Sheet  
Parks and Recreation Services - Facilities  
ft<sup>2</sup> of building area**

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Community Centres	132,766	132,766	132,766	130,716	131,616	131,616	131,616	131,616	131,616	131,616	\$738	\$929
Seniors Recreation Centres	10,850	10,850	10,850	10,850	10,850	10,850	10,850	10,850	10,850	10,850	\$738	\$929
Indoor Pools	35,650	35,650	35,650	35,650	35,650	35,650	35,650	35,650	35,650	35,650	\$337	\$487
Arenas	167,593	167,593	167,593	167,593	167,593	167,593	167,593	167,593	167,593	167,593	\$337	\$487
Fitness Facilities/Racquet Sports	61,909	61,909	61,909	61,909	61,909	61,909	61,909	61,909	61,909	61,909	\$337	\$487
Indoor Soccer Centre	-	-	105,293	105,293	105,293	105,293	105,293	105,293	105,293	105,293	\$81	\$205
Parks Drive Shed	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	\$49	\$170
Parks Storage Shed	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	\$30	\$149
935 Dillingham Rd. (Rental Storage Space)	4,400	4,400	4,400	4,400	4,400						\$227	\$366
Operations Centre <sup>1</sup> (shared)	9,966	9,966	9,966	13,841	13,841	13,841	13,841	13,841			\$227	\$366
New Operations Centre									33,699	33,699	\$316	\$464
<b>Total</b>	<b>427,604</b>	<b>427,604</b>	<b>532,897</b>	<b>534,722</b>	<b>535,622</b>	<b>531,222</b>	<b>531,222</b>	<b>531,222</b>	<b>551,080</b>	<b>551,080</b>		

<sup>1</sup> The City leased 10,000 sq.ft. of the Operations Centre to Durham Transit until 2014.

Population	89,039	89,373	90,142	90,505	90,995	92,196	93,401	96,046	97,318	98,325
Per Capita Standard	4.8024	4.7845	5.9117	5.9082	5.8863	5.7619	5.6875	5.5309	5.6627	5.6047

10 Year Average	2012-2021
Quantity Standard	5.5541
Quality Standard	\$558
Service Standard	\$3,099

D.C. Amount (before deductions)	17 Year
Forecast Population	78,668
\$ per Capita	\$3,099
Eligible Amount	\$243,753,585





Table B-16  
Service Standard Calculation Sheet  
Library Services - Facilities  
ft<sup>2</sup> of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Central Library	34,165	34,165	34,165	34,165	34,165	34,165	34,165	34,165	34,165	34,165	\$771	\$1,047
Claremont Branch	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	\$771	\$1,047
Greenwood Branch	4,900	4,900	4,900	4,900	-	-	-	-	-	-	\$771	\$1,047
Greenwood Branch Storage Facility					4,900	4,900	4,900	4,900	4,900	4,900	\$225	\$387
Whitevale Branch	900	-	-	-	-	-	-	-	-	-	\$771	\$1,047
George Ashe Branch (Formerly Petticoat Creek)	9,369	9,369	9,369	9,369	9,369	9,369	10,309	10,309	10,309	10,309	\$771	\$1,047
<b>Total</b>	<b>51,000</b>	<b>50,100</b>	<b>50,100</b>	<b>50,100</b>	<b>50,100</b>	<b>50,100</b>	<b>51,040</b>	<b>51,040</b>	<b>51,040</b>	<b>51,040</b>		

Population	89,039	89,373	90,142	90,505	90,995	92,196	93,401	96,046	97,318	98,325
Per Capita Standard	0.5728	0.5606	0.5558	0.5536	0.5506	0.5434	0.5465	0.5314	0.5245	0.5191

10 Year Average	2012-2021
Quantity Standard	0.5458
Quality Standard	\$1,009
Service Standard	\$551

D.C. Amount (before deductions)	17 Year
Forecast Population	78,668
\$ per Capita	\$551
Eligible Amount	\$43,342,921



Table B-17  
Service Standard Calculation Sheet  
Library Services – Collection Materials  
No of Items

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Books	183,883	198,883	229,907	192,347	166,535	158,517	153,034	150,830	127,584	147,338	\$24
Non-books	46,230	52,230	41,903	52,785	51,088	47,839	46,594	46,610	40,408	32,612	\$34
Magazine Titles	430	429	218	203	203	183	209	218	142	127	\$126
Electronic Collections	46,070	60,729	91,485	102,450	132,063	218,513	162,107	166,173	129,493	135,138	\$58
Electronic Products	29	29	28	27	18	23	16	18	17	19	\$8,424
<b>Total</b>	<b>276,642</b>	<b>312,300</b>	<b>363,541</b>	<b>347,812</b>	<b>349,907</b>	<b>425,075</b>	<b>361,960</b>	<b>363,849</b>	<b>297,644</b>	<b>315,234</b>	

Population	89,039	89,373	90,142	90,505	90,995	92,196	93,401	96,046	97,318	98,325
Per Capita Standard	3.1070	3.4943	4.0330	3.8430	3.8453	4.6106	3.8753	3.7883	3.0585	3.2060

10 Year Average	2012-2021
Quantity Standard	3.6861
Quality Standard	\$38
Service Standard	\$141

D.C. Amount (before deductions)	17 Year
Forecast Population	78,668
\$ per Capita	\$141
Eligible Amount	\$11,098,481



Table B-18  
Service Standard Calculation Sheet  
Library Services – Vehicles  
No of Vehicles

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Vans	1	1	1	1	1	1	1	1	1	1	\$32,100
<b>Total</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	

Population	89,039	89,373	90,142	90,505	90,995	92,196	93,401	96,046	97,318	98,325
Per Capita Standard (per 1,000)	0.0112	0.0112	0.0111	0.0110	0.0110	0.0108	0.0107	0.0104	0.0103	0.0102

10 Year Average	2012-2021
Quantity Standard (per 1,000)	0.0108
Quality Standard	\$32
Service Standard	\$0

D.C. Amount (before deductions)	17 Year
Forecast Population	78,668
\$ per Capita	\$0
Eligible Amount	\$27,534



# Appendix C

## D.C. Cash Flow Calculations



**Table C-1  
Cash Flow Calculation  
Fire Protection Services  
Residential per capita**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Population Growth	\$330.20	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		Per Capita per Year Inflated at (3%) Starting in 2022				D.C. Reserve Fund Interest Earnings/ (Cost)	
2022	(6,470,363)	8,585,592	8,585,592		430,411	2,573	330.20	849,575	6,741,981	(7,894,811)	(215,478)	(8,110,288)
2023	(8,110,288)	2,845,458	2,930,822		438,364	5,146	340.11	1,750,124	443,898	(9,285,451)	(260,936)	(9,546,387)
2024	(9,546,387)	2,174,942	2,307,396		468,234	5,146	350.31	1,802,628	2,307,396	(8,211,993)	(266,376)	(8,478,369)
2025	(8,478,369)	-	-		633,340	5,146	360.82	1,856,707	-	(7,255,002)	(236,001)	(7,491,003)
2026	(7,491,003)	4,664,439	5,249,867		633,550	5,146	371.64	1,912,408	5,249,867	(6,212,145)	(205,547)	(6,417,692)
2027	(6,417,692)	-	-		1,060,584	4,943	382.79	1,892,111	-	(5,586,165)	(180,058)	(5,766,223)
2028	(5,766,223)	-	-		1,060,614	4,740	394.28	1,868,876	-	(4,957,962)	(160,863)	(5,118,825)
2029	(5,118,825)	-	-		1,060,970	4,740	406.11	1,924,942	-	(4,254,853)	(140,605)	(4,395,458)
2030	(4,395,458)	-	-		1,060,873	4,740	418.29	1,982,690	-	(3,473,641)	(118,036)	(3,591,677)
2031	(3,591,677)	-	-		1,061,059	4,740	430.84	2,042,171	-	(2,610,565)	(93,034)	(2,703,599)
2032	(2,703,599)	-	-		1,060,746	4,694	443.76	2,083,006	-	(1,681,339)	(65,774)	(1,747,113)
2033	(1,747,113)	-	-		1,060,671	4,648	457.08	2,124,454	-	(683,330)	(36,457)	(719,787)
2034	(719,787)	-	-		1,060,799	4,648	470.79	2,188,188	-	407,602	(4,683)	402,919
2035	402,919	-	-		1,060,342	4,648	484.91	2,253,833	-	1,596,411	9,997	1,606,407
2036	1,606,407	-	-		1,060,212	4,648	499.46	2,321,448	-	2,867,644	22,370	2,890,014
2037	2,890,014	-	-		1,060,380	3,910	514.44	2,011,724	-	3,841,357	33,657	3,875,014
2038	3,875,014	-	-		1,060,064	3,173	529.88	1,681,326	-	4,496,276	41,856	4,538,133
2039	4,538,133	-	-		5,426,593	1,587	545.77	865,883	-	(22,578)	22,578	0
<b>Total</b>		<b>18,270,432</b>	<b>19,073,678</b>	<b>-</b>	<b>20,757,807</b>	<b>79,015</b>		<b>33,412,093</b>	<b>14,743,143</b>		<b>(1,853,389)</b>	

Note: Numbers may not add due to rounding



Table C-2  
Cash Flow Calculation  
Fire Protection Services  
Non-Residential Seaton Prestige Employment Land per net ha

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Net Hectares	\$18,492.10	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3% D.C. Reserve Fund Interest Earnings / (Cost)	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		per net ha per Year Inflated at (3%) Starting in 2022					
2022	(895,101)	1,187,719	1,187,719		59,542	4	18,492.098	64,722	932,676	(1,144,963)	(30,601)	(1,175,564)
2023	(1,175,564)	393,637	405,446		60,643	7	19,046.861	133,328	61,408	(1,446,916)	(39,337)	(1,486,254)
2024	(1,486,254)	300,878	319,202		64,775	7	19,618.267	137,328	319,202	(1,413,700)	(43,499)	(1,457,200)
2025	(1,457,200)	-	-		87,615	7	20,206.815	141,448	-	(1,403,367)	(42,909)	(1,446,276)
2026	(1,446,276)	645,272	726,259		87,644	7	20,813.019	145,691	726,259	(1,388,229)	(42,518)	(1,430,747)
2027	(1,430,747)	-	-		146,720	11	21,437.410	229,548	-	(1,347,918)	(41,680)	(1,389,598)
2028	(1,389,598)	-	-		146,724	11	22,080.532	241,826	-	(1,294,496)	(40,261)	(1,334,758)
2029	(1,334,758)	-	-		146,773	11	22,742.948	249,080	-	(1,232,450)	(38,508)	(1,270,958)
2030	(1,270,958)	-	-		146,760	11	23,425.237	256,553	-	(1,161,165)	(36,482)	(1,197,647)
2031	(1,197,647)	-	-		146,785	11	24,127.994	264,249	-	(1,080,183)	(34,167)	(1,114,351)
2032	(1,114,351)	-	-		146,742	12	24,851.834	289,455	-	(971,638)	(31,290)	(1,002,928)
2033	(1,002,928)	-	-		146,732	12	25,597.389	315,934	-	(833,726)	(27,550)	(861,275)
2034	(861,275)	-	-		146,749	12	26,365.310	325,412	-	(682,613)	(23,158)	(705,771)
2035	(705,771)	-	-		146,686	12	27,156.270	335,175	-	(517,282)	(18,346)	(535,628)
2036	(535,628)	-	-		146,668	12	27,970.958	345,230	-	(337,067)	(13,090)	(350,157)
2037	(350,157)	-	-		146,691	16	28,810.086	473,319	-	(23,529)	(5,605)	(29,135)
2038	(29,135)	-	-		146,648	21	29,674.389	608,783	-	433,000	2,019	435,020
2039	435,020	-	-		750,707	10	30,564.621	313,523	-	(2,164)	2,164	0
<b>Total</b>		<b>2,527,505</b>	<b>2,638,625</b>	<b>-</b>	<b>2,871,605</b>	<b>194</b>		<b>4,870,604</b>	<b>2,039,545</b>		<b>(504,818)</b>	

Note: Numbers may not add due to rounding



**Table C-3  
Cash Flow Calculation  
Fire Protection Services  
Non-Residential per ft<sup>2</sup>**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.53	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		per sq.ft. per Year Inflated at (3%) Starting in 2022				D.C. Reserve Fund Interest Earnings /(Cost)	
2022	(1,037,605)	1,376,809	1,376,809		69,022	170,996	0.531	90,741	1,081,163	(1,311,533)	(35,237)	(1,346,770)
2023	(1,346,770)	456,305	469,995		70,297	341,992	0.547	186,926	71,185	(1,628,951)	(44,636)	(1,673,586)
2024	(1,673,586)	348,780	370,020		75,087	341,992	0.563	192,534	370,020	(1,556,139)	(48,446)	(1,604,585)
2025	(1,604,585)	-	-		101,564	341,992	0.580	198,310	-	(1,507,839)	(46,686)	(1,554,526)
2026	(1,554,526)	748,002	841,883		101,598	341,992	0.597	204,259	841,883	(1,451,864)	(45,096)	(1,496,960)
2027	(1,496,960)	-	-		170,078	378,767	0.615	233,011	-	(1,434,027)	(43,965)	(1,477,992)
2028	(1,477,992)	-	-		170,083	415,543	0.634	263,303	-	(1,384,772)	(42,941)	(1,427,713)
2029	(1,427,713)	-	-		170,140	415,543	0.653	271,202	-	(1,326,651)	(41,315)	(1,367,967)
2030	(1,367,967)	-	-		170,124	415,543	0.672	279,338	-	(1,258,753)	(39,401)	(1,298,153)
2031	(1,298,153)	-	-		170,154	415,543	0.692	287,719	-	(1,180,589)	(37,181)	(1,217,770)
2032	(1,217,770)	-	-		170,104	438,507	0.713	312,727	-	(1,075,147)	(34,394)	(1,109,541)
2033	(1,109,541)	-	-		170,092	461,471	0.735	338,978	-	(940,656)	(30,753)	(971,409)
2034	(971,409)	-	-		170,113	461,471	0.757	349,147	-	(792,374)	(26,457)	(818,831)
2035	(818,831)	-	-		170,039	461,471	0.779	359,621	-	(629,249)	(21,721)	(650,970)
2036	(650,970)	-	-		170,019	461,471	0.803	370,410	-	(450,579)	(16,523)	(467,102)
2037	(467,102)	-	-		170,045	668,229	0.827	552,461	-	(84,687)	(8,277)	(92,964)
2038	(92,964)	-	-		169,995	874,988	0.852	745,101	-	482,142	1,946	484,088
2039	484,088	-	-		870,223	437,494	0.877	383,727	-	(2,408)	2,408	0
<b>Total</b>		<b>2,929,896</b>	<b>3,058,707</b>	<b>-</b>	<b>3,328,779</b>	<b>7,845,000</b>		<b>5,619,515</b>	<b>2,364,251</b>		<b>(558,675)</b>	

Note: Numbers may not add due to rounding



Table C-4  
Cash Flow Calculation  
By-law Enforcement Services  
Residential per capita

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Population Growth	\$28.75	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		Per Capita per Year Inflated at (3%) Starting in 2022				D.C. Reserve Fund Interest Earnings/ (Cost)	
2022	-	-	-	-	-	2,573	28.75	73,961	-	73,961	370	74,331
2023	74,331	2,194,003	2,259,823	-	-	5,146	29.61	152,360	2,259,823	226,692	1,505	228,197
2024	228,197	-	-	-	150,774	5,146	30.50	156,931	-	234,353	2,313	236,666
2025	236,666	-	-	-	150,774	5,146	31.41	161,639	-	247,531	2,421	249,952
2026	249,952	-	-	-	150,774	5,146	32.35	166,488	-	265,666	2,578	268,244
2027	268,244	-	-	-	150,774	4,943	33.32	164,721	-	282,191	2,752	284,943
2028	284,943	-	-	-	150,774	4,740	34.32	162,699	-	296,867	2,909	299,776
2029	299,776	-	-	-	150,774	4,740	35.35	167,579	-	316,582	3,082	319,663
2030	319,663	-	-	-	150,774	4,740	36.41	172,607	-	341,496	3,306	344,802
2031	344,802	-	-	-	150,774	4,740	37.51	177,785	-	371,812	3,583	375,395
2032	375,395	-	-	-	150,774	4,694	38.63	181,340	-	405,961	3,907	409,868
2033	409,868	-	-	-	150,774	4,648	39.79	184,948	-	444,042	4,270	448,312
2034	448,312	-	-	-	150,774	4,648	40.99	190,497	-	488,034	4,682	492,716
2035	492,716	-	-	-	150,774	4,648	42.21	196,212	-	538,153	5,154	543,307
2036	543,307	-	-	-	150,774	4,648	43.48	202,098	-	594,631	5,690	600,321
2037	600,321	-	-	-	150,774	3,910	44.79	175,134	-	624,681	6,125	630,806
2038	630,806	-	-	-	150,774	3,173	46.13	146,371	-	626,403	6,286	632,689
2039	632,689	-	-	-	711,218	1,587	47.51	75,381	-	(3,148)	3,148	(0)
<b>Total</b>		<b>2,194,003</b>	<b>2,259,823</b>	<b>-</b>	<b>2,972,833</b>	<b>79,015</b>		<b>2,908,754</b>	<b>2,259,823</b>		<b>64,079</b>	

Note: Numbers may not add due to rounding





Table C-5  
Cash Flow Calculation  
By-law Enforcement Services  
Non-Residential Seaton Prestige Employment Land per net ha

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Net Hectares	\$1,563.44 per net ha per Year Inflated at (3%) Starting in 2022	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		D.C. Reserve Fund Interest Earnings / (Cost)					
2022	-	-	-	-	-	4	1,563.435	5,472	-	5,472	27	5,499
2023	5,499	303,515	312,621	-	-	7	1,610.338	11,272	312,621	16,772	111	16,883
2024	16,883	-	-	-	20,858	7	1,658.648	11,611	-	7,636	123	7,758
2025	7,758	-	-	-	20,858	7	1,708.408	11,959	-	(1,141)	33	(1,108)
2026	(1,108)	-	-	-	20,858	7	1,759.660	12,318	-	(9,648)	(161)	(9,809)
2027	(9,809)	-	-	-	20,858	11	1,812.450	19,407	-	(11,260)	(316)	(11,576)
2028	(11,576)	-	-	-	20,858	11	1,866.823	20,445	-	(11,988)	(353)	(12,342)
2029	(12,342)	-	-	-	20,858	11	1,922.828	21,059	-	(12,141)	(367)	(12,508)
2030	(12,508)	-	-	-	20,858	11	1,980.513	21,691	-	(11,675)	(363)	(12,038)
2031	(12,038)	-	-	-	20,858	11	2,039.928	22,341	-	(10,555)	(339)	(10,894)
2032	(10,894)	-	-	-	20,858	12	2,101.126	24,472	-	(7,279)	(273)	(7,552)
2033	(7,552)	-	-	-	20,858	12	2,164.160	26,711	-	(1,699)	(139)	(1,838)
2034	(1,838)	-	-	-	20,858	12	2,229.085	27,512	-	4,817	15	4,832
2035	4,832	-	-	-	20,858	12	2,295.957	28,338	-	12,311	86	12,397
2036	12,397	-	-	-	20,858	12	2,364.836	29,188	-	20,727	166	20,893
2037	20,893	-	-	-	20,858	16	2,435.781	40,017	-	40,052	305	40,357
2038	40,357	-	-	-	20,858	21	2,508.855	51,470	-	70,969	557	71,526
2039	71,526	-	-	-	98,389	10	2,584.120	26,507	-	(356)	356	0
<b>Total</b>		<b>303,515</b>	<b>312,621</b>	<b>-</b>	<b>411,257</b>	<b>194</b>		<b>411,791</b>	<b>312,621</b>		<b>(533)</b>	

Note: Numbers may not add due to rounding



**Table C-6  
Cash Flow Calculation  
By-law Enforcement Services  
Non-Residential per ft<sup>2</sup>**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.04 per sq.ft. per Year Inflated at (3%) Starting in 2022	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		D.C. Reserve Fund Interest Earnings / (Cost)					
2022	-	-	-	-	-	170,996	0.045	7,678	-	7,678	38	7,716
2023	7,716	351,836	362,391	-	-	341,992	0.046	15,817	362,391	23,533	156	23,689
2024	23,689	-	-	24,179	24,179	341,992	0.048	16,291	-	15,802	197	15,999
2025	15,999	-	-	24,179	24,179	341,992	0.049	16,780	-	8,600	123	8,723
2026	8,723	-	-	24,179	24,179	341,992	0.051	17,283	-	1,828	53	1,880
2027	1,880	-	-	24,179	24,179	378,767	0.052	19,716	-	(2,582)	(11)	(2,593)
2028	(2,593)	-	-	24,179	24,179	415,543	0.054	22,279	-	(4,492)	(106)	(4,599)
2029	(4,599)	-	-	24,179	24,179	415,543	0.055	22,947	-	(5,830)	(156)	(5,986)
2030	(5,986)	-	-	24,179	24,179	415,543	0.057	23,636	-	(6,529)	(188)	(6,717)
2031	(6,717)	-	-	24,179	24,179	415,543	0.059	24,345	-	(6,550)	(199)	(6,749)
2032	(6,749)	-	-	24,179	24,179	438,507	0.060	26,461	-	(4,467)	(168)	(4,635)
2033	(4,635)	-	-	24,179	24,179	461,471	0.062	28,682	-	(131)	(71)	(203)
2034	(203)	-	-	24,179	24,179	461,471	0.064	29,543	-	5,161	25	5,186
2035	5,186	-	-	24,179	24,179	461,471	0.066	30,429	-	11,436	83	11,519
2036	11,519	-	-	24,179	24,179	461,471	0.068	31,342	-	18,682	151	18,833
2037	18,833	-	-	24,179	24,179	668,229	0.070	46,746	-	41,401	301	41,702
2038	41,702	-	-	24,179	24,179	874,988	0.072	63,046	-	80,569	611	81,180
2039	81,180	-	-	114,053	114,053	437,494	0.074	32,469	-	(404)	404	0
<b>Total</b>		<b>351,836</b>	<b>362,391</b>	<b>-</b>	<b>476,732</b>	<b>7,845,000</b>		<b>475,488</b>	<b>362,391</b>		<b>1,243</b>	

Note: Numbers may not add due to rounding



**Table C-7  
Cash Flow Calculation  
Transportation Services  
Residential per capita**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Population Growth	\$3,780.20	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		Per Capita per Year Inflated at (3%) Starting in 2022				D.C. Reserve Fund Interest Earnings/ (Cost)	
2022	19,222,183	13,091,291	13,091,291		-	717	3,780.20	2,708,889	311,648	9,151,430	141,868	9,293,298
2023	9,293,298	13,495,086	13,899,939		19,374	1,433	3,893.60	5,580,312	320,998	1,275,295	52,843	1,328,138
2024	1,328,138	18,218,450	19,327,954		40,790	1,433	4,010.41	5,747,721	3,207,375	(9,085,510)	(116,361)	(9,201,870)
2025	(9,201,870)	2,194,138	2,397,594		269,950	1,433	4,130.72	5,920,153	340,547	(5,608,715)	(222,159)	(5,830,874)
2026	(5,830,874)	10,930,220	12,302,059		295,949	1,433	4,254.65	6,097,757	350,763	(11,980,361)	(267,169)	(12,247,530)
2027	(12,247,530)	5,297,985	6,141,817		324,502	1,214	4,382.28	5,321,408	-	(13,392,441)	(384,600)	(13,777,040)
2028	(13,777,040)	5,297,985	6,326,071		324,502	995	4,513.75	4,492,990	-	(15,934,624)	(445,675)	(16,380,299)
2029	(16,380,299)	5,297,985	6,515,854		324,502	995	4,649.17	4,627,779	-	(18,592,875)	(524,598)	(19,117,472)
2030	(19,117,472)	5,297,985	6,711,329		324,502	995	4,788.64	4,766,613	-	(21,386,691)	(607,562)	(21,994,253)
2031	(21,994,253)	5,297,985	6,912,669		324,502	995	4,932.30	4,909,611	-	(24,321,813)	(694,741)	(25,016,554)
2032	(25,016,554)	5,297,985	7,120,049		324,502	1,338	5,080.27	6,795,389	-	(25,665,716)	(760,234)	(26,425,951)
2033	(26,425,951)	5,297,985	7,333,651		324,502	1,680	5,232.68	8,789,894	-	(25,294,209)	(775,802)	(26,070,012)
2034	(26,070,012)	5,297,985	7,553,660		324,502	1,680	5,389.66	9,053,591	-	(24,894,583)	(764,469)	(25,659,052)
2035	(25,659,052)	5,297,985	7,780,270		324,502	1,680	5,551.35	9,325,198	-	(24,438,625)	(751,465)	(25,190,090)
2036	(25,190,090)	5,297,985	8,013,678		324,502	1,680	5,717.89	9,604,954	-	(23,923,316)	(736,701)	(24,660,017)
2037	(24,660,017)	5,297,985	8,254,088		324,502	2,844	5,889.42	16,747,042	-	(16,491,565)	(617,274)	(17,108,839)
2038	(17,108,839)	5,297,985	8,501,711		324,502	4,007	6,066.11	24,309,010	-	(1,626,042)	(281,023)	(1,907,065)
2039	(1,907,065)	5,297,985	8,756,762		1,827,130	2,004	6,248.09	12,519,140	-	28,183	(28,183)	(0)
<b>Total</b>		<b>126,802,994</b>	<b>156,940,446</b>		<b>-</b>	<b>28,557</b>		<b>147,317,452</b>	<b>4,531,331</b>		<b>(7,783,304)</b>	

Note: Numbers may not add due to rounding



**Table C-8  
Cash Flow Calculation  
Transportation Services  
Non-Residential per ft<sup>2</sup>**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$4.73 per sq.ft. per Year Inflated at (3%) Starting in 2022	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		D.C. Reserve Fund Interest Earnings / (Cost)					
2022	3,937,074	2,681,349	2,681,349			92,020	4,725	434,839	63,832	1,754,396	28,457	1,782,853
2023	1,782,853	2,764,054	2,846,975		3,968	184,040	4,867	895,769	65,747	(106,575)	8,381	(98,193)
2024	(98,193)	3,731,490	3,958,738		8,355	184,040	5,013	922,642	656,932	(2,485,711)	(38,759)	(2,524,470)
2025	(2,524,470)	449,402	491,073		55,291	184,040	5,164	950,321	69,751	(2,050,763)	(68,628)	(2,119,391)
2026	(2,119,391)	2,238,720	2,519,699		60,616	184,040	5,319	978,831	71,843	(3,649,032)	(86,526)	(3,735,558)
2027	(3,735,558)	1,085,129	1,257,962		66,464	217,130	5,478	1,189,467	-	(3,870,518)	(114,091)	(3,984,609)
2028	(3,984,609)	1,085,129	1,295,701		66,464	250,220	5,642	1,411,861	-	(3,934,914)	(118,793)	(4,053,707)
2029	(4,053,707)	1,085,129	1,334,572		66,464	250,220	5,812	1,454,217	-	(4,000,526)	(120,813)	(4,121,340)
2030	(4,121,340)	1,085,129	1,374,610		66,464	250,220	5,986	1,497,843	-	(4,064,571)	(122,789)	(4,187,359)
2031	(4,187,359)	1,085,129	1,415,848		66,464	250,220	6,166	1,542,779	-	(4,126,893)	(124,714)	(4,251,607)
2032	(4,251,607)	1,085,129	1,458,323		66,464	262,689	6,351	1,668,251	-	(4,108,143)	(125,396)	(4,233,539)
2033	(4,233,539)	1,085,129	1,502,073		66,464	275,159	6,541	1,799,863	-	(4,002,214)	(123,536)	(4,125,750)
2034	(4,125,750)	1,085,129	1,547,135		66,464	275,159	6,737	1,853,859	-	(3,885,490)	(120,169)	(4,005,659)
2035	(4,005,659)	1,085,129	1,593,549		66,464	275,159	6,940	1,909,475	-	(3,756,198)	(116,428)	(3,872,626)
2036	(3,872,626)	1,085,129	1,641,356		66,464	275,159	7,148	1,966,759	-	(3,613,687)	(112,295)	(3,725,981)
2037	(3,725,981)	1,085,129	1,690,596		66,464	420,231	7,362	3,093,805	-	(2,389,237)	(91,728)	(2,480,965)
2038	(2,480,965)	1,085,129	1,741,314		66,464	565,303	7,583	4,286,703	-	(2,041)	(37,245)	(39,286)
2039	(39,286)	1,085,129	1,793,554		374,231	282,651	7,811	2,207,652	-	581	(581)	-
<b>Total</b>		<b>25,971,697</b>	<b>32,144,429</b>		<b>-</b>	<b>4,677,700</b>		<b>30,064,936</b>	<b>928,104</b>		<b>(1,485,652)</b>	

Note: Numbers may not add due to rounding



**Table C-9  
Cash Flow Calculation  
Other Services Related to a Highway  
Residential per capita**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Population Growth	\$209.62	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		Per Capita per Year Inflated at (3%) Starting in 2022				D.C. Reserve Fund Interest Earnings/ (Cost)	
2022	(1,243,303)	1,003,372	1,003,372	316,894	-	2,573	209.62	539,322	-	(2,024,246)	(49,013)	(2,073,260)
2023	(2,073,260)	4,102,622	4,225,700	316,744	-	5,146	215.91	1,111,004	3,521,364	(1,983,336)	(60,849)	(2,044,185)
2024	(2,044,185)	2,397,072	2,543,053	315,611	234,944	5,146	222.38	1,144,334	2,450,679	(1,542,780)	(53,804)	(1,596,584)
2025	(1,596,584)	87,072	95,145	318,007	410,039	5,146	229.05	1,178,664	-	(1,241,112)	(42,565)	(1,283,677)
2026	(1,283,677)	717,702	807,779	316,805	410,039	5,146	235.93	1,214,024	303,325	(1,300,952)	(38,769)	(1,339,722)
2027	(1,339,722)	20,097	23,298	316,477	434,731	4,943	243.00	1,201,139	-	(913,089)	(33,792)	(946,881)
2028	(946,881)	-	-	316,323	434,731	4,740	250.29	1,186,389	-	(511,546)	(21,876)	(533,422)
2029	(533,422)	-	-	316,219	434,731	4,740	257.80	1,221,981	-	(62,392)	(8,937)	(71,329)
2030	(71,329)	-	-	316,150	434,731	4,740	265.54	1,258,640	-	436,430	1,826	438,256
2031	438,256	283,444	369,830	316,201	434,731	4,740	273.50	1,296,399	-	613,892	5,261	619,153
2032	619,153	283,444	380,925	315,972	434,731	4,694	281.71	1,322,322	-	809,847	7,145	816,992
2033	816,992	283,444	392,353	315,715	434,731	4,648	290.16	1,348,634	-	1,022,827	9,199	1,032,027
2034	1,032,027	283,444	404,124	315,543	434,731	4,648	298.86	1,389,093	-	1,266,722	11,494	1,278,216
2035	1,278,216	283,444	416,247	315,416	434,731	4,648	307.83	1,430,766	-	1,542,588	14,104	1,556,692
2036	1,556,692	283,444	428,735	315,441	434,731	4,648	317.06	1,473,689	-	1,851,474	17,041	1,868,514
2037	1,868,514	283,444	441,597	314,976	434,731	3,910	326.58	1,277,071	-	1,954,281	19,114	1,973,395
2038	1,973,395	283,444	454,845	-	434,731	3,173	336.37	1,067,330	-	2,151,149	20,623	2,171,772
2039	2,171,772	283,444	468,490	-	2,263,762	1,587	346.46	549,675	-	(10,805)	10,805	-
<b>Total</b>		<b>10,878,933</b>	<b>12,455,495</b>	<b>5,058,497</b>	<b>8,535,554</b>	<b>79,015</b>		<b>21,210,478</b>	<b>6,275,368</b>		<b>(192,997)</b>	

Note: Numbers may not add due to rounding



**Table C-10**  
**Cash Flow Calculation**  
**Other Services Related to a Highway**  
**Non-Residential Seaton Prestige Employment Land per net ha**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Net Hectares	\$11,695.36 per net ha per Year Inflated at (3%) Starting in 2022	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		D.C. Reserve Fund Interest Earnings / (Cost)					
2022	(171,997)	138,805	138,805	43,839	-	4	11,695.362	40,934	-	(313,707)	(7,286)	(320,992)
2023	(320,992)	567,551	584,577	43,818	-	7	12,046.223	84,324	487,140	(377,923)	(10,484)	(388,407)
2024	(388,407)	331,607	351,802	43,661	32,502	7	12,407.609	86,853	339,023	(390,496)	(11,684)	(402,179)
2025	(402,179)	12,045	13,162	43,993	56,724	7	12,779.838	89,459	-	(426,600)	(12,432)	(439,031)
2026	(439,031)	99,286	111,747	43,826	56,724	7	13,163.233	92,143	41,961	(517,225)	(14,344)	(531,569)
2027	(531,569)	2,780	3,223	43,781	60,140	11	13,558.130	145,178	-	(493,534)	(15,377)	(508,911)
2028	(508,911)	-	-	43,760	60,140	11	13,964.874	152,943	-	(459,868)	(14,532)	(474,399)
2029	(474,399)	-	-	43,745	60,140	11	14,383.820	157,531	-	(420,753)	(13,427)	(434,181)
2030	(434,181)	-	-	43,736	60,140	11	14,815.334	162,257	-	(375,799)	(12,150)	(387,949)
2031	(387,949)	39,211	51,162	43,743	60,140	11	15,259.794	167,125	-	(375,869)	(11,457)	(387,326)
2032	(387,326)	39,211	52,697	43,711	60,140	12	15,717.588	183,066	-	(360,808)	(11,222)	(372,030)
2033	(372,030)	39,211	54,278	43,676	60,140	12	16,189.116	199,813	-	(330,310)	(10,535)	(340,845)
2034	(340,845)	39,211	55,906	43,652	60,140	12	16,674.789	205,808	-	(294,735)	(9,534)	(304,269)
2035	(304,269)	39,211	57,583	43,634	60,140	12	17,175.033	211,982	-	(253,644)	(8,369)	(262,013)
2036	(262,013)	39,211	59,311	43,638	60,140	12	17,690.284	218,341	-	(206,760)	(7,032)	(213,791)
2037	(213,791)	39,211	61,090	43,573	60,140	16	18,220.993	299,352	-	(79,243)	(4,396)	(83,639)
2038	(83,639)	39,211	62,923	-	60,140	21	18,767.622	385,026	-	178,325	473	178,798
2039	178,798	39,211	64,810	-	313,166	10	19,330.651	198,288	-	(890)	890	(0)
<b>Total</b>		<b>1,504,976</b>	<b>1,723,075</b>	<b>699,785</b>	<b>1,180,796</b>	<b>194</b>		<b>3,080,423</b>	<b>868,125</b>		<b>(172,894)</b>	

Note: Numbers may not add due to rounding



**Table C-11**  
**Cash Flow Calculation**  
**Other Services Related to a Highway**  
**Non-Residential per ft<sup>2</sup>**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.34 per sq.ft. per Year Inflated at (3%) Starting in 2022	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		D.C. Reserve Fund Interest Earnings /(Cost)					
2022	(199,379)	160,903	160,903	50,818	-	170,996	0.336	57,389	-	(353,712)	(8,296)	(362,008)
2023	(362,008)	657,908	677,645	50,794	-	341,992	0.346	118,222	564,696	(407,529)	(11,543)	(419,072)
2024	(419,072)	384,401	407,811	50,612	37,676	341,992	0.356	121,769	392,998	(400,406)	(12,292)	(412,698)
2025	(412,698)	13,963	15,258	50,996	65,755	341,992	0.367	125,422	-	(419,286)	(12,480)	(431,765)
2026	(431,765)	115,093	129,538	50,804	50,804	341,992	0.378	129,184	48,642	(500,036)	(13,977)	(514,013)
2027	(514,013)	3,223	3,736	50,751	69,715	378,767	0.389	147,368	-	(490,847)	(15,073)	(505,919)
2028	(505,919)	-	-	50,726	69,715	415,543	0.401	166,527	-	(459,834)	(14,486)	(474,320)
2029	(474,320)	-	-	50,710	69,715	415,543	0.413	171,522	-	(423,222)	(13,463)	(436,685)
2030	(436,685)	-	-	50,699	69,715	415,543	0.425	176,668	-	(380,431)	(12,257)	(392,687)
2031	(392,687)	45,454	59,307	50,707	69,715	415,543	0.438	181,968	-	(390,448)	(11,747)	(402,195)
2032	(402,195)	45,454	61,086	50,670	69,715	438,507	0.451	197,785	-	(385,881)	(11,821)	(397,702)
2033	(397,702)	45,454	62,919	50,629	69,715	461,471	0.465	214,387	-	(366,577)	(11,464)	(378,041)
2034	(378,041)	45,454	64,806	50,601	69,715	461,471	0.479	220,819	-	(342,345)	(10,806)	(353,151)
2035	(353,151)	45,454	66,751	50,581	69,715	461,471	0.493	227,443	-	(312,754)	(9,989)	(322,743)
2036	(322,743)	45,454	68,753	50,585	69,715	461,471	0.508	234,266	-	(277,529)	(9,004)	(286,533)
2037	(286,533)	45,454	70,816	50,510	-	668,229	0.523	349,405	-	(128,169)	(6,221)	(134,390)
2038	(134,390)	45,454	72,940	-	69,715	874,988	0.539	471,240	-	194,196	299	194,495
2039	194,495	45,454	75,128	-	363,023	437,494	0.555	242,689	-	(968)	968	0
<b>Total</b>		<b>1,744,576</b>	<b>1,997,397</b>	<b>811,194</b>	<b>1,368,785</b>	<b>7,845,000</b>		<b>3,554,073</b>	<b>1,006,335</b>		<b>(183,652)</b>	

Note: Numbers may not add due to rounding



**Table C-12  
Cash Flow Calculation  
Parks and Recreation Services  
Residential per capita**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Population Growth	\$3,727.28	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		Per Capita per Year Inflated at (3%) Starting in 2022				D.C. Reserve Fund Interest Earnings/ (Cost)	
2022	27,034,844	41,947,530	41,947,530	249,967	-	2,573	3,727.28	9,589,918	38,620,299	33,047,564	300,412	33,347,976
2023	33,347,976	41,664,482	42,914,417	249,848	2,372,854	5,146	3,839.10	19,755,230	33,859,575	41,425,661	373,868	41,799,529
2024	41,799,529	59,731,399	63,369,041	248,955	4,631,950	5,146	3,954.27	20,347,887	46,613,547	40,511,018	411,553	40,922,570
2025	40,922,570	15,197,654	16,606,887	250,844	7,962,382	5,146	4,072.90	20,958,324	-	37,060,781	389,917	37,450,698
2026	37,450,698	81,823,716	92,093,313	249,896	7,962,382	5,146	4,195.09	21,587,073	77,593,410	36,325,590	368,881	36,694,471
2027	36,694,471	7,009,425	8,125,845	249,638	14,278,740	4,943	4,320.94	21,357,967	-	35,398,215	360,463	35,758,679
2028	35,758,679	4,776,063	5,702,868	249,516	14,278,740	4,740	4,450.57	21,095,686	-	36,623,240	361,910	36,985,149
2029	36,985,149	4,118,449	5,065,173	249,434	14,278,740	4,740	4,584.08	21,728,557	-	39,120,359	380,528	39,500,887
2030	39,500,887	18,623,318	23,591,462	249,380	14,278,740	4,740	4,721.61	22,380,413	-	23,761,718	316,313	24,078,031
2031	24,078,031	6,741,022	8,795,505	249,420	14,278,740	4,740	4,863.25	23,051,826	-	23,806,192	239,421	24,045,613
2032	24,045,613	5,105,213	6,860,979	249,239	14,278,740	4,694	5,009.15	23,512,774	-	26,169,428	251,075	26,420,504
2033	26,420,504	1,150,838	1,593,029	249,036	14,278,740	4,648	5,159.43	23,980,633	-	34,280,331	303,504	34,583,835
2034	34,583,835	1,150,838	1,640,820	248,901	14,278,740	4,648	5,314.21	24,700,052	-	43,115,426	388,496	43,503,922
2035	43,503,922	1,150,838	1,690,044	248,801	14,278,740	4,648	5,473.64	25,441,053	-	52,727,390	481,157	53,208,547
2036	53,208,547	1,150,838	1,740,746	248,820	14,278,740	4,648	5,637.84	26,204,285	-	63,144,525	581,765	63,726,291
2037	63,726,291	1,150,838	1,792,968	248,454	14,278,740	3,910	5,806.98	22,708,142	-	70,114,270	669,203	70,783,473
2038	70,783,473	1,150,838	1,846,757	-	14,278,740	3,173	5,981.19	18,978,646	-	73,636,622	722,100	74,358,723
2039	74,358,723	1,150,838	1,902,160	-	82,600,510	1,587	6,160.63	9,774,003	-	(369,944)	369,944	(0)
<b>Total</b>		<b>294,794,137</b>	<b>327,279,545</b>	<b>3,990,149</b>	<b>276,874,959</b>	<b>79,015</b>		<b>377,152,468</b>	<b>196,686,830</b>		<b>7,270,511</b>	

Note: Numbers may not add due to rounding





**Table C-13**  
**Cash Flow Calculation**  
**Parks and Recreation Services**  
**Non-Residential Seaton Prestige Employment Land per net ha**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Net Hectares	\$35,927.01	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3% D.C. Reserve Fund Interest Earnings / (Cost)	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		per net ha per Year Inflated at (3%) Starting in 2022					
2022	658,986	1,022,490	1,022,490	6,093	-	4	35,927.012	125,745	941,387	697,535	6,783	704,318
2023	704,318	1,015,590	1,046,058	6,090	57,839	7	37,004.823	259,034	825,342	678,706	6,915	685,621
2024	685,621	1,455,979	1,544,649	6,068	112,906	7	38,114.967	266,805	1,136,226	425,029	5,553	430,582
2025	430,582	370,450	404,800	6,114	194,087	7	39,258.416	274,809	-	100,390	2,655	103,045
2026	103,045	1,994,489	2,244,815	6,091	194,087	7	40,436.169	283,053	1,891,374	(167,521)	(967)	(168,489)
2027	(168,489)	170,858	198,071	6,085	348,051	11	41,649.254	445,974	-	(274,722)	(6,648)	(281,370)
2028	(281,370)	116,419	139,010	6,082	348,051	11	42,898.731	469,826	-	(304,686)	(8,791)	(313,477)
2029	(313,477)	100,389	123,466	6,080	348,051	11	44,185.693	483,921	-	(307,153)	(9,309)	(316,462)
2030	(316,462)	453,952	575,052	6,079	348,051	11	45,511.264	498,439	-	(747,206)	(15,955)	(763,161)
2031	(763,161)	164,315	214,394	6,080	348,051	11	46,876.602	513,392	-	(818,294)	(23,722)	(842,015)
2032	(842,015)	124,442	167,239	6,075	348,051	12	48,282.900	562,361	-	(801,020)	(24,646)	(825,665)
2033	(825,665)	28,052	38,831	6,070	348,051	12	49,731.387	613,807	-	(604,810)	(21,457)	(626,268)
2034	(626,268)	28,052	39,996	6,067	348,051	12	51,223.329	632,221	-	(388,160)	(15,216)	(403,377)
2035	(403,377)	28,052	41,196	6,065	348,051	12	52,760.029	651,187	-	(147,500)	(8,263)	(155,763)
2036	(155,763)	28,052	42,431	6,065	348,051	12	54,342.829	670,723	-	118,413	(560)	117,853
2037	117,853	28,052	43,704	6,056	348,051	16	55,973.114	919,579	-	639,620	3,787	643,408
2038	643,408	28,052	45,016	-	348,051	21	57,652.308	1,182,762	-	1,433,104	10,383	1,443,486
2039	1,443,486	28,052	46,366	-	2,013,424	10	59,381.877	609,122	-	(7,182)	7,182	-
<b>Total</b>		<b>7,185,738</b>	<b>7,977,584</b>	<b>97,262</b>	<b>6,748,950</b>	<b>194</b>		<b>9,462,758</b>	<b>4,794,329</b>		<b>(92,278)</b>	

Note: Numbers may not add due to rounding



**Table C-14  
Cash Flow Calculation  
Parks and Recreation Services  
Non-Residential per ft<sup>2</sup>**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$1.03 per sq.ft. per Year Inflated at (3%) Starting in 2022	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		D.C. Reserve Fund Interest Earnings /(Cost)					
2022	763,900	1,185,275	1,185,275	7,063	-	170,996	1.032	176,514	1,091,260	839,336	8,016	847,352
2023	847,352	1,177,277	1,212,596	7,060	67,048	341,992	1.063	363,618	956,741	881,008	8,642	889,650
2024	889,650	1,687,778	1,790,564	7,034	130,881	341,992	1.095	374,526	1,317,119	652,815	7,712	660,527
2025	660,527	429,427	469,246	7,088	224,986	341,992	1.128	385,762	-	344,969	5,027	349,996
2026	349,996	2,312,022	2,602,201	7,061	224,986	341,992	1.162	397,335	2,192,490	105,573	2,278	107,851
2027	107,851	198,059	229,605	7,054	403,462	378,767	1.197	453,263	-	(79,006)	144	(78,862)
2028	(78,862)	134,953	161,141	7,050	403,462	415,543	1.233	512,190	-	(138,325)	(3,258)	(141,583)
2029	(141,583)	116,371	143,122	7,048	403,462	415,543	1.270	527,556	-	(167,660)	(4,639)	(172,298)
2030	(172,298)	526,223	666,604	7,047	403,462	415,543	1.308	543,382	-	(706,028)	(13,175)	(719,203)
2031	(719,203)	190,475	248,527	7,048	403,462	415,543	1.347	559,684	-	(818,556)	(23,066)	(841,622)
2032	(841,622)	144,254	193,865	7,043	403,462	438,507	1.387	608,332	-	(837,659)	(25,189)	(862,849)
2033	(862,849)	32,518	45,013	7,037	403,462	461,471	1.429	659,395	-	(658,965)	(22,827)	(681,792)
2034	(681,792)	32,518	46,363	7,033	403,462	461,471	1.472	679,177	-	(459,473)	(17,119)	(476,592)
2035	(476,592)	32,518	47,754	7,030	403,462	461,471	1.516	699,552	-	(235,286)	(10,678)	(245,964)
2036	(245,964)	32,518	49,187	7,031	403,462	461,471	1.561	720,539	-	14,895	(3,466)	11,429
2037	11,429	32,518	50,662	7,020	403,462	668,229	1.608	1,074,672	-	624,957	3,182	628,139
2038	628,139	32,518	52,182	-	403,462	874,988	1.656	1,449,405	-	1,621,900	11,250	1,633,150
2039	1,633,150	32,518	53,748	-	2,333,971	437,494	1.706	746,444	-	(8,125)	8,125	-
<b>Total</b>		<b>8,329,743</b>	<b>9,247,655</b>	<b>112,746</b>	<b>7,823,416</b>	<b>7,845,000</b>		<b>10,931,348</b>	<b>5,557,610</b>		<b>(69,040)</b>	

Note: Numbers may not add due to rounding



**Table C-15  
Cash Flow Calculation  
Library Services  
Residential per capita**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Population Growth	\$686.35	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		Per Capita per Year Inflated at (3%) Starting in 2022				D.C. Reserve Fund Interest Earnings/ (Cost)	
2022	5,758,555	10,589,718	10,589,718		-	2,573	686.35	1,765,913	10,589,718	7,524,468	66,415	7,590,884
2023	7,590,884	10,684,433	11,004,966		658,306	5,146	706.94	3,637,781	10,907,410	10,472,802	90,318	10,563,121
2024	10,563,121	15,653,522	16,606,821		1,386,043	5,146	728.15	3,746,914	16,246,191	12,563,362	115,632	12,678,994
2025	12,678,994	3,662,458	4,002,067		2,546,797	5,146	749.99	3,859,322	3,581,932	13,571,384	131,252	13,702,636
2026	13,702,636	17,053,183	19,193,508		2,820,256	5,146	772.49	3,975,101	-	(4,336,027)	46,833	(4,289,194)
2027	(4,289,194)	94,715	109,801		2,820,256	4,943	795.67	3,932,913	-	(3,286,338)	(113,633)	(3,399,971)
2028	(3,399,971)	-	-		2,820,256	4,740	819.54	3,884,616	-	(2,335,611)	(86,034)	(2,421,644)
2029	(2,421,644)	-	-		2,820,256	4,740	844.13	4,001,154	-	(1,240,746)	(54,936)	(1,295,682)
2030	(1,295,682)	-	-		2,820,256	4,740	869.45	4,121,189	-	5,251	(19,356)	(14,105)
2031	(14,105)	94,715	123,582		2,820,256	4,740	895.53	4,244,825	-	1,286,882	6,364	1,293,246
2032	1,293,246	-	-		2,820,256	4,694	922.40	4,329,705	-	2,802,695	20,480	2,823,174
2033	2,823,174	-	-		2,820,256	4,648	950.07	4,415,858	-	4,418,776	36,210	4,454,986
2034	4,454,986	-	-		2,820,256	4,648	978.57	4,548,333	-	6,183,063	53,190	6,236,253
2035	6,236,253	139,270	204,523		2,820,256	4,648	1,007.93	4,684,783	-	7,896,258	70,663	7,966,920
2036	7,966,920	-	-		2,820,256	4,648	1,038.17	4,825,327	-	9,971,991	89,695	10,061,686
2037	10,061,686	-	-		2,820,256	3,910	1,069.31	4,181,538	-	11,422,968	107,423	11,530,391
2038	11,530,391	-	-		2,820,256	3,173	1,101.39	3,494,779	-	12,204,913	118,677	12,323,590
2039	12,323,590	-	-		14,184,712	1,587	1,134.43	1,799,811	-	(61,311)	61,311	0
<b>Total</b>		<b>57,972,015</b>	<b>61,834,986</b>		<b>-</b>	<b>55,439,187</b>	<b>79,015</b>		<b>69,449,863</b>	<b>41,325,251</b>		<b>740,504</b>

Note: Numbers may not add due to rounding



**Table C-16**  
**Cash Flow Calculation**  
**Library Services**  
**Non-Residential Seaton Prestige Employment Land per net ha**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Net Hectares	\$6,698.02 per net ha per Year Inflated at (3%) Starting in 2022	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		D.C. Reserve Fund Interest Earnings / (Cost)					
2022	140,367	258,129	258,129		-	4	6,698.017	23,443	258,129	163,810	1,521	165,331
2023	165,331	260,438	268,251		16,046	7	6,898.958	48,293	265,873	195,200	1,803	197,002
2024	197,002	381,562	404,799		33,785	7	7,105.927	49,741	396,008	204,168	2,006	206,174
2025	206,174	89,274	97,552		62,079	7	7,319.104	51,234	87,311	185,087	1,956	187,043
2026	187,043	415,679	467,850		68,745	7	7,538.678	52,771	-	(296,781)	(1,646)	(298,427)
2027	(298,427)	2,309	2,676		68,745	11	7,764.838	83,145	-	(286,704)	(8,777)	(295,481)
2028	(295,481)	-	-		68,745	11	7,997.783	87,592	-	(276,634)	(8,582)	(285,216)
2029	(285,216)	-	-		68,745	11	8,237.717	90,219	-	(263,742)	(8,234)	(271,976)
2030	(271,976)	-	-		68,745	11	8,484.848	92,926	-	(247,795)	(7,797)	(255,592)
2031	(255,592)	2,309	3,012		68,745	11	8,739.393	95,714	-	(231,636)	(7,308)	(238,944)
2032	(238,944)	-	-		68,745	12	9,001.575	104,843	-	(202,846)	(6,627)	(209,473)
2033	(209,473)	-	-		68,745	12	9,271.623	114,434	-	(163,783)	(5,599)	(169,382)
2034	(169,382)	-	-		68,745	12	9,549.771	117,867	-	(120,260)	(4,345)	(124,604)
2035	(124,604)	3,395	4,985		68,745	12	9,836.264	121,403	-	(76,931)	(3,023)	(79,954)
2036	(79,954)	-	-		68,745	12	10,131.352	125,046	-	(23,653)	(1,554)	(25,207)
2037	(25,207)	-	-		68,745	16	10,435.293	171,441	-	77,488	261	77,750
2038	77,750	-	-		68,745	21	10,748.352	220,507	-	229,512	1,536	231,048
2039	231,048	-	-		345,759	10	11,070.802	113,561	-	(1,149)	1,149	(0)
<b>Total</b>		<b>1,413,094</b>	<b>1,507,255</b>		<b>-</b>	<b>194</b>		<b>1,764,180</b>	<b>1,007,321</b>		<b>(53,259)</b>	

Note: Numbers may not add due to rounding



**Table C-17**  
**Cash Flow Calculation**  
**Library Services**  
**Non-Residential per ft<sup>2</sup>**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.19	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3% D.C. Reserve Fund Interest Earnings /(Cost)	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		per sq.ft. per Year Inflated at (3%) Starting in 2022					
2022	162,715	299,225	299,225			170,996	0.192	32,891	299,225	195,605	1,792	197,397
2023	197,397	301,901	310,958		18,601	341,992	0.198	67,755	308,201	243,795	2,206	246,001
2024	246,001	442,308	469,245		39,164	341,992	0.204	69,788	459,055	266,434	2,562	268,997
2025	268,997	103,487	113,083		71,963	341,992	0.210	71,882	101,212	257,044	2,630	259,674
2026	259,674	481,857	542,334		79,690	341,992	0.216	74,038	-	(288,311)	(430)	(288,741)
2027	(288,741)	2,676	3,103		79,690	378,767	0.223	84,460	-	(287,073)	(8,637)	(295,711)
2028	(295,711)	-	-		79,690	415,543	0.230	95,440	-	(279,960)	(8,635)	(288,595)
2029	(288,595)	-	-		79,690	415,543	0.237	98,303	-	(269,982)	(8,379)	(278,361)
2030	(278,361)	-	-		79,690	415,543	0.244	101,252	-	(256,798)	(8,027)	(264,825)
2031	(264,825)	2,676	3,492		79,690	415,543	0.251	104,290	-	(243,717)	(7,628)	(251,345)
2032	(251,345)	-	-		79,690	438,507	0.259	113,355	-	(217,680)	(7,035)	(224,716)
2033	(224,716)	-	-		79,690	461,471	0.266	122,870	-	(181,536)	(6,094)	(187,630)
2034	(187,630)	-	-		79,690	461,471	0.274	126,556	-	(140,764)	(4,926)	(145,689)
2035	(145,689)	3,935	5,779		79,690	461,471	0.282	130,352	-	(100,806)	(3,697)	(104,503)
2036	(104,503)	-	-		79,690	461,471	0.291	134,263	-	(49,930)	(2,316)	(52,246)
2037	(52,246)	-	-		79,690	668,229	0.300	200,251	-	68,315	80	68,396
2038	68,396	-	-		79,690	874,988	0.309	270,077	-	258,784	1,636	260,420
2039	260,420	-	-		400,805	437,494	0.318	139,090	-	(1,295)	1,296	-
<b>Total</b>		<b>1,638,065</b>	<b>1,747,218</b>	<b>-</b>	<b>1,566,497</b>	<b>7,845,000</b>		<b>2,036,911</b>	<b>1,167,692</b>		<b>(53,603)</b>	

Note: Numbers may not add due to rounding



**Table C-18  
Cash Flow Calculation  
Stormwater Management Services  
Residential per capita**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Population Growth	\$129.10	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		Per Capita per Year Inflated at (3%) Starting in 2022				D.C. Reserve Fund Interest Earnings/ (Cost)	
2022	420,494	131,264	131,264		-	2,573	129.10	332,172	-	621,402	5,209	626,611
2023	626,611	844,059	869,381		-	5,146	132.98	684,274	-	441,504	5,341	446,845
2024	446,845	844,059	895,463		-	5,146	136.97	704,802	-	256,185	3,515	259,700
2025	259,700	731,947	799,819		-	5,146	141.08	725,946	-	185,827	2,228	188,055
2026	188,055	731,947	823,813		-	5,146	145.31	747,725	-	111,966	1,500	113,466
2027	113,466	731,947	848,528		-	4,943	149.67	739,789	-	4,728	591	5,319
2028	5,319	731,947	873,983		-	4,740	154.16	730,704	-	(137,960)	(1,990)	(139,950)
2029	(139,950)	731,947	900,203		-	4,740	158.78	752,625	-	(287,528)	(6,412)	(293,940)
2030	(293,940)	592,263	750,261		-	4,740	163.55	775,204	-	(268,997)	(8,444)	(277,441)
2031	(277,441)	592,263	772,769		-	4,740	168.45	798,460	-	(251,750)	(7,938)	(259,688)
2032	(259,688)	588,029	790,262		-	4,694	173.51	814,426	-	(235,523)	(7,428)	(242,951)
2033	(242,951)	474,059	656,209		-	4,648	178.71	830,632	-	(68,529)	(4,672)	(73,201)
2034	(73,201)	474,059	675,895		-	4,648	184.07	855,551	-	106,455	166	106,621
2035	106,621	474,059	696,172		-	4,648	189.59	881,217	-	291,666	1,991	293,658
2036	293,658	474,059	717,057		-	4,648	195.28	907,654	-	484,254	3,890	488,144
2037	488,144	474,059	738,569		-	3,910	201.14	786,556	-	536,131	5,121	541,252
2038	541,252	474,059	760,726		-	3,173	207.17	657,375	-	437,901	4,896	442,797
2039	442,797	474,059	783,548		-	1,587	213.39	338,548	-	(2,203)	2,203	0
<b>Total</b>		<b>10,570,090</b>	<b>13,483,922</b>		-	<b>79,015</b>		<b>13,063,660</b>	-		<b>(233)</b>	

Note: Numbers may not add due to rounding



Table C-19  
Cash Flow Calculation  
Stormwater Management Services  
Non-Residential Seaton Prestige Employment Land per net ha

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Net Hectares	\$7,233.76 per net ha per Year Inflated at (3%) Starting in 2022	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		D.C. Reserve Fund Interest Earnings / (Cost)					
2022	58,171	18,159	18,159			4	7,233.756	25,318	-	65,330	618	65,947
2023	65,947	116,766	120,269			7	7,450.769	52,155	-	(2,166)	319	(1,847)
2024	(1,847)	116,766	123,877			7	7,674.292	53,720	-	(72,004)	(1,108)	(73,112)
2025	(73,112)	101,257	110,646			7	7,904.520	55,332	-	(128,426)	(3,023)	(131,449)
2026	(131,449)	101,257	113,965			7	8,141.656	56,992	-	(188,423)	(4,798)	(193,221)
2027	(193,221)	101,257	117,384			11	8,385.906	89,795	-	(220,810)	(6,210)	(227,020)
2028	(227,020)	101,257	120,906			11	8,637.483	94,598	-	(253,329)	(7,205)	(260,534)
2029	(260,534)	101,257	124,533			11	8,896.607	97,435	-	(287,631)	(8,222)	(295,854)
2030	(295,854)	81,933	103,790			11	9,163.506	100,359	-	(299,285)	(8,927)	(308,212)
2031	(308,212)	81,933	106,904			11	9,438.411	103,369	-	(311,747)	(9,299)	(321,046)
2032	(321,046)	81,347	109,324			12	9,721.563	113,229	-	(317,141)	(9,573)	(326,713)
2033	(326,713)	65,581	90,779			12	10,013.210	123,587	-	(293,905)	(9,309)	(303,214)
2034	(303,214)	65,581	93,502			12	10,313.606	127,295	-	(269,421)	(8,590)	(278,011)
2035	(278,011)	65,581	96,307			12	10,623.014	131,114	-	(243,205)	(7,818)	(251,023)
2036	(251,023)	65,581	99,197			12	10,941.705	135,047	-	(215,172)	(6,993)	(222,165)
2037	(222,165)	65,581	102,173			16	11,269.956	185,153	-	(139,184)	(5,420)	(144,604)
2038	(144,604)	65,581	105,238			21	11,608.055	238,144	-	(11,697)	(2,345)	(14,042)
2039	(14,042)	65,581	108,395			10	11,956.296	122,644	-	207	(208)	-
<b>Total</b>		<b>1,462,251</b>	<b>1,865,346</b>			<b>194</b>		<b>1,905,287</b>			<b>(98,112)</b>	

Note: Numbers may not add due to rounding



Table C-20  
Cash Flow Calculation  
Stormwater Management Services  
Non-Residential per ft<sup>2</sup>

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.21 per sq.ft. per Year Inflated at (3%) Starting in 2022	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		D.C. Reserve Fund Interest Earnings /(Cost)					
2022	67,432	21,050	21,050			170,996	0.208	35,508	-	81,890	747	82,636
2023	82,636	135,356	139,416			341,992	0.214	73,146	-	16,366	495	16,861
2024	16,861	135,356	143,599			341,992	0.220	75,341	-	(51,397)	(518)	(51,915)
2025	(51,915)	117,377	128,261			341,992	0.227	77,601	-	(102,576)	(2,317)	(104,893)
2026	(104,893)	117,377	132,109			341,992	0.234	79,929	-	(157,073)	(3,929)	(161,003)
2027	(161,003)	117,377	136,072			378,767	0.241	91,179	-	(205,896)	(5,503)	(211,399)
2028	(211,399)	117,377	140,154			415,543	0.248	103,033	-	(248,520)	(6,899)	(255,419)
2029	(255,419)	117,377	144,359			415,543	0.255	106,124	-	(293,654)	(8,236)	(301,890)
2030	(301,890)	94,977	120,314			415,543	0.263	109,308	-	(312,896)	(9,222)	(322,118)
2031	(322,118)	94,977	123,923			415,543	0.271	112,587	-	(333,454)	(9,834)	(343,287)
2032	(343,287)	94,298	126,729			438,507	0.279	122,373	-	(347,643)	(10,364)	(358,007)
2033	(358,007)	76,021	105,231			461,471	0.287	132,645	-	(330,593)	(10,329)	(340,922)
2034	(340,922)	76,021	108,388			461,471	0.296	136,625	-	(312,686)	(9,804)	(322,490)
2035	(322,490)	76,021	111,640			461,471	0.305	140,723	-	(293,406)	(9,238)	(302,645)
2036	(302,645)	76,021	114,989			461,471	0.314	144,945	-	(272,689)	(8,630)	(281,319)
2037	(281,319)	76,021	118,439			668,229	0.324	216,183	-	(183,575)	(6,973)	(190,548)
2038	(190,548)	76,021	121,992			874,988	0.333	291,565	-	(20,975)	(3,173)	(24,147)
2039	(24,147)	76,021	125,652			437,494	0.343	150,156	-	357	(357)	0
<b>Total</b>		<b>1,695,049</b>	<b>2,162,319</b>			<b>7,845,000</b>		<b>2,198,973</b>			<b>(104,086)</b>	

Note: Numbers may not add due to rounding





Table C-21  
Cash Flow Calculation  
Growth-Related Studies  
Residential per capita

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Population Growth	\$66.10	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		Per Capita per Year Inflated at (3%) Starting in 2022				D.C. Reserve Fund Interest Earnings/ (Cost)	
2022	(3,614,645)	360,968	360,968		-	2,573	66.10	170,077	-	(3,805,535)	(111,303)	(3,916,838)
2023	(3,916,838)	146,014	150,395		-	5,146	68.09	350,359	-	(3,716,874)	(114,506)	(3,831,380)
2024	(3,831,380)	506,103	536,925		-	5,146	70.13	360,870	-	(4,007,435)	(117,582)	(4,125,017)
2025	(4,125,017)	146,014	159,554		-	5,146	72.23	371,696	-	(3,912,876)	(120,568)	(4,033,444)
2026	(4,033,444)	-	-		-	5,146	74.40	382,846	-	(3,650,598)	(115,261)	(3,765,858)
2027	(3,765,858)	91,998	106,651		-	4,943	76.63	378,783	-	(3,493,726)	(108,894)	(3,602,620)
2028	(3,602,620)	-	-		-	4,740	78.93	374,132	-	(3,228,488)	(102,467)	(3,330,955)
2029	(3,330,955)	119,974	147,553		-	4,740	81.30	385,356	-	(3,093,152)	(96,362)	(3,189,514)
2030	(3,189,514)	-	-		-	4,740	83.74	396,916	-	(2,792,598)	(89,732)	(2,882,329)
2031	(2,882,329)	-	-		-	4,740	86.25	408,824	-	(2,473,505)	(80,338)	(2,553,843)
2032	(2,553,843)	91,998	123,637		-	4,694	88.84	416,999	-	(2,260,482)	(72,215)	-2,332,697
2033	(2,332,697)	-	-		-	4,648	91.50	425,296	-	(1,907,400)	(63,601)	-1,971,002
2034	(1,971,002)	-	-		-	4,648	94.25	438,055	-	(1,532,947)	(52,559)	-1,585,506
2035	(1,585,506)	-	-		-	4,648	97.07	451,197	-	(1,134,309)	(40,797)	-1,175,106
2036	(1,175,106)	-	-		-	4,648	99.99	464,733	-	(710,374)	(28,282)	(738,656)
2037	(738,656)	91,998	143,330		-	3,910	102.99	402,729	-	(479,257)	(18,269)	(497,526)
2038	(497,526)	-	-		-	3,173	106.08	336,586	-	(160,940)	(9,877)	(170,817)
2039	(170,817)	-	-		-	1,587	109.26	173,342	-	2,525	(2,524)	-
<b>Total</b>		<b>1,555,068</b>	<b>1,729,013</b>		-	<b>79,015</b>		<b>6,688,794</b>	-		<b>(1,345,136)</b>	

Note: Numbers may not add due to rounding



Table C-22  
Cash Flow Calculation  
Growth-Related Studies  
Non-Residential Seaton Prestige Employment Land per net ha

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Net Hectares	\$1,083.27 per net ha per Year Inflated at (3%) Starting in 2022	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		D.C. Reserve Fund Interest Earnings / (Cost)					
2022	(145,612)	14,541	14,541			4	1,083.268	3,791	-	(156,362)	(4,530)	(160,892)
2023	(160,892)	5,882	6,059			7	1,115.766	7,810	-	(159,140)	(4,800)	(163,940)
2024	(163,940)	20,388	21,629			7	1,149.239	8,045	-	(177,525)	(5,122)	(182,647)
2025	(182,647)	5,882	6,427			7	1,183.716	8,286	-	(180,788)	(5,452)	(186,240)
2026	(186,240)	-	-			7	1,219.228	8,535	-	(177,705)	(5,459)	(183,164)
2027	(183,164)	3,706	4,296			11	1,255.805	13,447	-	(174,014)	(5,358)	(179,372)
2028	(179,372)	-	-			11	1,293.479	14,166	-	(165,205)	(5,169)	(170,374)
2029	(170,374)	4,833	5,944			11	1,332.283	14,591	-	(161,727)	(4,982)	(166,708)
2030	(166,708)	-	-			11	1,372.252	15,029	-	(151,680)	(4,776)	(156,455)
2031	(156,455)	-	-			11	1,413.419	15,480	-	(140,976)	(4,461)	(145,437)
2032	(145,437)	3,706	4,981			12	1,455.822	16,956	-	(133,461)	(4,183)	(137,645)
2033	(137,645)	-	-			12	1,499.496	18,507	-	(119,137)	(3,852)	(122,989)
2034	(122,989)	-	-			12	1,544.481	19,063	-	(103,927)	(3,404)	(107,330)
2035	(107,330)	-	-			12	1,590.816	19,635	-	(87,696)	(2,925)	(90,621)
2036	(90,621)	-	-			12	1,638.540	20,224	-	(70,398)	(2,415)	(72,813)
2037	(72,813)	3,706	5,774			16	1,687.696	27,727	-	(50,860)	(1,855)	(52,715)
2038	(52,715)	-	-			21	1,738.327	35,663	-	(17,052)	(1,047)	(18,099)
2039	(18,099)	-	-			10	1,790.477	18,366	-	267	(267)	-
<b>Total</b>		<b>62,644</b>	<b>69,651</b>			<b>194</b>		<b>285,320</b>			<b>(70,057)</b>	

Note: Numbers may not add due to rounding



Table C-23  
Cash Flow Calculation  
Growth-Related Studies  
Non-Residential per ft<sup>2</sup>

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.03 per sq.ft. per Year Inflated at (3%) Starting in 2022	Anticipated Revenues	Proceeds from Issuance of New Debt	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	Debt Payments for New Debt		D.C. Reserve Fund Interest Earnings /(Cost)					
2022	(168,794)	16,856	16,856			170,996	0.031	5,316	-	(180,334)	(5,237)	(185,571)
2023	(185,571)	6,818	7,023			341,992	0.032	10,952	-	(181,642)	(5,508)	(187,151)
2024	(187,151)	23,634	25,073			341,992	0.033	11,280	-	(200,943)	(5,821)	(206,765)
2025	(206,765)	6,818	7,451			341,992	0.034	11,619	-	(202,597)	(6,140)	(208,737)
2026	(208,737)	-	-			341,992	0.035	11,967	-	(196,770)	(6,083)	(202,853)
2027	(202,853)	4,296	4,980			378,767	0.036	13,652	-	(194,181)	(5,956)	(200,137)
2028	(200,137)	-	-			415,543	0.037	15,427	-	(184,710)	(5,773)	(190,483)
2029	(190,483)	5,602	6,890			415,543	0.038	15,889	-	(181,484)	(5,579)	(187,063)
2030	(187,063)	-	-			415,543	0.039	16,366	-	(170,697)	(5,366)	(176,064)
2031	(176,064)	-	-			415,543	0.041	16,857	-	(159,206)	(5,029)	(164,236)
2032	(164,236)	4,296	5,774			438,507	0.042	18,322	-	(151,687)	(4,739)	(156,426)
2033	(156,426)	-	-			461,471	0.043	19,860	-	(136,565)	(4,395)	(140,960)
2034	(140,960)	-	-			461,471	0.044	20,456	-	(120,504)	(3,922)	(124,426)
2035	(124,426)	-	-			461,471	0.046	21,070	-	(103,357)	(3,417)	(106,773)
2036	(106,773)	-	-			461,471	0.047	21,702	-	(85,072)	(2,878)	(87,949)
2037	(87,949)	4,296	6,693			668,229	0.048	32,368	-	(62,274)	(2,253)	(64,528)
2038	(64,528)	-	-			874,988	0.050	43,654	-	(20,874)	(1,281)	(22,155)
2039	(22,155)	-	-			437,494	0.051	22,482	-	327	(327)	-
<b>Total</b>		<b>72,618</b>	<b>80,740</b>			<b>7,845,000</b>		<b>329,239</b>			<b>(79,705)</b>	

Note: Numbers may not add due to rounding



# Appendix D

## Long Term Capital and Operating Cost Examination



## Appendix D: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the City's 2020 Financial Information Return.

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement.

Table D-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while municipal program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.



Table D-1  
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Other Services Related to a Highway	670,459	943,774	1,614,232
2. Fire Protection Services	1,021,764	13,175,944	14,197,708
3. Parks and Recreation Services	10,083,454	17,351,905	27,435,360
4. Library Services	1,242,579	5,374,431	6,617,010
5. Growth-Related Studies	-	-	-
6. Stormwater Management Services	320,229	294,178	614,407
7. By-Law Enforcement Services	94,382	5,815,231	5,909,613
8. Transportation Services	6,561,929	1,916,605	8,478,534
<b>Total</b>	<b>19,994,797</b>	<b>44,872,068</b>	<b>64,866,865</b>



# Appendix E

## Local Service Policy



## Appendix E: Local Service Policy

This Appendix sets out the City's General Policy Guidelines on D.C. and local service funding for Services Related to a Highway, Stormwater Management, and Parkland Development. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a D.C. project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered, in the context of these policy guidelines as subsection 59(2) of the D.C.A. on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area.

### A) SERVICES RELATED TO A HIGHWAY

#### Roads:

Development will be required to provide local services including roadworks, sidewalks, walkways, local storm sewers, streetlights, structures, utilities and other items identified in a subdivision or development agreement, for all roads, and/or lanes a) within the plan of subdivision, b) existing, that have lots fronting onto it, c) adjacent to the plan of subdivisions but not separated by a reserve, and required to provide access from the development to an open and maintained road. The reserve will only be required where the municipality requires restricted access.

#### Traffic Control:

Development will be required to provide all traffic control measures (including fencing, line painting, pedestrian signals, and tactile warning surfaces) identified through the approval process on roads a) within the plan of subdivision, and b) adjacent to the plan of subdivision or c) intersecting the plan of subdivision.





Should the development be of a large enough scale to be required to install a signalized intersection, identified through the approval process, the City will supplement the cost only if the signalized intersection is one identified in the by-law.

## B) STORMWATER MANAGEMENT

The following guidelines are used to identify Stormwater Management Facilities internal to development:

- a) the conveyance system within creeks internal to a development whereby local benefit is apparent or re-alignment is necessary for the development of adjacent lands;
- b) a share of the cost of culverts based on the local benefits derived;
- c) all stormwater management facilities, outfalls and localized creek or channel improvements related to a development plan will be cost-shared among all landowners within the planning area through Developer Cost-Sharing Agreements; and
- d) any stormwater quality and quantity control measures required to mitigate impacts of development (i.e. SWM ponds, superpipes, oil-grit separators, low impact development measures (LIDs), such as bioswales, rain gardens, infiltration trenches, rain barrels, offsite plantings etc.).

All minor/local stormwater management facilities internal to a development (including storm sewer pipe networks, stormwater management ponds, plunge pools, creek/channel stabilization measures, LIDs etc.), are the responsibility of the direct developer under section 59, subsection (2) of the Development Charges Act (as a local service), thus have not been identified in this study.

Development will be required to provide a storm sewer system sized to include all upstream lands and/or proposed developments, including the outfall section of the storm sewer to an approved location. The storm sewer system may also require and must include all lands and/or easements, structures, erosion and sedimentation controls, quality and quantity measures (SWM ponds, oil-grit separators, LIDs etc.) and restoration and/or replanting programs. Should over-sizing for upstream development be required, a front-ending agreement or site-specific development charge (amending by-law) will be reviewed and implemented if deemed appropriate.



### C) PARKLAND DEVELOPMENT

With respect to parkland dedication, it is assumed that landowners, as part of their subdivision agreements, will be required to undertake rough and fine grading for overland flows and to seed and provision of municipal services (water, sanitary, storm, and electrical) to the property line. The parkland development costs included in the D.C. are supplementary to that work.



# Appendix F

## Draft D.C. By-law

The Corporation of the City of Pickering

By-law No. XXXX/22

Being a By-law Regarding Development Charges

Whereas pursuant to subsection 2(1) of the *Development Charges Act, 1997* (the Act), the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required due to increased needs for servicing arising from development of the area to which the By-law applies;

Whereas the Council of The Corporation of the City of Pickering approved the City of Pickering Development Charge Background Study, dated May 11, 2022, as amended, prepared by Watson & Associates Economists Ltd;

Whereas the Council has made the Background Study and proposed Development Charges By-law available to the public at least sixty days prior to by-law passage and two weeks prior to the public meeting and has given notice in accordance with Section 12 of the Act of its development charges proposal and a public meeting was held on June 20, 2022

Whereas the Council has heard all persons who applied to be heard in objection to, or in support of, the proposed Development Charge By-law at such public meeting, and provided a subsequent period for written communications to be made;

Whereas the Council in adopting the Development Charge Background Study directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as hereinafter provided.

Now therefore the Council of The Corporation of the City of Pickering hereby enacts as follows:

**Part I**  
**Application**

1. (1) Subject to subsection (2), this By-law applies to all lands whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*.
- (2) This By-law shall not apply to land that is owned by and used for the purposes of,
  - (a) a board of education as defined under subsection 1(1) of the *Education Act*;
  - (b) any municipality or local board thereof;
  - (c) the development of a non-residential farm building used for bona fide agricultural purposes;

- (i) Notwithstanding subsection 2(c) the exemption will not apply to the development charges calculated with respect to Transportation Services, Fire Protection Services, and Other Services Related to a Highway;
  - (d) a building or structure that is used in connection with a place of worship and is exempt from taxation under the *Assessment Act* as a result;
  - (e) development where:
    - (i) no additional dwelling units are being created; or
    - (ii) no additional non-residential gross floor area is being added; or
  - (f) nursing homes and hospitals.
  - (g) Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university
- (3) An owner who has obtained a demolition permit and demolished an existing dwelling unit or a non-residential building in accordance with the provisions of the *Building Code Act* shall not be subject to the development charge under subsection (1) with respect to the development being replaced, provided that:
  - (a) the building permit for the replacement residential units or non-residential area is issued not more than 5 years after the date of demolition;
  - (b) the building permit for those properties that do not have municipal services that include sanitary sewer, storm sewer and watermain for the replacement residential units or non-residential area is issued not more than 10-years after the date of demolition;
  - (c) the applicant has provided proof that the building being demolished was subject to, and paid a development charge under a prior by-law, or a lot levy under by-law 3322/89; and
  - (d) any dwelling units or additional non-residential floor area created in excess of what was demolished shall be subject to the development charge calculated under Sections 6 and 11, respectively.
- 2. (1) Subject to subsection (2), development charges shall apply, and shall be calculated, paid, and collected in accordance with the provisions of this By-law, in respect of land to be developed for residential use, non-residential use, or both where the development requires,
  - (a) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the *Planning Act*;
  - (b) the approval of a minor variance under Section 45 of the *Planning Act*;

- (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, applies;
  - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
  - (e) a consent under Section 53 of the *Planning Act*;
  - (f) the approval of a description under Section 50 of the *Condominium Act*; or
  - (g) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect of:
- (a) local services related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under Section 51 of the *Planning Act*;
  - (b) local services to be installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*.
- (3) Notwithstanding subsection (1), development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (4) Notwithstanding subsection (1), development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (5) Notwithstanding subsections (1) to (4), where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Section 2 shall be calculated based on the rates set out in Schedule "C" on the date of the planning application, including interest. Where both planning applications apply, Development Charges under Section 2 shall be calculated on the rates, including interest, set out in Schedule "C" on the date of the later planning application.
- (6) Interest for the purposes of subsections (3) to (5) shall be determined as set out in the City of Pickering Development Charge Interest Rate Policy # FIN 09-20, as amended from time to time.
- (7) For the purposes of subsection (3) "institutional development" means development of a building or structure intended for use:
- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long Term Care Homes Act, 2007*;

- (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
  - (c) by any institution of the following post-secondary institutions for the objects of the institution:
    - (i) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
    - (ii) a college or university federated or affiliated with a university described in subclause (i); or
    - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
  - (d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - (e) as a hospice to provide end of life care;
- (8) For the purposes of subsection (3) “Rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- (9) For the purposes of subsection (4) “Non-profit housing development” means development of a building or structure intended for use as residential premises by:
- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
  - (b) a corporation without share capital to which the *Canada Not-for-profit Corporation Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
  - (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;
3. (1) Where two or more of the actions described in subsection 2(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated, paid and collected in accordance with the provisions of this By-law.
- (2) Notwithstanding subsection (1), more than one development charge by-law may apply to the same area and if two or more of the actions described in subsection 2(1) occur at different times, and if the subsequent action has the effect of increasing the need for services as designated in Sections 5 and 10, an additional development charge shall be calculated, paid and collected in accordance with the provisions of this By-law.

**Part II**  
**Residential Development Charges**

4. In this Part,

- (a) "apartment building" means a residential building or the residential portion of a mixed-use building consisting of more than 3 dwelling units, which dwelling units have a common entrance to grade, but does not include a triplex, duplex, or townhouse. Notwithstanding the forgoing an Apartment Building includes a Stacked Townhouse;
- (b) "apartment" means a dwelling unit in an apartment building;
- (c) "bedroom" means any room used, or designed or intended for use, as sleeping quarters;
- (d) "development charge" means residential development charge;
- (e) "dwelling unit" means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons;
- (f) "garden suite" means a one-unit detached, temporary residential structure containing bathroom and kitchen facilities that is ancillary for an existing residential structure and that is designed to be portable;
- (g) "grade" means the average level of finished ground adjoining a dwelling at all exterior walls;
- (h) "gross floor area" means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (i) "hospital" means land, buildings or structures used, or designed or intended for use as defined in the *Public Hospitals Act*, R.S.O. 1990, c.P.40 as amended;
- (j) "Live Work unit" is as defined in the City's zoning by-laws;
- (k) "nursing home" means a building owned and operated on a non-profit basis but excluding any building or part of a building which is comprised of dwelling units;
- (l) "residential use" means lands, buildings or structures used, or designed or intended for use as a home or residence of one or more individuals, and shall include, but is not limited to, a single detached dwelling, a semi-detached dwelling, a townhouse, a plex, a stacked townhouse, an apartment building, a mobile home, a retirement residence and a residential dwelling unit accessory to a non-residential use;



- (m) "retirement residence" means a residential building or the residential portion of a mixed-use building which provides accommodation for persons of retirement age, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full culinary facilities and a separate entrance from a common hall;
  - (n) "retirement residence unit" means a unit within a retirement residence;
  - (o) "semi-detached dwelling" means one of a pair of dwelling units attached together horizontally above or below grade or both above and below grade;
  - (p) "single-attached dwelling" means one of a group of not less than three adjacent dwelling units attached together horizontally by above grade common walls;
  - (q) "single-detached dwelling" means a single dwelling unit which is free-standing, separate and detached from any other building or structure.
  - (r) "stacked townhouse" means a building, other than a plex, townhouse, or apartment building, containing at least 3 dwelling units, each dwelling unit separated vertically and/or horizontally and each dwelling unit having a separate entrance to grade;
  - (s) "townhouse" means a building, other than a plex, stacked townhouse, or apartment building, containing at least 3 dwelling units, each dwelling unit separated vertically from the other by a party wall and each dwelling unit having a separate entrance to grade;
5. Development charges against land to be developed for residential use shall be based upon the services designated in Schedule "A", which are provided by the City.
6. (1) Subject to the provisions of this Part, development charges against land to be developed for residential use shall be calculated, paid and collected at the rates per residential unit set out in Schedule "C";
- (2) Residential development located within Seaton lands, as shown in Schedule "B", is subject to the Seaton Transportation funding arrangement and not to the Transportation charge applicable to development in the rest of Pickering;
- (3) The development charges imposed on a retirement residence unit under subsection (1) shall be payable at the rate applicable to an apartment of one bedroom and smaller;
- (4) Development charges against land to be developed for a Live Work unit shall be subject to the-residential rates.
- (5) Notwithstanding this Section, development charges against land to be developed for residential use, where building permit applications were received prior to July 12, 2022 shall be calculated, paid, and collected at the rates set out in Schedule "D", provided:

- (a) the permit application is complete in terms of the applicant's submission requirements set out in the building code and the City's Building By-law;
  - (b) applicable law approvals prescribed in the building code have been obtained or applied for; and
  - (c) the building permit or a conditional building permit is issued for all or part of the building by August 15, 2022.
7. (1) Subject to subsections (2) and (3), Section 6 shall not apply in respect of a renovation, addition or installation which involves the creation of:
- (a) one or two additional dwelling units in an existing single-detached Dwelling or ancillary structure thereto, subject to prescribed regulations; or
  - (b) an additional dwelling unit in any other existing residential building or ancillary structure thereto, subject to prescribed regulations.
- (2) Notwithstanding clause (1)(a) of this Section, development charges shall be calculated, paid and collected in accordance with Section 6 where the total gross floor area of the additional unit or units is greater than the total gross floor area of the existing dwelling unit.
- (3) Notwithstanding clause (1)(b) of this Section, development charges shall be calculated, paid and collected in accordance with Section 6 where the additional unit has a gross floor area greater than,
- (a) in the case of a semi-detached dwelling or single attached dwelling, the gross floor area of the dwelling unit already in the building; or
  - (b) in the case of any other residential building; the gross floor area of the smallest dwelling unit contained in the residential building.
- (4) Section 6 shall not apply in respect of the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

8. (1) Where non-residential floor area is to be converted to residential space, a charge shall be paid for any new residential units created, less the amount of the charge which would be payable if the existing non-residential space being converted were being constructed, but in no case shall the net charge be less than zero.
- (2) Notwithstanding subsection (1), development charge credits for the conversion of an existing building from one principal use to another will only be provided where the applicant has provided proof of payment of a development charge under a previous by-law or a lot levy under by-law 3322/89 with regard to the building to be converted.

**Part III**  
**Non-Residential Development Charges**

9. In this Part,
- (a) "agricultural use" means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit or for a commercial use, used or designed or intended for use for the purpose of a bona fide farming operation including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, greenhouses, horticulture, market gardening, pasturage, poultry keeping, and equestrian facilities;
  - (b) "development charge" means non-residential development charge;
  - (c) "grade" means the average level of finished ground adjoining a building at all exterior walls;
  - (d) "existing industrial building" means a building used for or in connection with:
    - (i) manufacturing, producing, processing, storing, or distributing something;
    - (ii) research or development in connection with manufacturing, producing, or processing something;
    - (iii) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place; or
    - (iv) office or administrative purposes if they are:
      - (1) carried out with respect to manufacturing, producing, processing, storage or distributing or something, and in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
      - (2) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
  - (e) "gross floor area" means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
  - (f) "net hectare" means the area in hectares of a parcel of land exclusive of the following:
    - (i) lands conveyed or to be conveyed to the City of Pickering or a local board thereof or the Region or a local board thereof;
    - (ii) lands conveyed or to be conveyed to the Ministry of Transportation for the construction of provincial highways;

- (iii) hazard lands conveyed or to be conveyed to a conservation authority as a condition of development;
  - (iv) lands identified as "Natural Heritage System" pursuant to the Central Pickering Development Plan; and
  - (v) storm water management facility areas;
- (g) "non-residential" means designed, adapted, or used for any purpose other than a dwelling unit or dwelling units, or accessory uses or spaces to a dwelling or dwellings;
- (h) "total floor area" means the sum total of the areas of the floor whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses; and
- (i) includes the area of mezzanine as defined in the Ontario Building Code; and
  - (ii) excludes those areas used exclusively as mechanical areas or for parking garages or structures.
10. Development charges against land to be developed for non-residential use shall be based upon the services designated in Schedule "A", which are provided by the City.
11. (1) Subject to the provisions of this Part, development charges against land to be developed for non-residential use shall be calculated, paid, and collected at the rates set out in Schedule "C":
- (2) Non-residential development located within Seaton Lands in Schedule B is subject to the Seaton Transportation funding arrangement and not to the Transportation charge applicable to development in the rest of Pickering. Further, non-residential development located within the Seaton Prestige Employment Lands is subject to the charge per net hectare set out in Schedule "C";
- (3) The development charges in subsection (2) shall be calculated based on the number of net hectares of the entire parcel of land on which development will occur.
- (4) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement will be determined as follows:
- (a) if the gross floor area is enlarged by 50 percent or less, the amount of the development charge in respect of the enlargement is zero; and
  - (b) if the gross floor area is enlarged by more than 50 percent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- (i) determine the amount by which the enlargement in gross floor area exceeds 50 percent of the gross floor area lawfully constructed at the time of building permit application; and
  - (ii) divide the amount determined under paragraph (i) by the amount of the enlargement.
- (c) for the purposes of calculating the floor area of the existing industrial building, floor area created by a previous enlargement shall not be included.
- (5) Notwithstanding this Section, development charges against land to be developed for non-residential use, where building permit applications were received prior to July 12, 2022 shall be calculated, paid, and collected at the rates set out in Schedule "D", provided:
- (a) the permit application is complete in terms of the applicant's submission requirements set out in the building code and the City's Building By-law;
  - (b) applicable law approvals prescribed in the building code have been obtained or applied for; and
  - (c) the building permit or a conditional building permit is issued for all or part of the building by August 15, 2022.
12. (1) Where residential floor area is to be converted to non-residential floor area, a charge shall be paid for any new non-residential space created, less the amount of the charge which would be payable if the existing residential units being converted were being constructed, but in no case shall the net charge be less than zero.
- (2) Notwithstanding subsection (1), development charge credits for the conversion of an existing building from one principal use to another will only be provided where the applicant has provided proof of payment of a development charge under a prior by-law or a lot levy under by-law 3322/89 with regard to the building to be converted.

#### **Part IV Administration**

13. Development charges against land to be developed for residential uses, non-residential uses, or both, shall be calculated, paid, and collected as follows:
- (a) development charges against that portion of the land to be developed for residential use shall be calculated, paid and collected on a per dwelling unit of residential use basis in accordance with Part II and Schedule "C" of this By-law;
  - (b) development charges against that portion of the land to be developed for non-residential use shall be calculated, paid and collected in accordance with Part III and Schedule "C" of this By-law; and

- (c) development charges against land to be developed for both residential and non-residential uses shall be calculated, paid and collected (in the case of the residential component, on a per dwelling unit basis), in accordance with Parts II and III and Schedule "C" of this By-law.
14. (1) Development charges shall be payable in full on the date that the building permit is issued in relation to a building or structure on land to which a development charge applies, except as provided in section 2(4) hereof.
- (2) No building permits shall be issued by the City for the construction of any building or structure on land to which a development charge applies until the applicable development charge has been paid in full to the City.
- (3) Where an owner has paid to the City, prior to the enactment of this By-law, in relation to a building or structure on land to which a development charge applies,
- (a) a charge against development pursuant to an obligation to do so in a subdivision agreement, condominium agreement, development agreement or other agreement with the City;
- (b) a fee as a condition of obtaining a consent to create a lot, other than the application fee; or
- (c) a lot levy pursuant to By-law 3322/89, and the building permit for that building or structure has not been issued prior to the enactment of this By-law, the owner shall be credited with the amount so paid, up to the amount of the development charge payable, as part of the development charge payable hereunder when the building permit is issued.
15. (1) Monies received from payment of development charges shall be maintained in a separate reserve fund for each service designated in Schedule "A", plus interest earned thereon.
- (2) Monies received for the payment of development charges shall be used only in accordance with the provisions of s.35 of the Act.
- (3) The amounts contained in the reserve funds established under this Section shall be invested, with any income received credited to the development charge reserve funds in relation to which the investment income applies.
16. (1) The development charges referred to in Sections 6 and 11 shall be adjusted annually, without amendment to this By-law, as of July 1 each year,
- (a) The rates in Schedule "C" shall be adjusted annually in accordance with the change in the index for the most recently available annual period ending March 31 for the Statistics Canada Non-Residential Building Construction Price Index for Toronto
- (2) The indexed development charges rates effective July 1 each year shall not apply to permit applications received prior to the July 1 effective date, provided:

- (a) the permit application is complete in terms of the applicant's submission requirements set out in the *Ontario Building Code* and the City's Building By-law;
  - (b) applicable law approvals prescribed in the *Ontario Building Code* have been obtained or applied for; and
  - (c) the building permit or a conditional building permit is issued for all or part of the building by the date set out in the Region of Durham's annual report on the indexing of Development Charges.
17. Development charges are payable by electric funds transfer or certified cheque at the applicable rates or as otherwise may be approved by Council.
18. Council may consider allowing a person to perform work that relates to a service to which this By-law relates and, if it agrees, shall give the person a credit towards the development charge otherwise payable in exchange for the related work.
19. This By-law shall be administered by the Finance Department and applied by the Chief Building Official.
20. The following schedules to this by-law form an integral part of this by-law:
  - Schedule "A" - Designated Municipal Services Under this By-law.
  - Schedule "B" - City of Pickering and Seaton Lands.
  - Schedule "C" - Schedule of Development Charges Effective July 12, 2022.
21. This By-law shall come into force and effect at 12:01 am on July 12, 2022 for a term not to exceed five years from the date it comes into force, unless it is repealed at an earlier date.
22. By-law No. 7595/17, as amended, shall be repealed as of the date this By-law comes into force.

By-law passed this 11<sup>th</sup> day of July, 2022.

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David Ryan, Mayor

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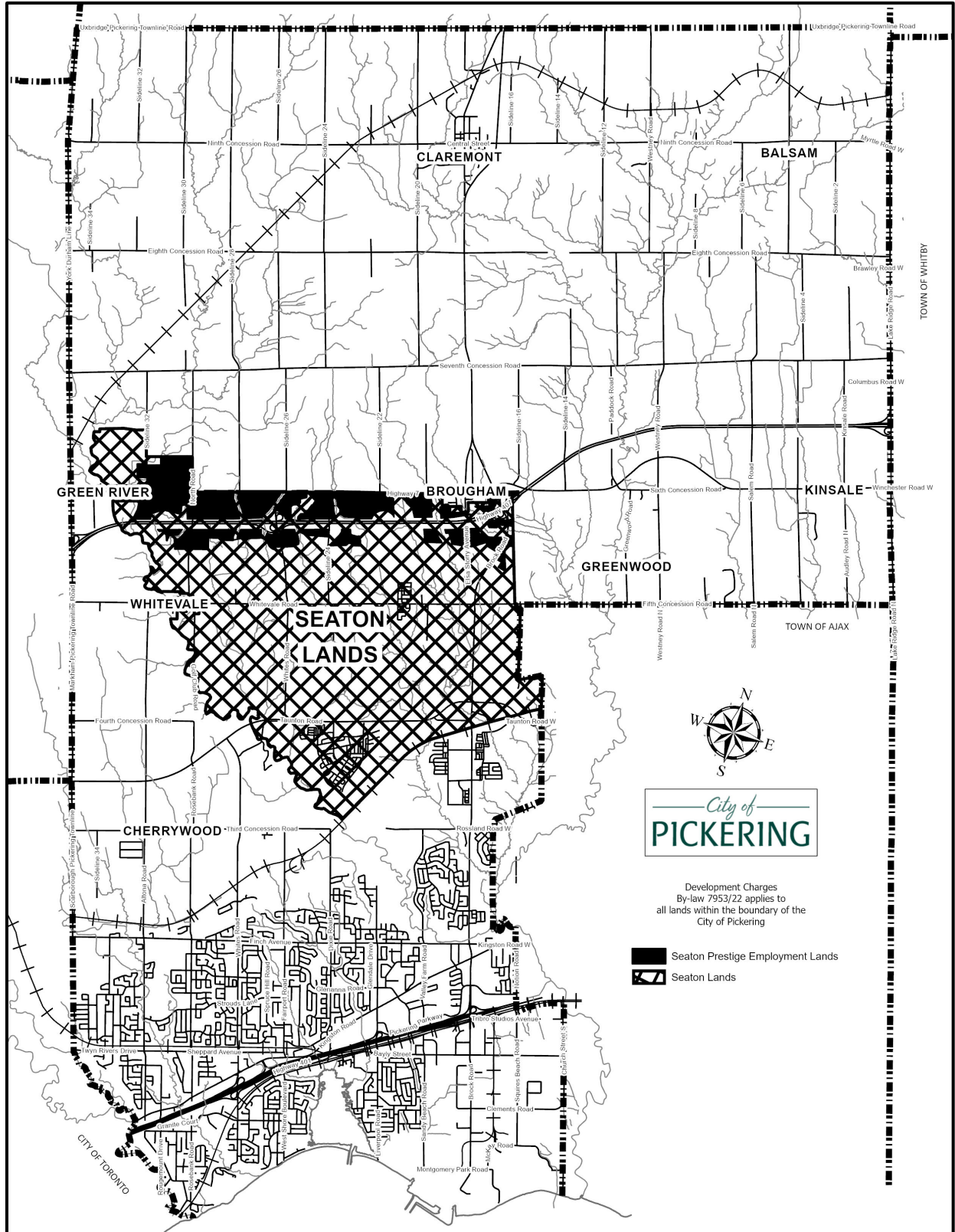
Susan Cassel, City Clerk



**Schedule "A"**  
**Designated Municipal Services and Classes of Service**  
**Under this By-law**

- (a) Fire Protection Services;
- (b) By-law Enforcement Services;
- (c) Transportation Services;
- (d) Other Services Related to a Highway;
- (e) Parks and Recreation Services;
- (f) Library Services;
- (g) Stormwater Management Services; and
- (h) Growth-Related Studies

### Schedule "B" City of Pickering Seaton Lands



**Schedule "C"**  
**City of Pickering Schedule of Development Charges**  
**Effective July 12, 2022**

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Seaton Prestige Employment Land (per net hectare)	Other Pickering Non-Residential <sup>2</sup> (per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Class of Service:</b>						
Other Services Related to a Highway	746	575	434	266	11,695	0.34
Fire Protection Services	1,176	906	684	420	18,492	0.53
Parks and Recreation Services	13,273	10,224	7,719	4,737	35,927	1.03
Library Services	2,444	1,883	1,421	872	6,698	0.19
Growth-Related Studies	235	181	137	84	1,083	0.03
Stormwater Management Services	460	354	268	164	7,234	0.21
By-Law Enforcement Services	103	79	60	37	1,564	0.04
<b>Total Municipal Wide Services/Class of Services</b>	<b>18,437</b>	<b>14,202</b>	<b>10,723</b>	<b>6,580</b>	<b>82,693</b>	<b>2.37</b>
<b>Outside of Seaton Lands<sup>1</sup></b>						
Transportation Services	13,461	10,369	7,829	4,805		4.73
<b>Total Services Outside of Seaton Lands</b>	<b>13,461</b>	<b>10,369</b>	<b>7,829</b>	<b>4,805</b>	<b>-</b>	<b>4.73</b>
<b>Seaton</b>	<b>18,437</b>	<b>14,202</b>	<b>10,723</b>	<b>6,580</b>	<b>82,693</b>	<b>2.37</b>
<b>Rest of Pickering</b>	<b>31,898</b>	<b>24,571</b>	<b>18,552</b>	<b>11,385</b>		<b>7.10</b>

1. Subject to a separate agreement outside of the Development Charges Act concerning the provision of Transportation requirements in addition to other funding contributions

2. Does not apply to prestige employment development in Seaton, as that development is subject to the per net Ha land area charge instead.

**Schedule “D”**  
**City of Pickering Schedule of Development Charges**  
**Applicable to Building Permit Applications**  
**Received Prior to July 12, 2022 as per Section 6(5) and 11(5) of this By-law**

Service/Class	RESIDENTIAL				(per net Ha of Prestige Employment Land in Seaton)	(per sq.ft. of Gross Floor Area)
	Single and Semi- Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom		
<b>Municipal Wide Services/Classes:</b>						
Other Services Related to a Highway	498	403	315	223	6,168	0.18
Fire Protection Services	1,014	820	640	454	13,039	0.37
Parks and Recreation Services	7,720	6,231	4,877	3,456	20,242	0.60
Library Services	1,275	1,030	806	571	3,048	0.09
Growth-Related Studies	338	274	214	151	4,353	0.12
Stormwater Management	326	264	206	146	3,965	0.11
<b>Total Municipal Wide Services/Classes:</b>	<b>11,171</b>	<b>9,022</b>	<b>7,058</b>	<b>5,001</b>	<b>50,815</b>	<b>1.47</b>
<b>Outside of Seaton Lands</b>						
Transportation 1	10,516	8,490	6,644	4,706		2.96
<b>Total Services Outside of Seaton Lands</b>	<b>10,516</b>	<b>8,490</b>	<b>6,644</b>	<b>4,706</b>	<b>-</b>	<b>2.96</b>
Seaton	11,171	9,022	7,058	5,001	50,815	1.47
Rest of Pickering	21,687	17,512	13,702	9,707		4.43

1. Subject to a separate agreement outside of the Development Charges Act concerning the provision of Transportation requirements in addition to other funding contributions

2. Does not apply to prestige employment development in Seaton, as that development is subject to the per net Ha land area charge instead.