



Development Charges Update Study

City of Oshawa

For Public Circulation and Comment

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1. Introduction

1.1 Background

The City of Oshawa (City) imposes development charges (D.C.s) to recover the increase in the needs for service arising from growth. The basis for the calculation of the City’s existing schedule of residential and non-residential development charges is documented in the City’s “2019 Development Charges Background Study” dated April 10, 2019, as amended. This D.C. Background Study provides the supporting documentation for the City’s D.C. By-Law 60-2019. The current D.C.s by municipal service and development type are summarized in Table 1-1. This schedule reflects the indexed charges that are currently in force effective January 1, 2021, as per Schedule B.3 of the By-Law, reflecting the phase-in of the charges.

Table 1-1
City of Oshawa
Current (Indexed) Schedule of Development Charges

Service	RESIDENTIAL PER DWELLING UNIT						NON-RESIDENTIAL (per sq.m. of G.F.A)	
	Single and Semi-Detached Dwelling	Duplex (for two units)	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Townhouse Dwelling	Lodging House (per unit)	Industrial	Commercial/Institutional
Municipal Wide Services:								
Transportation	\$14,443	\$18,181	\$9,090	\$5,580	\$11,635	\$5,015	\$45.15	\$118.91
Fire Protection	\$538	\$677	\$338	\$208	\$433	\$187	\$1.65	\$4.42
Watercourse Improvements	\$1,014	\$1,277	\$638	\$392	\$817	\$352	\$4.42	\$4.86
Parks, Recreation and Trails	\$8,061	\$10,148	\$5,074	\$3,115	\$6,494	\$2,799	\$3.87	\$3.87
Library Services	\$336	\$424	\$212	\$130	\$271	\$117	\$0.11	\$0.11
Administration	\$67	\$85	\$42	\$26	\$54	\$23	\$0.23	\$0.55
Parking	\$16	\$20	\$10	\$6	\$13	\$6	\$0.00	\$0.11
Waste Diversion	\$15	\$18	\$9	\$6	\$12	\$5	\$0.00	\$0.11
Total Municipal Wide Services	\$24,490	\$30,830	\$15,414	\$9,463	\$19,729	\$8,505	\$55.43	\$132.95

1.2 Existing Policies (Rules)

The following subsections set out the rules governing the calculation, payment, and collection of D.C.s as provided in By-law 60-2019, in accordance with the *Development Charges Act* (D.C.A.), 1997.

1.2.1 Payment in any Particular Case

In accordance with the D.C.A., the D.C. shall be calculated, payable, and collected where the development requires one or more of the following:



- the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- the approval of a minor variance under Section 45 of the *Planning Act*;
- a conveyance of land to which a by-law passed under section 50(7) of the *Planning Act* applies;
- the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- a consent under Section 53 of the *Planning Act*;
- the approval of a description under section 9 of the *Condominium Act*, 1998, S.O. 1998, c. 19; or
- the issuing of a building permit under the *Building Code Act* in relation to a building.

1.2.2 Determination of the Amount of the Charge

The calculation for residential development is generated on a per capita basis and imposed based on six housing types (i.e. single and semi-detached, duplex, two bedrooms and larger apartments, bachelor and one-bedroom apartments, townhouse dwellings, and units in a lodging house). The eligible D.C. cost calculations are based on the net anticipated population increase. The total eligible D.C. cost is divided by the “gross” (new resident) population to determine the per capita amount. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charges by type of residential dwelling unit.

The non-residential D.C. has been calculated and imposed uniformly on a per square foot (sq.ft.) of gross floor area (G.F.A.) basis for Parks, Recreation and Trails Service and Library Service. For all other services, separate charges were calculated and are imposed for industrial and non-industrial development types.

1.2.3 Application to Land Redevelopment

Where 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 redevelopment credit. A credit will apply for the demolition of buildings or structures that have been in existence for a minimum of five years and where the demolition permit issued is within the 120-month period (10 years) preceding the issuance of a building permit. The issuance of the demolition permit and the actual



demolition to the satisfaction of the Chief Building Official must occur not later than twenty-four months after the issuance of the building permit. Redevelopment credits are also given for the conversion of all or part of a building or structure that has been in existence for a minimum of five (5) years.

The credit is calculated by applying the ‘applicable charge’ to the floor area and units being demolished or converted. No credit will be provided for the demolition of a school or place of worship where the demolition permit is issued on or after July 1, 2019.

1.2.4 Exemptions (full or partial)

The D.C. by-law applies to all lands within the City, with the exception of the following lands which are exempt:

Statutory exemptions

- Residential development that results in the only the enlargement of an existing dwelling unit, or that results online in the creation or enlargement of an accessory dwelling building for a lawful residential use, or that results only in the creation of up to two additional dwelling units within an existing single detached dwelling, or the creation of one additional dwelling unit in any other existing residential building where the total G.F.A. of the additional unit is equal to or less than the G.F.A. of the smallest unit contained within the residential building;
- Land owned by and used for the purposed of a Municipality, a Local Board, or a Board of Education; and
- Industrial additions of up to and including 50% of the existing G.F.A. of the building.

Non-statutory exemptions

- Lands designated under federal law as land reserved for the exclusive use of Aboriginal peoples;
- Lands wholly within that part of Oshawa known as the Urban Growth Centre (Schedule “D” to this By-law);
- Lands used solely for the purposes of a non-profit institution defined as:
 - a Non-Profit Institution;
 - Hospitals; or



- Nursing Homes;
- New Industrial buildings or structures or the enlargement of an existing Industrial buildings or structures;
- Temporary buildings or structures;
- Agricultural buildings or structures
- Apartment Dwelling Unit, and Townhouse Dwelling Unit (other than Street Townhouse Building) on lands within that part of Oshawa shown as the shaded portion on the maps in Schedule “E” to this By- law;
- Apartment Dwelling Unit or a Townhouse Dwelling Unit (except back-to-back Townhouses) on lands within that part of Oshawa as shown as the shaded portion of the map in Schedule “F” to this By-law;
- Apartment Dwelling Unit or a Townhouse Dwelling (other than a Street Townhouse Building) on the property shown on Schedule “G” (1569 Simcoe Street North), provided building permits are issued for the units within three years of the in-force date of this by-law; and
- That part of a building used solely for the purposes of a Medical Clinic shall be equal to 50% of the Commercial Development Charge.

1.2.5 Indexing

The by-law provides for indexing of the D.C. as follows:

- Residential Development Charges found in Schedule “B.3” shall be adjusted semi-annually on January 1 and July 1 each year, commencing the 1st day of January, 2021, by the Statistics Canada Quarterly “Capital Expenditure Price Statistics (cat. 62-007-X)”; and
- Non-Residential Development Charges shall be adjusted on the 1st day of January, 2020, and then semi-annually on January 1 and July 1 each year, commencing the 1st day of January, 2021, by the Statistics Canada Quarterly “Capital Expenditure Price Statistics (cat. 62-007-X)”.

1.2.6 By-law Duration

The by-law will expire at 12:01 AM on July 1, 2024 unless it is repealed by Council at an earlier date.



1.2.7 Date Charge Payable

Development charges imposed under the by-law are calculated, payable, and collected on or before the day a building permit is issued in relation to a building or structure on land to which a D.C. applies.

1.3 Changes to the Development Charges Act, 1997: More Homes, More Choice Act and the COVID-19 Economic Recovery Act

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. However, 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 were proclaimed on September 18, 2020. The following provides a summary of the 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.



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 Basis for D.C. By-law Update

This D.C. Update Study provides an amendment to the City's D.C. By-Law, as per Council's direction. The purpose of this Update Study is to amend the City's 2019 Development Charge Background Study to remove the 10% statutory deduction and reflect amendments to the D.C.A. described above. That the Update Study and amending D.C. by-law be prepared and be made available to the public 60 days prior to Council adoption.

The following Chapters of this Update Study include:

- Chapter 2 – Anticipated Development
- Chapter 3 – Revisions to the Anticipated Capital Needs Listing to Reflect the amendments to the D.C.A.
- Chapter 4 – Revised D.C. Calculation and Schedule of Charges
- Chapter 5 – D.C. Policy Recommendations and D.C. By-law Rules
- Chapter 6 – Asset Management Plan and Long-Term Capital and Operating Costs
- Chapter 7 – Process for Adoption of the Amending Development Charges By-law
- Appendix A – Draft Amending D.C. By-law

It should be noted that this report is provided as an update to the 2019 D.C. Background Study and as such the calculations are denominated in 2019 dollars (the City's D.C. Background Study cost base). The amended D.C. rates are subsequently indexed to current rates for implementation.

The notice of the Public Meeting will be advertised in accordance with the requirements of the D.C.A., i.e. 20 clear-days prior to the public meeting. This background study



document will be released for public review and posted on the City's website in accordance with provisions of the D.C.A. by January 27, 2021. The statutory public meeting will be held in Council Chambers, at the City of Oshawa Municipal Offices on March 1, 2021. A presentation will be made to the public regarding the recommendations of this report, and Council will receive oral and written comments on the matter. It is anticipated that Council will consider for adoption the proposed amending by-law after the 60-day period between the release of the D.C. Background Study and the passage of the D.C. by-law (i.e. March 29, 2021).



2. Anticipated Development

The 2019 D.C. Background Study provided for the anticipated residential and non-residential growth within the City of Oshawa for the respective service forecast periods. The growth forecast associated with services included in this update study is summarized in Table 2-1 below.

Table 2-1
City of Oshawa
2019 D.C. Background Study – Growth Forecast Summary

Forecast Period	Residential		Non-Residential			
	Population (net, excld. Census undercount)	Dwelling Units (incl. inst. equivalent)	Employment (excl. WAH & NFPOW)		Gross Floor Area (sq.ft. in millions)	
			Industrial	Non-Industrial	Industrial	Non-Industrial
2019	167,416	68,498	10,420	39,129		
2029	194,273	81,709	17,655	45,724		
Buildout	235,521	102,563	21,403	56,367		
2019-2029	26,857	13,211	7,235	6,595	8.68	3.19
2019-Buildout	68,105	34,065	10,983	17,238	13.18	7.85

For the purpose of this Study, the 2019 D.C. Background Study growth forecast remains unchanged. The revised capital needs estimates and adjustments to the D.C. calculations reflecting the amendments to the D.C.A have been considered in the context of this growth forecast.



3. Revisions to the Anticipated Capital Needs Listing to Reflect the amendments to the D.C.A.

The 2019 D.C. Background Study adopted by Council in the passing of the City's D.C. by-law justified the maximum amount that could be charged for residential and non-residential development. The study and by-law reflect the anticipated capital needs for recovery through D.C.s for Transportation, Fire Protection, Watercourse Improvements, Parks, Recreation and Trails, Library Services, Administration, Parking, and Waste Diversion services.

The following sections summarize the amendments made to the D.C. eligible capital costs. In accordance with the amendments to the D.C.A. the 10% statutory deduction has been removed from the calculation of the D.C. eligible capital costs for Parks, Recreation and Trails; Library Services; Waste Diversion, Parking, and specific studies under Administration. Growth-related studies included under Administration services that pertain to Transportation services have been assigned to the increase in capital needs for that service. The capital costs estimates are provided herein are provided 2019\$ reflective of the 2019 D.C. Background Study cost base.

Other than the revisions included herein, all other capital needs and determination of D.C. recoverable costs contained in the City's 2019 D.C. Background Study remain unchanged.

3.1 Parks, Recreation and Trail Services

The City's 2019 D.C. Background Study identified D.C. recoverable costs for Park, Recreation and Trails services of \$81.6 million over the 10-year forecast period. The statutory 10% deduction required under the D.C.A removed \$9.8 million in growth-related capital costs from the D.C. recoverable costs. The elimination of this statutory deduction increases the D.C. recoverable cost for the forecast period to \$91.4 million. These D.C. recoverable costs are within the historical level of service cap for Park, Recreation and Trails services.

The revised D.C. recoverable costs are allocated 95% to residential development and 5% non-residential development, consistent with the City's 2019 D.C. Background



Study, and based on the recognition that residential users are the primary users of Parks, Recreation and Trails services.

3.2 Library Services

The City's 2019 D.C. Background Study identified D.C. recoverable costs for Library Services of \$3.4 million over the 10-year forecast period. The statutory 10% deduction required under the D.C.A removed \$0.7 million in growth-related capital costs from the D.C. recoverable costs. The elimination of this statutory deduction increases the D.C. recoverable cost for the forecast period to \$4.1 million. These D.C. recoverable costs are within the historical level of service cap for Library Services.

The revised D.C. recoverable costs are allocated 95% to residential development and 5% non-residential development, consistent with the City's 2019 D.C. Background Study, and based on the recognition that residential users are the primary users of Library Services.

3.3 Administration Services (Growth-Related Studies Class of Service)

The City's 2019 D.C. Background Study included growth-related studies under Administration services. These studies include both service specific studies, that pertain to one of the D.C. eligible services permitted in the D.C.A., and other general growth-related studies that pertain to all services.

For the purposes of this amendment, the capital cost estimates for the Mobility Hub Transportation and Land Use Study, and the Design Engineering Standards and Guideline Review have been included in within the Transportation Services capital needs listing. The remaining growth-related studies for the Official Plan Review, DC By-law Background Study, Asset Management, and Animal Services Master Plan have been allocated to the respective D.C. eligible services based on the proportionate share of 10-year D.C. eligible capital needs. In addition to removing the 10% statutory deduction previously required for these studies (\$34,789), a deduction to the capital needs was made to reflect the general benefits of these studies to other non-D.C. eligible services (\$25,000).



The revised gross capital costs for growth-related studies, included in the schedule of charges as a separate “class of service”, total \$750,000. Applying deductions for general benefits to ineligible services (\$25,000), and benefit to existing development (\$325,000), and including the unfunded costs of studies reflected in the D.C. reserve fund balance (\$399,138), results in D.C. recoverable costs of \$799,138.

3.4 Parking Services

The City’s 2019 D.C. Background Study identified D.C. recoverable costs for Parking services of \$236,250 over the 10-year forecast period. The statutory 10% deduction required under the D.C.A removed \$26,250 in growth-related capital costs from the D.C. recoverable costs. The elimination of this statutory deduction increases the D.C. recoverable cost for the forecast period to \$262,500. These D.C. recoverable costs are within the historical level of service cap for Parking services.

The revised D.C. recoverable costs are allocated 66% to residential development, 18% to industrial development, and 16% to non-industrial development, consistent with the City’s 2019 D.C. Background Study, and based on the incremental growth in population to employment for the 10-year forecast period.

3.5 Waste Diversion Services

The City’s 2019 D.C. Background Study identified a D.C. recoverable cost for Waste Diversion services of \$219,375 over the 10-year forecast period. The statutory 10% deduction required under the D.C.A removed \$24,375 in growth-related capital costs from the D.C. recoverable costs. The elimination of this statutory deduction increases the D.C. recoverable cost for the forecast period to \$243,750. These D.C. recoverable costs are within the historical level of service cap for Waste Diversion services.

The revised D.C. recoverable costs are allocated 66% to residential development, 18% to industrial development, and 16% to non-industrial development, consistent with the City’s 2019 D.C. Background Study, and based on the incremental growth in population to employment for the 10-year forecast period.



3.6 Transportation Services

The City's 2019 D.C. Background Study identified a D.C. recoverable cost for Transportation Services, comprising capital cost estimates for Roads, Sidewalks and Multi-use Paths, Traffic Signals and Streetlights, and Road Operations. D.C. recoverable costs for Sidewalks and Multi-use Paths, Traffic Signals and Streetlights, and Road Operations have been maintained from the 2019 D.C. Background Study. However, the capital needs listing for Roads has been revised to include the capital cost estimates for the Mobility Hub Transportation and Land Use Study, and Design Engineering Standards and Guideline Review.

The D.C. recoverable costs for Roads included in the 2019 D.C. Study totalled \$413.1 million. The inclusion of the D.C. recoverable costs of these two studies increases the costs for the forecast period by \$181,310 to \$413.3 million. These D.C. recoverable costs are within the historical level of service cap for Transportation services.

The revised D.C. recoverable costs are allocated 71% to residential development, 11% to industrial development, and 18% to non-industrial development, consistent with the City's 2019 D.C. Background Study, and based on the incremental growth in population to employment for the buildout forecast period.



**Table 3-1
Infrastructure Costs Covered in the D.C. Calculation – Parks, Recreation and Trails Services**

Prj.No	Category	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:		Potential D.C. Recoverable Cost	
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
		2019-2028										95%	5%
		Consolidated Operations Depot Outstanding D.C. Recoverable Share	2019-2028	2,944,535	-	2,944,535	147,227		2,797,308	-	2,797,308	2,657,443	139,865
50-0046		Development related parks pre-design	2020-2028	225,000	-	225,000	11,250		213,750	-	213,750	203,063	10,688
12-0058		New Recreation Centre in North Area	2021-2025	31,120,332	-	31,120,332	3,112,033		28,008,299	-	28,008,299	26,607,884	1,400,415
		Unfunded Delpark Homes Centre Debt Payments	2019-2023	2,706,625	-	2,706,625	-		2,706,625	-	2,706,625	2,571,294	135,331
51-0116	Community	Rotary Park Redevelopment	2022	2,000,000	-	2,000,000	1,000,000		1,000,000	-	1,000,000	950,000	50,000
50-0005	Community	Windfields Community Park	2023	10,000,000	-	10,000,000	500,000		9,500,000	-	9,500,000	9,025,000	475,000
50-0030	Community	Taunton Part II Plan Community Park Development	2026	160,000	-	160,000	8,000		152,000	-	152,000	144,400	7,600
50-0037	Community	Kedron Part II Plan Community Park	2026	10,000,000	-	10,000,000	500,000		9,500,000	-	9,500,000	9,025,000	475,000
50-0052	Community	Thornton Community Park Development	2028	3,000,000	1,080,000	1,920,000	96,000		1,824,000	-	1,824,000	1,732,800	91,200
50-0003	City	Lakefront West Phase 2 - Detail Design	2020	600,000	-	600,000	60,000		540,000	-	540,000	513,000	27,000
51-0110	City	Lakeview Park Playground and Splashpad Construction	2020	1,560,000	-	1,560,000	780,000		780,000	-	780,000	741,000	39,000
50-0047	City	Lakefront West Phase 3 - Construction	2028	12,000,000	4,320,000	7,680,000	768,000		6,912,000	-	6,912,000	6,566,400	345,600
	City	Downtown Park	2025	2,000,000	-	2,000,000	200,000		1,800,000	-	1,800,000	1,710,000	90,000
51-0051	City	Harbour Park Redevelopment	2028	24,000,000	8,640,000	15,360,000	7,680,000		7,680,000	-	7,680,000	7,296,000	384,000
50-0006	Neighbourhood	Windfields Neighbourhood Park 4	2019	240,000	-	240,000	12,000		228,000	-	228,000	216,600	11,400
50-0008	Neighbourhood	Fittings Subdivision Park	2024	500,000	-	500,000	25,000		475,000	-	475,000	451,250	23,750
50-0028	Neighbourhood	North Central Taunton Park	2024	600,000	-	600,000	30,000		570,000	-	570,000	541,500	28,500
50-0031	Neighbourhood	Kedron Part II Plan Neighbourhood Park 1	2024	600,000	-	600,000	30,000		570,000	-	570,000	541,500	28,500
50-0036	Neighbourhood	Kedron Part II Plan Neighbourhood Park 2	2024	600,000	-	600,000	30,000		570,000	-	570,000	541,500	28,500
	Neighbourhood	Simcoe and Elena Park	2025	600,000	-	600,000	30,000		570,000	-	570,000	541,500	28,500
50-0029	Parkette	Royal Street Park	2023	175,000	-	175,000	8,750		166,250	-	166,250	157,938	8,313
50-0033	Parkette	Kedron Part II Plan Parkette 1	2024	350,000	-	350,000	17,500		332,500	-	332,500	315,875	16,625
50-0034	Parkette	Kedron Part II Plan Parkette 2	2024	350,000	-	350,000	17,500		332,500	-	332,500	315,875	16,625
50-0032	Parkette	Kedron Part II Plan Parkette 3	2024	350,000	-	350,000	17,500		332,500	-	332,500	315,875	16,625
50-0035	Parkette	Kedron Part II Plan Parkette 4	2026	350,000	-	350,000	17,500		332,500	-	332,500	315,875	16,625
50-0039	Parkette	Kedron Part II Plan Parkette 5	2026	350,000	-	350,000	17,500		332,500	-	332,500	315,875	16,625
50-0038	Parkette	Kedron Part II Plan Parkette 6	2026	350,000	-	350,000	17,500		332,500	-	332,500	315,875	16,625
50-0049	Parkette	Kedron Part II Plan Parkette 7	2026	350,000	-	350,000	17,500		332,500	-	332,500	315,875	16,625
50-0040	Parkette	Kedron Part II Plan Parkette 8	2026	350,000	-	350,000	17,500		332,500	-	332,500	315,875	16,625
50-0050	Parkette	Kedron Part II Plan Parkette 9	2026	350,000	-	350,000	17,500		332,500	-	332,500	315,875	16,625
50-0041	Parkette	Kedron Part II Plan Parkette 10	2026	350,000	-	350,000	17,500		332,500	-	332,500	315,875	16,625
	Regional	Second Marsh Redevelopment	2028	10,000,000	-	10,000,000	7,500,000		2,500,000	-	2,500,000	2,375,000	125,000
50-0016	Trail	Taunton Part II Plan - Link 1 (Esterbrook to Salmers/Arborwood)	2023	800,000	-	800,000	80,000		720,000	-	720,000	684,000	36,000
50-0016	Trail	Taunton Part II Plan - Link 3 (Esterbrook to Conlin incl. 1 underpass)	2023	450,000	-	450,000	45,000		405,000	-	405,000	384,750	20,250
50-0015	Trail	Windfields Part II Plan - Link 4 (East Tributary at Britannia west of Simcoe)	2023	683,704	-	683,704	68,370		615,334	-	615,334	584,567	30,767
50-0019	Trail	Windfields Part II Plan - Link 5 (Conlin to Britannia east of Bridle)	2023	300,000	-	300,000	30,000		270,000	-	270,000	256,500	13,500
50-0001	Trail	Not in Part II Plan - Link 6 (between Ormond Dr.South and North)	2023	600,000	-	600,000	60,000		540,000	-	540,000	513,000	27,000
50-0002	Trail	Not in Part II Plan - Link 7 (Ormond Dr. To Ritson)	2023	200,000	-	200,000	20,000		180,000	-	180,000	171,000	9,000
50-0010	Trail	Windfields Part II Plan - Link 12 (East-west link to Neigh Park 4 incl 1 Bridge)	2023	550,000	-	550,000	55,000		495,000	-	495,000	470,250	24,750



Table 3-1 (Cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Parks, Recreation and Trails Services

Prj.No	Category	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:		Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share		
		2019-2028													
50-0014	Trail	Windfields Part II Plan - Link 13 (Britannia to Pipeline)	2023	475,000	-	475,000	47,500		427,500	-	427,500	95%	406,125	5%	21,375
50-0020	Trail	Windfields Part II Plan - Link 14 (Britannia to Hydro Corr. Incl. 1 Underpass)	2023	475,000	-	475,000	47,500		427,500	-	427,500		406,125		21,375
50-0021	Trail	Taunton Part II Plan - Link 15 (Legends to Conlin Rd.)	2023	600,000	-	600,000	60,000		540,000	-	540,000		513,000		27,000
50-0023	Trail	Windfields Part II Plan - Link 17 (Conlin to Britannia Incl. 1 Bridge & 1 Underpass)	2023	1,000,000	-	1,000,000	100,000		900,000	-	900,000		855,000		45,000
50-0017	Trail	Kedron Part II Plan - Link 18 (Conlin to Planning Area North Boundary at East Ritson)	2023	500,000	-	500,000	50,000		450,000	-	450,000		427,500		22,500
50-0025	Trail	Eastdale Part II Plan - Link 19 (Grandview to Townline Incl. 1 Bridge)	2024	425,000	-	425,000	42,500		382,500	-	382,500		363,375		19,125
50-0053	Trail	Pinecrest Part II Plan - Link 24 (East of Harmony Rd. and North of Beatrice St. to West of Grandview Rd. and South of Taunton Rd.)	2028	440,000	158,400	281,600	28,160		253,440	-	253,440		240,768		12,672
50-0054	Trail	Pinecrest Part II Plan - Link 25 (East of Wilson Rd. and North of Beatrice St. to West of Harmony Rd. and North of Beatrice St.)	2028	480,000	172,800	307,200	30,720		276,480	-	276,480		262,656		13,824
50-0055	Trail	Pinecrest Part II Plan - Link 26 (West of Harmony Rd. and North of Beatrice St. to West of Harmony Rd. and South of Taunton Rd.)	2028	520,000	187,200	332,800	33,280		299,520	-	299,520		284,544		14,976
50-0056	Trail	Eastdale Part II Plan - Link 27 (East of Harmony Rd. and North of Adelaide Ave. to East of Harmony Rd. and South of Roslin Rd.)	2028	400,000	144,000	256,000	25,600		230,400	-	230,400		218,880		11,520
50-0057	Trail	Eastdale Part II Plan - Link 28 (East of Harmony Rd. and North of Adelaide Ave. to Link 27)	2028	120,000	43,200	76,800	7,680		69,120	-	69,120		65,664		3,456
50-0058	Trail	Eastdale Part II Plan - Link 29 (East of Harmony Rd. and North of Rossland Rd. to Ridge Valley Park)	2028	200,000	72,000	128,000	12,800		115,200	-	115,200		109,440		5,760
50-0059	Trail	Eastdale Part II Plan - Link 30 (East of Grandview St. and North of Rossland Rd. to Link 19)	2028	480,000	172,800	307,200	30,720		276,480	-	276,480		262,656		13,824
50-0060	Trail	Eastdale Part II Plan - Link 31 (West of Grandview St. and North of Rossland Rd. to Ridge Valley Park)	2028	240,000	86,400	153,600	15,360		138,240	-	138,240		131,328		6,912
50-0061	Trail	Taunton Part II Plan - Link 32 (West of Grandview St. and North of Taunton Rd. to West of Grandview St. and South of Coldstream Dr.)	2028	240,000	86,400	153,600	15,360		138,240	-	138,240		131,328		6,912
50-0062	Trail	Taunton Part II Plan - Link 33 (West of Grandview St. and North of Coldstream to West of Grandview St. and Salmers Dr.)	2028	200,000	72,000	128,000	12,800		115,200	-	115,200		109,440		5,760
52-0015	Trail	Windfields Part II Plan - Link 34 (Link 11 to Link 10)	2028	160,000	57,600	102,400	10,240		92,160	-	92,160		87,552		4,608
52-0016	Trail	Not in Part II Plan - Link 36 (Farewell Park to Florell Park)	2028	520,000	187,200	332,800	166,400		166,400	-	166,400		158,080		8,320
52-0017	Trail	Not in Part II Plan - Link 37 (Florell Park to Colonel Sam Dr.)	2028	5,100,000	1,836,000	3,264,000	1,632,000		1,632,000	-	1,632,000		1,550,400		81,600
52-0018	Trail	Not in Part II Plan - Link 38 - Colonel Sam Dr. to South of Hwy. 401	2028	720,000	259,200	460,800	230,400		230,400	-	230,400		218,880		11,520
52-0019	Trail	Not in Part II Plan - Link 39 - West of Harmony Rd at Easton Park to Harmony Creek Trail	2028	240,000	86,400	153,600	76,800		76,800	-	76,800		72,960		3,840
52-0020	Trail	Not in Part II Plan - Link 40 - West of Harmony Rd. and North of Rossland Rd. to East of Attersley and North of Rossland Rd.	2028	280,000	100,800	179,200	89,600		89,600	-	89,600		85,120		4,480
52-0021	Trail	Not in Part II Plan - Link 41 - East of Harmony Rd. to Wilson Rd. South and Taunton Rd.	2028	400,000	144,000	256,000	128,000		128,000	-	128,000		121,600		6,400
52-0022	Trail	Not in Part II Plan - Link 42 - West of Ritson Rd. and North of Britannia Ave. to Link 59	2028	1,000,000	360,000	640,000	320,000		320,000	-	320,000		304,000		16,000
52-0023	Trail	Not in part II Plan - Link 43 - Beatrice Rd. to South of Taunton Rd.	2028	480,000	172,800	307,200	153,600		153,600	-	153,600		145,920		7,680
52-0024	Trail	Not in Part II Plan - Link 44 - Beatrice Rd. and West of Wilson Rd. to South of Taunton Rd.	2028	320,000	115,200	204,800	102,400		102,400	-	102,400		97,280		5,120



Table 3-1 (Cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Parks, Recreation and Trails Services

Prj.No	Category	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 95%	Non-Residential Share 5%	
2019-2028														
52-0025	Trail	Not in Part II Plan - Link 45 - South of Taunton and West of Wilson to South of Whitehall Park	2028	440,000	158,400	281,600	140,800		140,800	-	140,800	133,760	7,040	
52-0026	Trail	Not in Part II Plan - Link 46 - Goodman Park to West end of Annapolis Ave.	2028	640,000	230,400	409,600	204,800		204,800	-	204,800	194,560	10,240	
52-0027	Trail	Not in Part II Plan - Link 47 - Prestwick Park to South of Taunton Rd. and East of Thornton Rd.	2028	1,040,000	374,400	665,600	332,800		332,800	-	332,800	316,160	16,640	
52-0028	Trail	Not in Part II Plan - Link 48 - North of Adelaide and East of Park Rd. to Alexandra St.	2028	320,000	115,200	204,800	102,400		102,400	-	102,400	97,280	5,120	
52-0029	Trail	Not in Part II Plan - Link 49 - East / West Link South of Airport	2028	600,000	216,000	384,000	192,000		192,000	-	192,000	182,400	9,600	
52-0030	Trail	Not in Part II Plan - Link 50 - West of Ritson Rd and South of Winchester Rd. to Link 13	2028	160,000	57,600	102,400	51,200		51,200	-	51,200	48,640	2,560	
52-0031	Trail	Not in Part II Plan - Link 51 - North of Taunton Rd and South of Simcoe St. to Conlin Rd.	2028	840,000	302,400	537,600	268,800		268,800	-	268,800	255,360	13,440	
52-0032	Trail	Not in Part II Plan - Link 52 - Link 51 to Link 7	2028	920,000	331,200	588,800	294,400		294,400	-	294,400	279,680	14,720	
52-0033	Trail	Not in Part II Plan - Link 53 - Glovers Rd. to South of Camp Samac	2028	440,000	158,400	281,600	140,800		140,800	-	140,800	133,760	7,040	
52-0034	Trail	Not in Part II Plan - Link 54 - North of Ormond Dr. to South of Conlin Rd.	2028	120,000	43,200	76,800	38,400		38,400	-	38,400	36,480	1,920	
52-0035	Trail	Not in Part II Plan - Link 55 - South of Conlin Rd. and East of Ritson Rd. to Wilson Rd. and South of Conlin Rd.	2028	400,000	144,000	256,000	128,000		128,000	-	128,000	121,600	6,400	
52-0036	Trail	Not in Part II Plan - Link 56 - South of Conlin Rd. and East of Ritson Rd. to Quail Run Dr.	2028	120,000	43,200	76,800	38,400		38,400	-	38,400	36,480	1,920	
52-0037	Trail	Not in Part II Plan - Link 57 - North of Greenhill Ave. and West of Harmony Rd. to Quail Run Dr.	2028	120,000	43,200	76,800	38,400		38,400	-	38,400	36,480	1,920	
52-0038	Trail	Not in Part II Plan - Link 58 - Link 18 to Link 59	2028	520,000	187,200	332,800	166,400		166,400	-	166,400	158,080	8,320	
52-0039	Trail	Not in Part II Plan - Link 59 - From Thornton Rd. to Townline Rd.	2028	2,840,000	1,022,400	1,817,600	908,800		908,800	-	908,800	863,360	45,440	
52-0040	Trail	Not in Part II Plan - Link 60 - North of Winchester Rd. and West of Grandview St. to Link 59	2028	120,000	43,200	76,800	38,400		38,400	-	38,400	36,480	1,920	
52-0041	Trail	Not in Part II Plan - Link 61 - West of Townline Rd. and South of Winchester Rd. to Link 59	2028	240,000	86,400	153,600	76,800		76,800	-	76,800	72,960	3,840	
52-0042	Trail	Not in Part II Plan - Link 62 - West of Winchester Rd. and North of Link 59 to South of Columbus Rd.	2028	760,000	273,600	486,400	243,200		243,200	-	243,200	231,040	12,160	
52-0043	Trail	Not in Part II Plan - Link 63 - East of Thornton Rd. and South of Columbus Rd. to North of Howden Rd.	2028	1,440,000	518,400	921,600	460,800		460,800	-	460,800	437,760	23,040	
40-0033	Studies	Rotary Park Detailed Design	2021	200,000	-	200,000	100,000		100,000	-	100,000	95,000	5,000	
51-0103	Studies	Lakeview Park Playground and Splashpad Replacement Design	2019	240,000	-	240,000	120,000		120,000	-	120,000	114,000	6,000	
51-0104	Studies	Harbour Park Masterplan	2019	270,000	-	270,000	135,000		135,000	-	135,000	128,250	6,750	
	Vehicle	Large Grass Mower	2021	130,000	-	130,000	6,500		123,500	-	123,500	117,325	6,175	
	Vehicle	Forestry Bucket Truck 37 foot	2025	155,000	-	155,000	7,750		147,250	-	147,250	139,888	7,363	
40-0004		Parks, Recreation, Library and Culture Facility Needs Assessment Update (50%)	2021	40,000	-	40,000	20,000		20,000	-	20,000	19,000	1,000	
		Reserve Fund Adjustment							(6,740,104)		(6,740,104)	(6,403,099)	(337,005)	
		Total		151,845,196	22,903,200	128,941,996	30,785,900	-	91,415,992	-	91,415,992	86,845,192	4,570,800	



**Table 3-2
Infrastructure Costs Covered in the D.C. Calculation – Library Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
2019-2028										95%	5%	
1	Addition to Collections System Wide	2020-2024	530,000	-	530,000	26,500		503,500	-	503,500	478,325	25,175
2	New Branch (18,000 sq.ft.)	2021-2025	12,168,000	4,880,957	7,287,043	1,346,173		5,940,870	-	5,940,870	5,643,827	297,044
3	Addition to Collections System Wide	2025-2028	600,000	-	600,000	30,000		570,000	-	570,000	541,500	28,500
40-0004	Parks, Recreation, Library and Culture Facility Needs Assessment Update (50%)		40,000	-	40,000	20,000		20,000	-	20,000	19,000	1,000
	Reserve Fund Adjustment							(2,924,111)		(2,924,111)	(2,777,906)	(146,206)
	Total		13,338,000	4,880,957	8,457,043	1,422,673	-	4,110,259	-	4,110,259	3,904,746	205,513



**Table 3-3
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies Class of Service**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Other Deduction	Net Capital Cost	Less:		Subtotal	Less:	Total Potential D.C. Recoverable Cost
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	
	2019-2028									
40-0009	Official Plan Review	2020	300,000	15,000	285,000	150,000		135,000	-	135,000
40-0029	DC By-law Background Study	2023	100,000		100,000	-		100,000	-	100,000
	Asset Management	2019-2028	200,000	10,000	190,000	100,000		90,000	-	90,000
	Animal Services Master Plan		150,000		150,000	75,000		75,000	-	75,000
	Reserve Fund Adjustment							399,138		399,138
	Total		750,000	25,000	725,000	325,000	-	799,138	-	799,138



**Table 3-4
Infrastructure Costs Covered in the D.C. Calculation – Parking Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost			
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 66%	Industrial 18%	Non- Industrial 16%
40-0046	Parking Master Plan	2022	350,000	-	350,000	87,500		262,500		262,500	173,250	46,690	42,560
	Total		350,000	-	350,000	87,500	-	262,500	-	262,500	173,250	46,690	42,560



**Table 3-5
Infrastructure Costs Covered in the D.C. Calculation – Waste Diversion Services**

Prj .No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost			
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 66%	Industrial 18%	Non-Industrial 16%
1	Collection Vehicle	2024	325,000	65,000	260,000	16,250		243,750	-	243,750	160,875	43,355	39,520
	Total		325,000	65,000	260,000	16,250	-	243,750	-	243,750	160,875	43,355	39,520



**Table 3-6
Infrastructure Costs Covered in the D.C. Calculation – Transportation Services (Roads)**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Location	Length (metres)	Type of Work	Timing (year)	Gross Capital Cost Estimate (2019\$)	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 71%	Industrial 11%	Non-Industrial 18%	
2019-Buildout															
73-0459	First Avenue	Simcoe Street South to Drew Street	606	Widen Collector Road	2022	2,393,176	-	2,393,176	1,196,588	-	1,196,588	849,578	135,049	211,962	
73-0459	McNaughton Avenue	Drew Street to Ritson Road South	221	Widen Collector Road	2022	874,766	-	874,766	437,383	-	437,383	310,542	49,364	77,477	
73-0467 73-0468	Wilson Road North	Taunton Road East to Winchester Road East	4,228	Widen Arterial Road/New Arterial Road	2031	20,384,230	-	20,384,230	809,734	6,358,178	13,216,318	9,383,585	1,491,616	2,341,116	
	Bridle Road	North of Highway 407 to Howden Road East	3,162	New Arterial Road	2031	15,304,811	-	15,304,811	-	11,821,002	3,483,809	2,473,504	393,189	617,116	
73-0469	Beatrice Street West	Thornton Road North to Simcoe Street North	2,476	Widen Arterial Road	2031	32,105,759	32,105,759	-	-	-	-	-	-	-	
73-0479	Britannia Avenue West	West City Limits to Windfields Farm Drive West	1,210	New Arterial Road	2024	20,780,812	-	20,780,812	-	1,324,911	19,455,901	13,813,690	2,195,826	3,446,385	
73-0456	Northwood Midblock Arterial (ArtC2)	West City Limits to Stevenson Road North	1,250	New Arterial Road	2024	11,149,594	-	11,149,594	-	-	11,149,594	7,916,211	1,258,362	1,975,020	
73-0470	Windfields Hydro-Lands Collector	Windfields Farm Drive West to Winchester Road West	330	New Arterial Road	2024	2,874,739	-	2,874,739	100,000	-	2,774,739	1,970,064	313,162	491,512	
	North Columbus Midblock Arterial (ArtC6)	Thornton Road North to Ritson Road North	3,289	New Arterial Road	2028-2031	30,832,786	-	30,832,786	-	5,723,234	25,109,553	17,827,782	2,833,907	4,447,864	
	South Columbus Midblock Arterial (ArtC5)	West City Limits to Ritson Road North	3,456	New Arterial Road	2028-2031	21,231,129	-	21,231,129	-	9,286,609	11,944,520	8,480,609	1,348,079	2,115,832	
	North Kedron Arterial Road (ArtC3)	Ritson Road North to Grandview Street North	2,515	New Arterial Road		19,057,790	-	19,057,790	-	11,192,848	7,864,942	5,584,109	887,651	1,393,182	
	Northeast Kedron Collector Road	Grandview Street North to Britannia Avenue East	900	New Collector Road		4,158,037	-	4,158,037	-	3,719,358	438,679	311,462	49,510	77,707	
	East Kedron Collector Road	Conlin Road East to North Kedron Arterial Road (ArtC3)	1,504	New Collector Road		6,907,148	-	6,907,148	-	6,177,927	729,221	517,747	82,301	129,173	
	West Kedron Collector Road	Conlin Road East to North Kedron Arterial Road (ArtC3)	1,569	New Collector Road		8,620,203	-	8,620,203	-	7,854,621	765,583	543,564	86,405	135,614	
	Glenborne Drive	92m East of Benson St to 101m North of Meath Drive	211	New Collector Road		974,817	-	974,817	-	871,901	102,916	73,070	11,615	18,230	
73-0471	Grandview Street North	Conlin Road East to Winchester Road East	2,349	New Arterial Road	2028	11,590,607	-	11,590,607	-	6,332,251	5,258,356	3,733,433	593,467	931,456	
	Grand Ridge Avenue	Wilson Road North to 115m East of Clearbrook Dr	441	New Collector Road		2,487,289	-	2,487,289	-	929,556	1,557,732	1,105,990	175,808	275,934	
	Townline Road North	Conlin Road East to Columbus Road East	4,067	Widen Arterial Road/New Arterial Road	2031	44,502,995	38,609,346	5,893,650	98,580	473,906	5,321,164	3,778,027	600,556	942,582	
73-0473	Townline Road South	Cherrydown Drive to Olive Avenue	512	New Arterial Road	2031	16,989,599	-	16,989,599	30,696	-	16,958,903	12,040,821	1,914,011	3,004,071	
	Clearbrook Drive	Future Grand Ridge Avenue to Taunton Road East	317	New Collector Road		1,465,457	-	1,465,457	-	1,310,742	154,715	109,848	17,461	27,406	
73-0466	Beatrice Street East	Simcoe Street North to Townline Road North	4,428	Widen Arterial Road/New Arterial Connection	2031	43,199,946	-	43,199,946	2,199,471	-	41,000,475	29,110,337	4,627,383	7,262,754	
	Britannia Avenue East	Ritson Road North to Townline Road North	3,745	New Arterial Road		25,403,265	-	25,403,265	-	16,655,881	8,747,384	6,210,643	987,245	1,549,497	
73-0457	Columbus Road East	Simcoe Street North to Harmony Road North	3,294	Widen Arterial Road/LCB to HCB Upgrade	2024	17,006,049	-	17,006,049	1,827,977	-	15,178,071	10,776,431	1,713,023	2,688,618	
	John Street/Eulalie Avenue Connection	Court St to Huron Street	342	New Arterial Road		1,622,275	-	1,622,275	-	1,437,121	185,154	131,460	20,897	32,798	
73-0464	Harbour Road	Farewell Street to East Limits	387	New Collector Road	2019	2,769,810	-	2,769,810	-	1,384,905	1,384,905	983,283	156,303	245,320	
73-0458	Simcoe Street South	South Limits to Harbour Road	990	Widen Arterial Road	2031	6,891,161	-	6,891,161	621,812	-	6,269,349	4,451,237	707,569	1,110,542	
73-0457	Columbus Road West	West City Limits to Simcoe Street North	2,110	Widen Arterial Road	2024	15,902,785	-	15,902,785	1,446,832	-	14,455,953	10,263,727	1,631,523	2,560,703	
73-0452	Conlin Road West	West City Limits to Stevenson Road North	1,211	Widen Arterial Road	2022	14,962,392	-	14,962,392	1,496,239	-	13,466,153	9,560,968	1,519,813	2,385,371	
73-0465	Mary Street North	William Street East to Agnes Street	386	Widen Arterial Road	2031	5,109,995	-	5,109,995	487,854	-	4,622,142	3,281,721	521,663	818,758	
73-0456	Stevenson Road North	Rossland Road West to Conlin Road West	4,069	Widen Arterial Road/New Arterial Connection	2024	18,443,182	10,319,429	8,123,753	676,971	-	7,446,782	5,287,215	840,456	1,319,110	
	West Columbus Arterial Road	North of Highway 407 to Howden Road West	3,634	New Arterial Road	2028	19,761,757	-	19,761,757	-	12,830,985	6,930,773	4,920,849	782,219	1,227,705	
73-0459	Albert Street	Bloor Street East to Olive Avenue	964	Widen Collector Road	2022	3,806,439	-	3,806,439	1,903,219	-	1,903,219	1,351,286	214,801	337,133	
73-0459	Drew Street	Toronto Avenue to First Avenue/McNaughton Avenue	187	Widen Collector Road	2022	736,635	-	736,635	368,317	-	368,317	261,505	41,569	65,243	
73-0461	Thornton Road North	Taunton Road West to Howden Road West	8,015	Widen Arterial Road/LCB to HCB Upgrade	2031	64,001,897	-	64,001,897	4,938,714	-	59,063,183	41,934,860	6,665,971	10,462,352	
73-0460	Ritson Road North	Winchester Road East to Raglan Road East	6,030	Widen Arterial Road/LCB to HCB Upgrade	2024-2031	31,916,044	-	31,916,044	3,406,011	-	28,510,033	20,242,124	3,217,691	5,050,219	
73-0463	Wilson Road South	Raleigh Avenue to Bloor Street East	506	Widen Arterial Road	2031	16,894,820	-	16,894,820	12,009,388	-	4,885,431	3,468,656	551,378	865,397	



Table 3-6 (Cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Transportation Services (Roads)

Prj. No	Increased Service Needs Attributable to Anticipated Development	Location	Length (metres)	Type of Work	Timing (year)	Gross Capital Cost Estimate (2019\$)	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 71%	Industrial 11%	Non-Industrial 18%
2019-Buildout														
73-0453 73-0454 73-0455 73-0480	Conlin Road East	Simcoe Street North to Townline Road North	4,922	Widen Arterial Road	2019-2028	31,470,339		31,470,339	3,030,175	-	28,440,163	20,192,516	3,209,805	5,037,842
73-0463	Townline Road North Intersection Improvements	At Coldstream Drive and Woodstream Avenue		Intersection Improvement	2024	1,000,000		1,000,000	100,000	-	900,000	639,000	101,576	159,424
73-0474	Howden Road	West City Limits to Townline Road North	7,047	New Arterial Connection/LCB to HCB Upgrade	2031	23,521,144		23,521,144	3,171,205	-	20,349,939	14,448,457	2,296,729	3,604,754
73-0475	Raglan Road East	Simcoe Street North to Townline Road North	4,865	LCB to HCB Upgrade	2031	15,590,810		15,590,810	2,338,621	-	13,252,188	9,409,054	1,495,664	2,347,470
73-0476	Winchester Road East	Grandview Street North to Townline Road North	531	LCB to HCB Upgrade	2026	1,702,384		1,702,384	255,358	-	1,447,026	1,027,389	163,314	256,324
	King/Bond Corridor Study & Improvements	City Wide				4,422,029		4,422,029	-	-	4,422,029	3,139,641	499,078	783,311
	GO Mobility Hub Future Identified Projects	Surrounding Future GO Transit Station B2			2022-2026	10,000,000		10,000,000	5,000,000	-	5,000,000	3,550,000	564,308	885,692
74-0041 74-0043 74-0047 74-0049 74-0051 74-0085 74-0107 74-0121 74-0144	Arterial Road Resurfacing	City Wide		Arterial Road Resurfacing	2019-2031	15,245,949		15,245,949	13,721,354	-	1,524,595	1,082,462	172,068	270,064
75-0104	Geodetic Control Survey Monuments	City Wide		Network Expansion	2019-2031	455,000		455,000	-	-	455,000	323,050	51,352	80,598
40-0040	Grade Separation Study			Study	2021	60,000		60,000	-	-	60,000	42,600	6,772	10,628
40-0043	Transportation Master Plan Update (5 Year Interval)			Study	2020	650,000		650,000	162,500	-	487,500	346,125	55,020	86,355
40-0043	Transportation Master Plan Update (5 Year Interval)			Study	2025	300,000		300,000	75,000	-	225,000	159,750	25,394	39,856
	City Wide - Misc Land	City Wide				1,381,884		1,381,884	-	-	1,381,884	981,138	155,962	244,785
	City Wide - Misc Design & Engineering costs	City Wide				552,754		552,754	-	-	552,754	392,455	62,385	97,914
40-0008	Mobility Hub Transportation and Land Use Study (FIN-18-52)				2019-2022	101,746		101,746	25,437	-	76,310	54,180	8,612	13,517
40-0034	Design Engineering Standards and Guideline Review				2020	210,000		210,000	105,000	-	105,000	74,550	11,850	18,600
	Reserve Fund Adjustment										(7,697,211)	(5,465,020)	(868,720)	(1,363,471)
	Total					669,778,233	81,034,533	588,743,700	62,040,438	105,685,934	413,320,117	293,457,283	46,648,010	73,214,823



4. Revised D.C. Calculation and Schedule of Charges

Based on the proposed amendments to the D.C. eligible costs included in the 2019 D.C. Background Study detailed in Chapter 3 herein, Tables 4-1 and 4-2 present the revised D.C. quantum calculation for Municipal-wide services over the buildout period (i.e. 2019-Buildout) and 10-year (i.e. 2019-2028) planning horizon, respectively.

The D.C. quantum calculation has been undertaken on an average cost basis, whereby the calculated charge seeks to recover the total costs from the anticipated development over the planning period. The totals costs include the attribution of growth-related studies. For the residential calculations, charges are calculated on a single detached unit equivalent basis and converted to five forms of dwelling unit types (single and semi-detached, two bedrooms and larger apartments, bachelor and one-bedroom apartments, townhouse dwellings and units in a lodging house). The non-residential D.C. has been calculated uniformly on a per sq.ft. of gross floor area basis for Parks, Recreation and Trails, and Library Service. For all other services, separate charges were calculated for industrial and non-industrial development.

Table 4-1
Municipal-Wide Services D.C. Calculation
2019 - Buildout (2019\$)

SERVICE	2019\$ D.C.-Eligible Cost				2019\$ D.C.-Eligible Cost		
	Residential	All Non-Residential	Industrial	Non-Industrial	S.D.U.	Industrial per sq.ft.	Non-Industrial per sq.ft.
	\$	\$	\$	\$	\$	\$	\$
1. Transportation							
1.1 Roads and Related	293,457,283	-	46,648,010	73,214,823	12,394	3.54	9.34
1.2 Sidewalks and Multi-Use Paths	13,956,277	-	2,218,492	3,481,959	589	0.17	0.44
1.3 Traffic Signals and Streetlights	13,172,143	-	2,093,846	3,286,326	556	0.16	0.42
1.4 Roads Operations	18,491,935	-	2,939,481	4,613,563	781	0.22	0.59
2. Fire Protection	12,636,520	-	2,008,703	3,152,692	534	0.15	0.40
TOTAL	\$351,714,158	-	\$55,908,531	\$87,749,364	\$14,854	\$4.25	\$11.19
Growth-Related Studies Allocation	\$350,301	\$0	\$55,684	\$87,397			
D.C.-Eligible Capital Cost	\$352,064,458	\$0	\$55,964,215	\$87,836,761			
Buildout Gross Population/GFA Growth (sq.ft.)	75,084	21,030,200	13,179,600	7,850,600			
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,688.94	\$0.00	\$4.25	\$11.19			
By Residential Unit Type	P.P.U.						
Single and Semi-Detached Dwelling	3.168		\$14,855				
Apartments - 2 Bedrooms +	1.994		\$9,350				
Apartments - Bachelor and 1 Bedroom	1.224		\$5,739				
Townhouse Dwelling	2.552		\$11,966				
Lodging House (per unit)	1.100		\$5,158				



**Table 4-2
Municipal-Wide Services D.C. Calculation
2019 - 2028 (2019\$)**

SERVICE	2019\$ D.C.-Eligible Cost				2019\$ D.C.-Eligible Cost		
	Residential	All Non-Residential	Industrial	Non-Industrial	S.D.U.	Industrial per sq.ft.	Non-Industrial per sq.ft.
3 Watercourse Improvements	\$ 9,745,959	\$ -	\$ 3,521,643	\$ 1,398,598	\$ 1,006	\$ 0.41	0.44
4 Parks, Recreation and Trails	86,845,192	4,570,800	-	-	8,963	0.38	0.38
5 Library Services	3,904,746	205,513	-	-	403	0.02	0.02
6 Parking	173,250	-	46,690	42,560	18	0.01	0.01
7 Waste Diversion	160,875	-	43,355	39,520	16	0.01	0.01
TOTAL	\$100,830,022	\$4,776,313	\$3,611,688	\$1,480,678	\$10,406	\$0.82	\$0.87
Growth-Related Studies Allocation	\$228,878	\$10,842	\$8,198	\$3,361			
D.C.-Eligible Capital Cost	\$101,058,901	\$4,787,154	\$3,619,887	\$1,484,039			
10-Year Gross Population/GFA Growth (sq.ft.)	30,766	11,870,100	8,682,000	3,188,100			
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,284.76	\$0.40	\$0.42	\$0.47			
By Residential Unit Type	P.P.U.						
Single and Semi-Detached Dwelling	3.168	\$10,406					
Apartments - 2 Bedrooms +	1.994	\$6,550					
Apartments - Bachelor and 1 Bedroom	1.224	\$4,021					
Townhouse Dwelling	2.552	\$8,383					
Lodging House (per unit)	1.100	\$3,613					

Table 4-3 presents the revised full calculated schedule of charges, denominated in 2019\$ consistent with the 2019 D.C. Background Study. Table 4-4 provides the amended schedule of charges indexed to 2021\$ values.

**Table 4-3
Amended Calculated Schedule of Development Charges (2019\$)**

Service	RESIDENTIAL PER DWELLING UNIT						NON-RESIDENTIAL (per sq.m. of G.F.A)	
	Single and Semi-Detached Dwelling	Duplex (for two units)	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Townhouse Dwelling	Lodging House (per unit)	Industrial	Commercial/Institutional
Municipal Wide Services:								
Transportation	\$14,305	\$18,008	\$9,004	\$5,527	\$11,523	\$4,967	\$44.06	\$115.99
Fire Protection	\$533	\$670	\$335	\$206	\$429	\$185	\$1.61	\$4.31
Watercourse Improvements	\$1,004	\$1,264	\$632	\$388	\$809	\$349	\$4.31	\$4.74
Parks, Recreation and Trails	\$8,942	\$11,256	\$5,628	\$3,455	\$7,203	\$3,105	\$4.11	\$4.11
Library Services	\$402	\$506	\$253	\$155	\$324	\$140	\$0.19	\$0.19
Parking	\$18	\$22	\$11	\$7	\$14	\$6	\$0.06	\$0.14
Waste Diversion	\$16	\$20	\$10	\$6	\$13	\$6	\$0.05	\$0.13
Municipal Wide Class of Service:								
Growth-Related Studies	\$41	\$50	\$25	\$17	\$35	\$13	\$0.06	\$0.15
Total Municipal Wide Services	\$25,261	\$31,796	\$15,898	\$9,761	\$20,350	\$8,771	\$54.45	\$129.77



**Table 4-4
Amended Schedule of Development Charges (2021\$)**

Service	RESIDENTIAL PER DWELLING UNIT						NON-RESIDENTIAL (per sq.m. of G.F.A)	
	Single and Semi-Detached Dwelling	Duplex (for two units)	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Townhouse Dwelling	Lodging House (per unit)	Industrial	Commercial/ Institutional
Municipal Wide Services:								
Transportation	\$14,447	\$18,187	\$9,093	\$5,582	\$11,638	\$5,016	\$45.19	\$118.97
Fire Protection	\$537	\$677	\$338	\$208	\$433	\$187	\$1.65	\$4.43
Watercourse Improvements	\$1,014	\$1,277	\$638	\$392	\$817	\$352	\$4.43	\$4.86
Parks, Recreation and Trails	\$9,030	\$11,368	\$5,684	\$3,489	\$7,275	\$3,136	\$4.22	\$4.22
Library Services	\$406	\$511	\$256	\$157	\$327	\$141	\$0.19	\$0.19
Parking	\$18	\$22	\$11	\$7	\$14	\$6	\$0.06	\$0.15
Waste Diversion	\$16	\$20	\$10	\$6	\$13	\$6	\$0.06	\$0.14
Municipal Wide Class of Service:								
Growth-Related Studies	\$41	\$50	\$25	\$17	\$35	\$13	\$0.06	\$0.16
Total Municipal Wide Services	\$25,510	\$32,113	\$16,055	\$9,858	\$20,553	\$8,857	\$55.85	\$133.11

A comparison of the amended charges herein (indexed to 2021\$), with the City's D.C. rates is provided in Table 4-5. In total, D.C.s for the single detached dwelling units would increase by \$1,020 per unit (+4%), the industrial charge per sq.mt. of G.F.A. would increase by \$0.42 (+1%) and non-industrial charge per sq.mt. of GFA would increase by \$0.16 (less than 1%).

**Table 4-5
Comparison of Current and Calculated Development Charges (2021\$)**

Service	Single Detached Residential Dwelling Unit		Industrial Development (\$/sq.mt.)		Non-Industrial Development (\$/sq.mt.)	
	Current (\$)	Calculated (\$)	Current (\$)	Calculated (\$)	Current (\$)	Calculated (\$)
Municipal Wide Services:						
Transportation	14,443	14,447	45.15	45.19	118.91	118.97
Fire Protection	538	537	1.65	1.65	4.42	4.43
Watercourse Improvements	1,014	1,014	4.42	4.43	4.86	4.86
Parks, Recreation and Trails	8,061	9,030	3.87	4.22	3.87	4.22
Library Services	336	406	0.11	0.19	0.11	0.19
Parking	16	18	-	0.06	0.11	0.15
Waste Diversion	15	16	-	0.06	0.11	0.14
Municipal Wide Class of Service:						
Growth-Related Studies	67	41	0.23	0.06	0.55	0.16
Total Municipal Wide Services	24,490	25,510	55.43	55.85	132.95	133.11



5. D.C. Policy Recommendations and D.C. By-law Rules

The City's current D.C. by-law provides for the uniform City-wide recovery of growth-related costs for all services. D.C.s are imposed for all services through one by-law. The rules within the City's by-law effectively assess the charges appropriately for the imposition of D.C.s within the City. The intent of the amendment does not alter the City's policy for the imposition of City-wide D.C.s. As a result, it is not recommended that separate by-laws be implemented through this amendment process, and that the proposed revisions be considered as an amendment to the City's current comprehensive D.C. by-law.

Other than those policy revisions identified in Sections 5.1 and 5.2, all other rules and policies contained within By-law 60-2019 remain unchanged.

5.1 D.C. Calculation and Collection Policies

The recent amendments to the D.C.A. provide for mandatory installment payments of D.C.s for rental housing, non-profit housing, and institutional development as follows:

- Rental housing and institutional developments will pay D.C.s in 6 equal annual installments, with the first payment commencing at the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual installments. Interest may be charged on the installments, and any unpaid amounts may be added to the property and collected as taxes.

Furthermore, the D.C.s for development proceeding through the site plan or zoning by-law amendment planning approvals processes will be calculated on the date the planning application is received and will be payable at building permit issuance.

- D.C. amounts for all developments occurring within two years of a site plan or zoning by-law amendment planning approval (for applications submitted after January 1, 2020) shall be determined based on the D.C. charge in effect on the day of site plan or zoning by-law amendment planning application. If the development is not proceeding via these planning approvals, or if the building permit is issued after the two-year period of application approval, then the



amount is determined the earlier of the date of issuance of a building permit or occupancy.

The D.C.A. also provides that municipalities may charge interest on the installment payments and charges calculated when the planning application is received.

5.2 Statutory Exemptions

The amendments to the D.C.A. provide for the following additional statutory exemptions to the payment of D.C.s.

Residential intensification exemptions have been expanded to allow for the creation of additional dwelling units within ancillary structures to existing residential payments without the payment of D.C.s.

- S.2(3)(b) of the D.C.A. provides that D.C.s are not payable for residential development that results only in the creation of up to two additional dwelling units in prescribed classes of existing residential buildings or prescribed structures ancillary to existing residential buildings, subject to the prescribed restrictions set out in section 2(1) of O.Reg. 82/98 (see Table 5-1).

**Table 5-1
Prescribed Classes of Existing Residential Buildings, Prescribed Additional Dwelling Units, and Restrictions**

Item	Name of Class of Existing Residential Building	Description of Class of Existing Residential Buildings	Maximum Number of Additional Dwelling Units	Restrictions
1	Existing single detached dwellings	Existing residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
2	Existing semi-detached dwellings or row dwellings	Existing residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
3	Existing rental residential buildings	Existing residential rental buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	None
4	Other existing residential buildings	An existing residential building not in another class of residential building described in this table.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.



The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings are now also exempt from the payment of DCs, subject to the prescribed restrictions set out in section 2(3) of O.Reg. 82/98 (see Table 5-2)

Table 5-2
Prescribed Classes of Proposed New Residential Buildings, and 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>



6. Asset Management Plan and Long-Term Capital and Operating Costs

6.1 Introduction

The changes to the D.C.A. (new section 10(c.2)) through Bill 73, require 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.

The A.M.P. analysis included in the 2019 D.C. Background Study, which found that the capital plan was deemed to be financially sustainable, has been updated to account for the capital cost revisions described herein.

The updated A.M.P. analysis contained in Table 6-1 identifies:

- \$86.1 million in total annualized expenditures; and
- Incremental operating revenues of \$71.4 million and existing operating revenues of \$205.0 million, totalling \$276.4 million by the end of the period.

In consideration of the above changes, the capital plan still deemed to be financially sustainable.



Table 6-1
2021 D.C. Amendment
Asset Management – Future Expenditures and Associated Revenues (2019\$)

	Sub-Total	2038 (Total)
Expenditures (Annualized)		
Annual Debt Payment on Non-Growth Related Capital ¹		9,840,403
Annual Debt Payment on Post Period Capital ²		4,890,133
Lifecycle:		
Annual Lifecycle - City Wide Services	\$50,573,318	
Sub-Total - Annual Lifecycle	\$50,573,318	\$50,573,318
Incremental Operating Costs (for D.C. Services)		\$25,733,307
Total Expenditures		\$86,147,028
Revenue (Annualized)		
Total Existing Revenue ³		\$204,960,497
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)		\$71,393,199
Total Revenues		\$276,353,696

¹ Non-Growth Related component of Projects including 10% mandatory deduction on soft services

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR

As a requirement of the D.C.A., 1997 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.

Table 6-2 summarizes the changes to the incremental annual operating costs associated with the D.C. eligible costs at full emplacement.



Table 6-2
2021 D.C. Amendment
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Transportation	40,800,654	9,219,957	50,020,611
Fire Protection	669,023	9,676,776	10,345,799
Watercourse Improvements	990,961	529,881	1,520,842
Parks, Recreation and Trails	7,392,195	4,843,883	12,236,078
Library Services	692,670	1,244,696	1,937,366
Parking	-	-	-
Waste Diversion	27,815	218,115	245,930
Total	50,573,318	25,733,307	76,306,625



7. Process for Adoption of the Amending Development Charges By-law

If approved, the changes provided herein will form part of the 2021 D.C. Background Study. Appendix A to this D.C. Update Study includes the draft Amending D.C. By-law being presented for Council's consideration. The D.C. Update Study and draft amending D.C. By-law will be presented to the public at a public meeting of Council to solicit public input on the proposed D.C. by-law.

It is anticipated that Council will consider for adoption the proposed amending by-law at a subsequent meeting of Council (March 29, 2021), witnessing the 60-day period between the release of the D.C. Background Study and the passage of the D.C. By-law. If Council is satisfied with the proposed changes to the D.C. Background Study and D.C. By-Law, it is recommended that Council:

“Approve the Development Charges Update Study dated January 20, 2021, subject to further annual review during the capital budget process;”

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

“Approve the Amending Development Charge By-law as set out herein”



Appendix A – Draft Amending Development Charge By-law

The Corporation of the City of Oshawa

By-law No. ____-21

Being a By-law Regarding Development Charges to amend By-law 60-2019 to make revisions to the City's development charges to reflect amendments to the *Development Charges Act*.

WHEREAS Section 19 of the Development Charges Act, 1997, S.O. 1997, c27 ("the Act") provides for amendments to be made to development charges by-laws;

AND WHEREAS the Council of the Corporation of the City of Oshawa (hereinafter called "the Council") has determined that amendments should be made to the Development Charge By-law of the Corporation of the City of Oshawa, being By-law 60-2019;

AND WHEREAS, in accordance with the Act, a development charges background study has been completed in respect of the proposed amendment;

AND WHEREAS the Council of the Corporation of the City of Oshawa has given notice and held a public meeting in accordance with the Act; and

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

1. By-law 60-2019 is hereby amended as follows:
 - a. The following sections are added Subsection 1.1 of the by-law
 - (yy) "institutional development", for the purposes of rule 12.1 in Schedule "C", 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;
- (zz) “Rental housing”, for the purposes of rule 12.1 in Schedule “C”, means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- (aaa) “Non-profit housing development”, for the purposes of rule 12.2 in Schedule “C”, means development of a building or structure intended for use as residential premises by:
 - (a) a corporation without share capital to which the Corporations Act 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.
- b. Subsection 2.4 (c) is deleted and replaced with the following:
 - 2.4(c) creation of additional dwelling units within classes of existing residential buildings or structures ancillary to existing residential buildings, as prescribed under Subsections 2(1) and 2(2) of Ontario Regulation 82/98; or
- c. Subsection 2.4 (d) is deleted and replaced with the following:
 - 2.4(d) creation of a second dwelling unit in classes of proposed new residential buildings, including structures ancillary to dwellings as prescribed under Subsection 2(3) of Ontario Regulation 82/98;

- d. The following sections are added to Schedule “C” of the by-law
 - 2.2 Notwithstanding rules 2 and 2.1, 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 “B.2” or Schedule “B.3” on the date of the planning application, including interest. Where both planning applications apply, Development Charges shall be calculated on the rates, including interest, set out in Schedule “B.2” or Schedule “B.3” on the date of the later planning application.
 - 12.1 Notwithstanding rule 12, 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.
 - 12.2 Notwithstanding rule 12, 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.
 - 18. Interest for the purposes of rule 2.2, 12.1 and 12.2 shall be determined as set out in the City of Oshawa Interest Rate Policy, as amended from time to time.
- f. Schedule “B.3” is deleted and the attached Schedule “B.3” substitutes therefor

2. This by-law shall come into force on March 30, 2021.

By-law passed this 29th day of March 2021

Mayor

Clerk

Schedule "B.3" to By-law 60-2019 of the Corporation of the City of Oshawa

Rates Effective January 1, 2021 (Subject to Indexing)

Service	RESIDENTIAL PER DWELLING UNIT						NON-RESIDENTIAL (per sq.m. of G.F.A)	
	Single and Semi-Detached Dwelling	Duplex (for two units)	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Townhouse Dwelling	Lodging House (per unit)	Industrial	Commercial/Institutional
Municipal Wide Services:								
Transportation	\$14,305	\$18,008	\$9,004	\$5,527	\$11,523	\$4,967	\$44.75	\$117.80
Fire Protection	\$533	\$670	\$335	\$206	\$429	\$185	\$1.64	\$4.38
Watercourse Improvements	\$1,004	\$1,264	\$632	\$388	\$809	\$349	\$4.38	\$4.82
Parks, Recreation and Trails	\$8,942	\$11,256	\$5,628	\$3,455	\$7,203	\$3,105	\$4.17	\$4.17
Library Services	\$402	\$506	\$253	\$155	\$324	\$140	\$0.19	\$0.19
Parking	\$18	\$22	\$11	\$7	\$14	\$6	\$0.06	\$0.15
Waste Diversion	\$16	\$20	\$10	\$6	\$13	\$6	\$0.05	\$0.14
Municipal Wide Class of Service:								
Growth-Related Studies	\$41	\$50	\$25	\$17	\$35	\$13	\$0.06	\$0.15
Total Municipal Wide Services	\$25,261	\$31,796	\$15,898	\$9,761	\$20,350	\$8,771	\$55.31	\$131.80