



2022 Development Charges Background Study

City of Pickering

For Public Circulation and Comment

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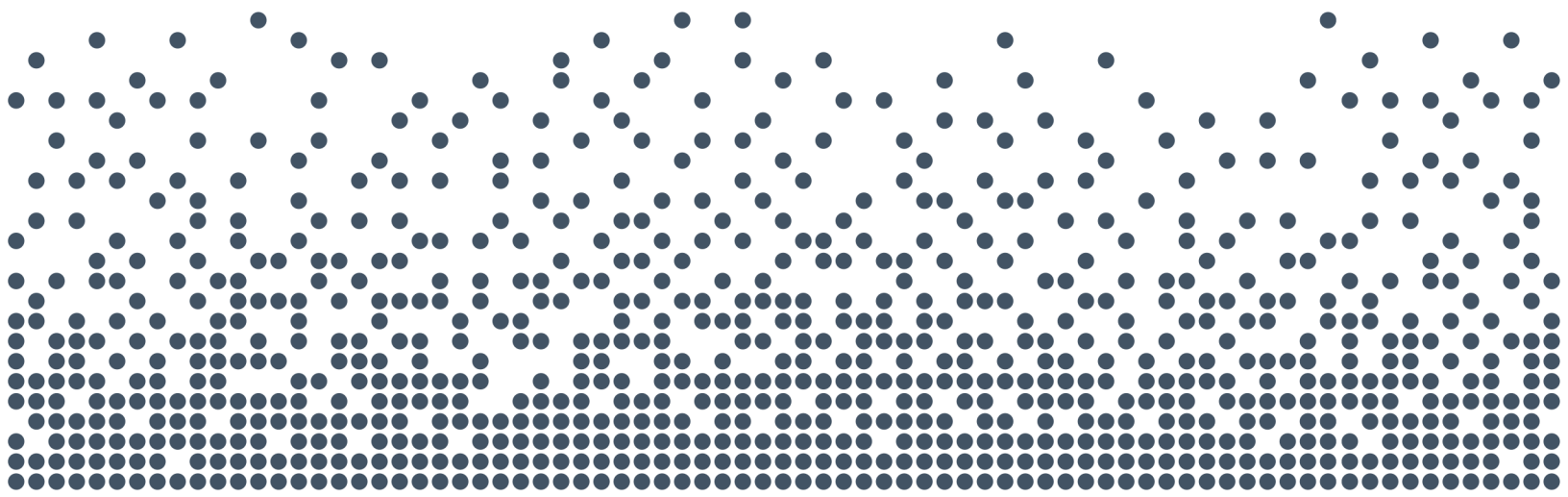
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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
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

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

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

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

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 Lands¹

¹ 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 1st.

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		
Municipal Wide Services/Classes:						
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
Total Municipal Wide Services/Classes:	11,171	7,058	5,001	9,022	50,815	1.47
Outside of Seaton Lands						
Transportation 1	10,516	6,644	4,706	8,490		2.96
Total Services Outside of Seaton Lands	10,516	6,644	4,706	8,490	-	2.96
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

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

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

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

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. 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 3-1 below, and *Schedule 1* in Appendix A.

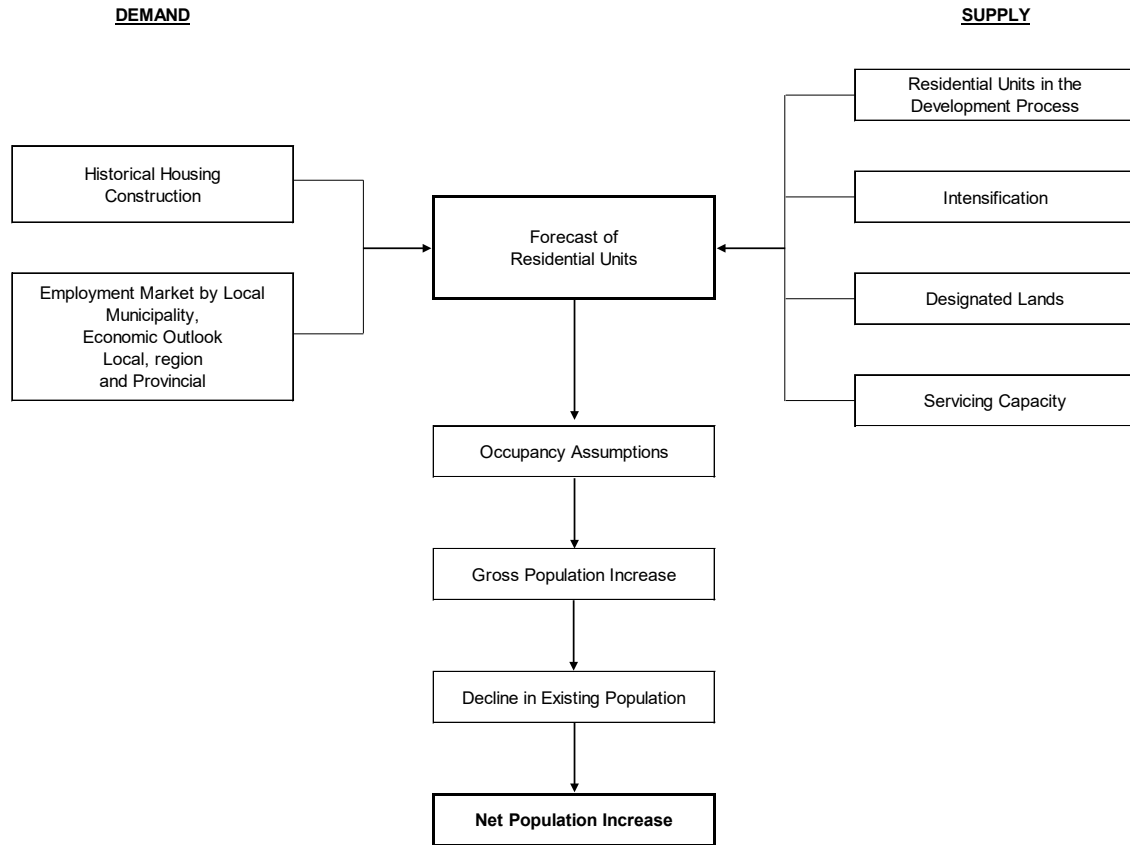
As identified in Table 3-1 and Appendix A, *Schedule 1*, permanent population in Pickering is anticipated to reach approximately 158,100 by mid-2032 and 189,200 by mid-2039, resulting in an increase of approximately 51,000 and 82,100 persons, respectively over the 10-year and longer-term forecast periods.¹²

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

² 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) ¹	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 ²	Apartments ³	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

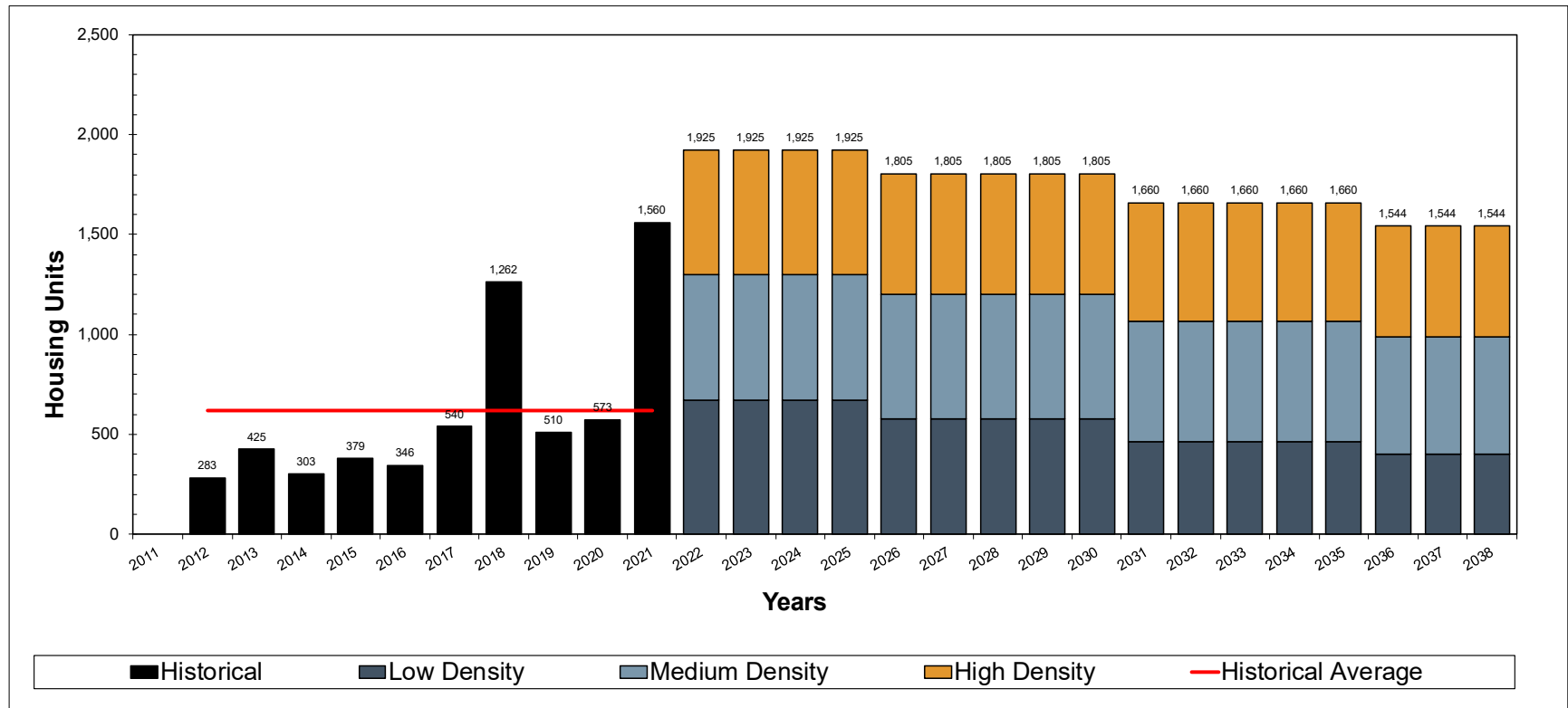
¹ Census undercount estimated at approximately 3.8%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ 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.

¹ 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.

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

3. Planning Period

- A 17-year planning horizon has been utilized for the D.C. process, to reflect the anticipated timing of when the City would achieve the official plan population target of 189,200 persons.

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 3-2. Over the ten-year forecast period, the City is anticipated to average 1,839 new housing units per year.
- Institutional population¹ 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 density²: 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 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

¹ 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.

² Includes bachelor, 1-bedroom and 2- or more bedroom apartments.



primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.

- 2016 employment data¹ (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.).²
- Total employment, including work at home and N.F.P.O.W. for the City is anticipated to reach approximately 55,340 by mid-2032 and 65,670 by mid-2039. This represents an employment increase of approximately 15,080 and 25,410 respectively, over the forecast period.³
- 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.
- Total employment for the City of Pickering (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 43,440 by mid-

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

² 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.

³ 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.



2032 and 51,400 by mid-2039. This represents an employment increase of approximately 11,670 and 19,630 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 8,523,800 sq.ft. over the 10-year period and 14,325,300 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.



Development Location	Amount of Non-Residential G.F.A., 2022 to 2039	Percentage of Non-Residential G.F.A., 2022 to 2039
Seaton	10,358,100	72%
Rest of Pickering	3,967,200	28%
<i>City Total</i>	<i>14,325,300</i>	<i>100%</i>



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

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

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

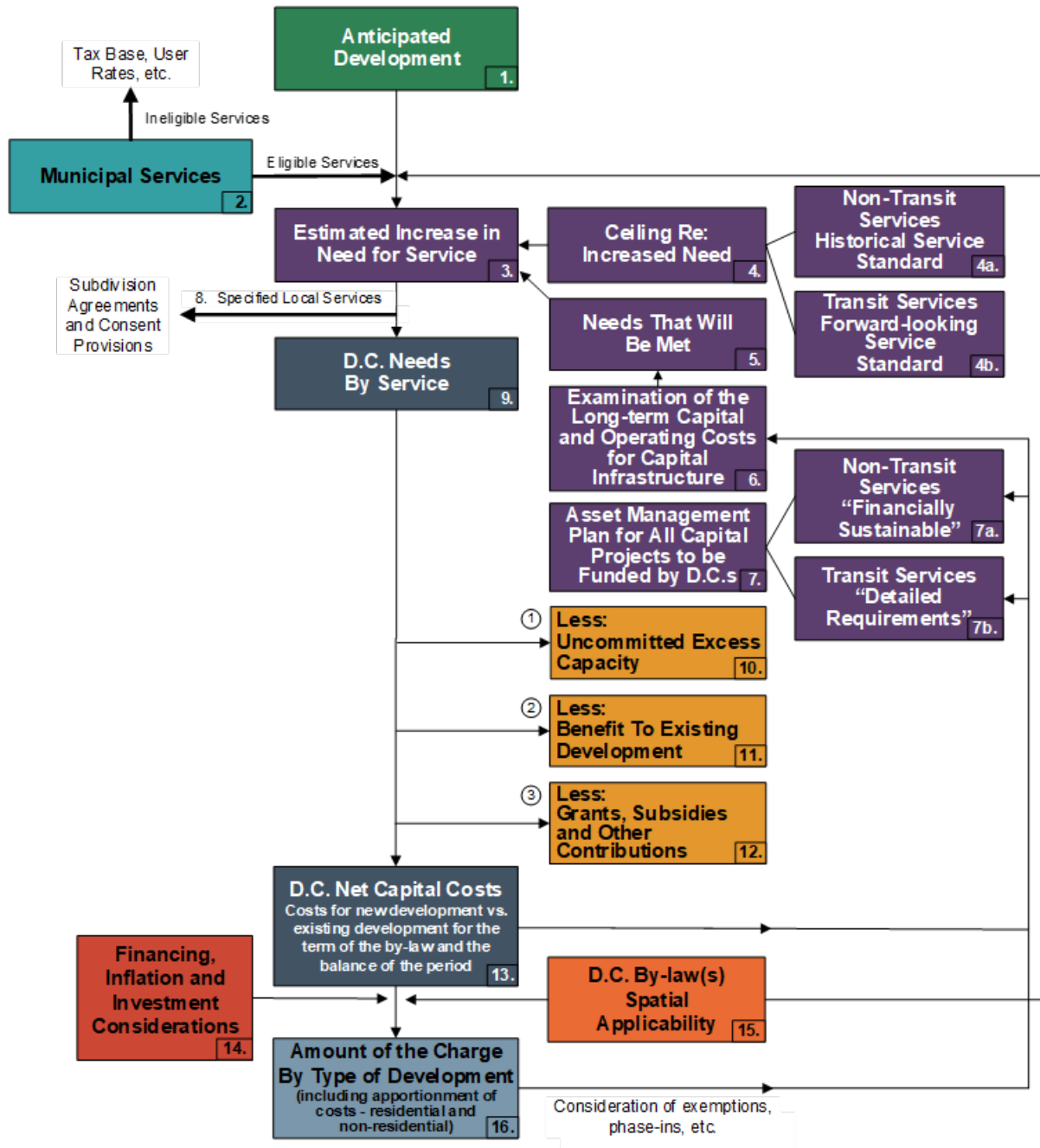




Table 4-1
Categories of Municipal Services
To Be Addressed as Part of the Calculation

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 ^[1]
2. Transit Services	n/a	2.1 Transit vehicles ^[1] & 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 ^[1]
	Yes	4.3 Small equipment and gear

^[1] 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 ^[1] and yards</p> <p>5.7 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)</p> <p>5.8 Recreation vehicles and equipment ^[1]</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 ^[1]</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 ^[1]</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 ^[1]</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 ^[1]
12. Policing Services	n/a n/a n/a	12.1 Police detachments 12.2 Police rolling stock ^[1] 12.3 Small equipment and gear
13. Long-Term Care Services	n/a n/a	13.1 Long-Term Care space 13.2 Vehicles ^[1]
14. Child Care and early years services	n/a n/a	14.1 Childcare space 14.2 Vehicles ^[1]
15. Public Health	n/a n/a	15.1 Public Health department space 15.2 Public Health department vehicles ^[1]
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 ^[1]
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 ^[2] and facilities, including the D.C. background study cost 25.2 Interest on money borrowed to pay for growth-related capital

^[1] with a 7+ year lifetime

^[2] 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

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

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.”



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

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

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



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

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	\$28,554,256
Library Services	\$6,061,637
Growth Studies	(\$3,929,051)
Stormwater Management Services	\$546,096
By-Law Enforcement Services	\$0
Transportation Services	\$24,869,482
Total	\$46,084,673

4.10 Deductions

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

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-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

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

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, \$1.1 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



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 (19,629) growth (i.e. 80% residential and 20% 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 80% to residential development and 20% 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 \$810,800, the resulting net growth-related capital cost of \$19.1 million have been included in the D.C. calculation.

The forecast growth-related costs have been allocated 80% to residential development and 20% 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 \$345.6 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 \$15.0 million has been deducted as benefit to development beyond the period to 2039. Furthermore, \$27.8 million has been deducted for the benefit to existing development. After accounting for the existing reserve balance of \$28.6 million, \$274.2 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 \$106.5 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 \$4.0 million has been deducted to reflect the benefits to development beyond the 17-year planning period. 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 \$63.8 million. After deducting approximately \$50.2 million for benefits to the existing development, \$598,700 for the position 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 \$12.4 million.

Based on the incremental growth in population to employment, the net D.C.-eligible costs have been allocated 80% to residential and 20% 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 – 69%
- Library – 14%
- 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 80%	Non-Residential Share 20%
	Facilities									
1	Fire Station A (Seaton) - Design	2022	445,000	-	445,000	11,100		433,900	347,120	86,780
2	Fire Station A (Seaton) - Construction	2022	8,980,320		8,980,320	224,500		8,755,820	7,004,656	1,751,164
3	Fire Station B (Seaton) - Land and Design	2024	2,323,000		2,323,000	58,100		2,264,900	1,811,920	452,980
4	Fire Station B (Seaton) - Construction	2026	6,000,000		6,000,000	150,000		5,850,000	4,680,000	1,170,000
5	Training Centre	2022-2039	1,500,000	614,288	885,712	833,300		52,412	41,930	10,482
	Vehicles									
6	1 Aerial (Seaton Station A)	2022	1,752,300	-	1,752,300	43,800		1,708,500	1,366,800	341,700
7	Aerial (Fire Station B) (Seaton)	2023	1,752,300	-	1,752,300	43,800		1,708,500	1,366,800	341,700
8	Small vehicle (2) (Seaton)	2023	110,000	-	110,000	2,800		107,200	85,760	21,440
9	Pumper (Fire Station B) (Seaton)	2023	1,200,000	-	1,200,000	30,000		1,170,000	936,000	234,000
	Equipment									
10	Equipment for 9 Firefighters incl. Bunker Gear and Breathing Apparatus (Station A)	2022	251,900	-	251,900	-		251,900	201,520	50,380
11	Equipment for 20 Firefighters incl. Bunker Gear and Breathing Apparatus (Station A)	2023	559,700		559,700	-		559,700	447,760	111,940
12	Equipment for 20 Firefighters incl. Bunker Gear and Breathing Apparatus (Station B)	2024	559,700		559,700	-		559,700	447,760	111,940
13	Equipment for 20 Firefighters incl. Bunker Gear and Breathing Apparatus (Station B)	2026	559,700	485,108	74,592	-		74,592	59,673	14,918
	Studies									
14	Fire Master Plan	2023	200,000	-	200,000	50,000		150,000	120,000	30,000
	Reserve Fund Adjustment							8,403,069	6,722,455	1,680,614
	Total		26,193,920	1,099,396	25,094,524	1,447,400	-	32,050,192	25,640,154	6,410,038



**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 80%	Non-Residential Share 20%
	Facilities										
1	Animal Shelter & By-Law Services (Including Land Lease)	2023	9,438,000	1,908,822	2,831,400	4,697,778	1,838,400		2,859,378	2,287,503	571,876
	Vehicles										
2	Provision for additional By-law and Animal Services Enforcement Vehicles	2022-2039	221,844	216,298		5,546	5,546		-	-	-
									-	-	-
	Total		9,659,844	2,125,120	2,831,400	4,703,324	1,843,946	-	2,859,378	2,287,503	571,876



**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 80%	Non-Residential Share 20%
	Roads Operations Fleet and Equipment									
1	4 Ton Dump Truck/Snow Plow	2023	300,000	-	300,000	-		300,000	240,000	60,000
2	4 Ton Dump Truck/Snow Plow	2023	300,000	-	300,000	-		300,000	240,000	60,000
3	4 Ton Dump Truck/Snow Plow	2023	300,000	-	300,000	-		300,000	240,000	60,000
2	4 Ton Dump Truck/Snow Plow	2024	300,000	-	300,000	-		300,000	240,000	60,000
4	4 Ton Dump Truck/Snow Plow	2026	300,000	-	300,000	-		300,000	240,000	60,000
4	5 Ton Dump Truck/Snow Plow	2022	320,000	-	320,000	-		320,000	256,000	64,000
5	1 Ton Dump Truck (3)	2022	210,000	-	210,000	-		210,000	168,000	42,000
6	1 Ton Dump Truck with Snow Plow	2022	300,000	-	300,000	-		300,000	240,000	60,000
7	SUV	2022-2026	40,600	-	40,600	-		40,600	32,480	8,120
8	Sweeper	2022-2026	394,300	-	394,300	-		394,300	315,440	78,860
9	Sidewalk Tractors	2023	175,000	-	175,000	-		175,000	140,000	35,000
10	Sidewalk Tractors	2026	175,000	-	175,000	-		175,000	140,000	35,000
11	Sidewalk Tractors	2026	175,000	-	175,000	-		175,000	140,000	35,000
12	Provision for Vehicles & Equipment	2031-2039	3,405,192	810,823	2,594,370	-		2,594,370	2,075,496	518,874
	Roads Operations Facilities									
13	New Operations Centre (NPV of Principal Payments)	2022-2037	4,030,272	-	4,030,272	-		4,030,272	3,224,218	806,054
14	New Northern Satellite Operations Centre - Land	2023	3,840,000	-	3,840,000	-		3,840,000	3,072,000	768,000
15	New Northern Satellite Operations Centre - Design	2023	300,000	-	300,000	-		300,000	240,000	60,000
16	New Northern Satellite Operations Centre - Construction	2024	2,700,000	-	2,700,000	-		2,700,000	2,160,000	540,000
	Studies									
17	Transportation Demand Management Plan/Parking Management Plan (Seaton)	2026	187,800	-	187,800	18,800		169,000	135,200	33,800
18	Neighbourhood Traffic Calming Measures	2022-2027	174,000	-	174,000	17,400		156,600	125,280	31,320
19	Transportation Master Plan	2022	400,000	-	400,000	40,000		360,000	288,000	72,000
	Reserve Fund Adjustment							1,614,679	1,291,743	322,936
	Total		18,327,165	810,823	17,516,342	76,200	-	19,054,821	15,243,856	3,810,964



**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	Total	Residential Share	Non-Residential Share
2022-2039									95%	5%	
Parks											
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	2,000,000	-	2,000,000	1,000,000		1,000,000	950,000	50,000
17	WF trail between West Shore Boulevard and Marksbury Road		2022-2025	4,850,000	-	4,850,000	121,300		4,728,700	4,492,265	236,435
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
Seaton Parkland											
21	Village Green	P-104	2023-2024	450,000	-	450,000	11,300		438,700	416,765	21,935
22	Village Green	P-105	2022-2023	695,000	-	695,000	17,400		677,600	643,720	33,880
23	Village Green	P-106	2023-2025	700,000	-	700,000	17,500		682,500	648,375	34,125
24	Neighbourhood Park	P-107	2023-2025	1,650,000	-	1,650,000	41,300		1,608,700	1,528,265	80,435
25	Village Green	P-108	2024-2026	575,000	-	575,000	14,400		560,600	532,570	28,030
26	Neighbourhood Park	P-109	2024-2026	1,176,000	-	1,176,000	29,400		1,146,600	1,089,270	57,330
27	Village Green	P-110	2024-2026	595,000	-	595,000	14,900		580,100	551,095	29,005
28	Village Green	P-111	2024-2026	305,000	-	305,000	7,600		297,400	282,530	14,870
29	Village Green	P-112	2022-2024	475,000	-	475,000	11,900		463,100	439,945	23,155
30	Village Green	P-113	2022-2024	210,000	-	210,000	5,300		204,700	194,465	10,235
31	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



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	Total	Residential Share	Non-Residential Share
	2022-2039								95%	5%	
32	Village Green	P-116	2026-2030	490,000	-	490,000	12,300		477,700	453,815	23,885
33	Neighbourhood Park	P-117	2026-2030	1,152,000	-	1,152,000	28,800		1,123,200	1,067,040	56,160
34	Village Green	P-118	2023-2025	490,000	-	490,000	12,300		477,700	453,815	23,885
35	Village Green	P-119	2022-2024	1,000,000	-	1,000,000	25,000		975,000	926,250	48,750
36	Neighbourhood Park	P-120	2025-2027	1,065,000	-	1,065,000	26,600		1,038,400	986,480	51,920
37	Village Green	P-121	2022-2024	685,000	-	685,000	17,100		667,900	634,505	33,395
38	Neighbourhood Park	P-122	2023-2025	1,255,000	-	1,255,000	31,400		1,223,600	1,162,420	61,180
39	Community Park	P-123	2024-2025	3,755,000	-	3,755,000	93,900		3,661,100	3,478,045	183,055
40	Neighbourhood Park	P-124	2023-2025	1,145,000	-	1,145,000	28,600		1,116,400	1,060,580	55,820
41	Village Green	P-125	2023-2025	518,000	-	518,000	13,000		505,000	479,750	25,250
42	Village Green	P-126	2023-2024	295,000	-	295,000	7,400		287,600	273,220	14,380
43	Village Green	P-127	2023-2024	395,000	-	395,000	9,900		385,100	365,845	19,255
44	Neighbourhood Park	P-128	2028-2031	1,255,000	-	1,255,000	31,400		1,223,600	1,162,420	61,180
45	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
46	Village Green	P-130	2026-2031	485,000	-	485,000	12,100		472,900	449,255	23,645
47	Neighbourhood Park	P-131	2026-2031	1,264,000	-	1,264,000	31,600		1,232,400	1,170,780	61,620
48	Village Green	P-132	2027-2039	485,000	-	485,000	12,100		472,900	449,255	23,645
49	Village Green	P-133	2027-2039	445,000	-	445,000	11,100		433,900	412,205	21,695
50	Neighbourhood Park	P-134	2024-2029	1,478,000	-	1,478,000	37,000		1,441,000	1,368,950	72,050
51	Neighbourhood Park	P-135	2027-2039	1,184,000	-	1,184,000	29,600		1,154,400	1,096,680	57,720
52	Village Green	P-136	2027-2039	498,000	-	498,000	12,500		485,500	461,225	24,275
53	Village Green	P-137	2027-2039	485,000	-	485,000	12,100		472,900	449,255	23,645
54	Village Green	P-138	2027-2039	484,000	-	484,000	12,100		471,900	448,305	23,595
55	Village Green	P-139	2027-2039	642,000	-	642,000	16,100		625,900	594,605	31,295
56	Village Green	P-140	2027-2039	575,000	-	575,000	14,400		560,600	532,570	28,030
57	Community Park	P-141	2027-2039	5,933,000	-	5,933,000	148,300		5,784,700	5,495,465	289,235
58	Neighbourhood Park	P-142	2027-2039	1,882,000	-	1,882,000	47,100		1,834,900	1,743,155	91,745
59	Village Green	P-143	2027-2039	858,000	-	858,000	21,500		836,500	794,675	41,825
60	District Park (Phase 1)	P-144	2030	12,500,000	-	12,500,000	312,500		12,187,500	11,578,125	609,375
61	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	Total	Residential Share	Non-Residential Share
	2022-2039									95%	5%
	Trails										
62	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
63	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
64	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
65	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
66	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
67	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
68	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
69	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
70	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
71	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
72	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
73	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
74	Multi-purpose trail - Duffin Heights (Mattamy dev't) to Ajax		2027-2031	625,800	-	625,800	312,900		312,900	297,255	15,645
75	Multi-purpose trail - Hydro Corridor (Liverpool to Whites)		2026	1,139,000	-	1,139,000	569,500		569,500	541,025	28,475
76	Trail - Bayly Street from waterfront trail to Go Station		2024	625,800	-	625,800	312,900		312,900	297,255	15,645
77	Trail - Bayly Street from Go Station to Hydro Corridor		2025	438,000	-	438,000	219,000		219,000	208,050	10,950
78	Trail - Finch to Brockridge Park (45m bridge)		2027-2031	1,200,000	-	1,200,000	600,000		600,000	570,000	30,000
79	Trail - Wharf Street to Sandy Beach Road		2026	500,700	-	500,700	250,400		250,300	237,785	12,515
80	Multi-pupose trail - Hydro Corridor (Whites to Townline)		2026-2031	1,877,400	-	1,877,400	938,700		938,700	891,765	46,935
	Recreation Facilities										
81	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
82	Community Centre (Part of Pickering Heritage and Community Centre)		2028-2039	19,754,000	15,018,140	4,735,860	4,148,875		586,985	557,636	29,349
83	Youth & Seniors' Centre		2022-2024	80,068,162	-	80,068,162	2,001,700		78,066,462	74,163,139	3,903,323
84	Arts Centre (Community Uses)		2022-2024	17,911,991	-	17,911,991	447,800		17,464,191	16,590,981	873,210
85	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	Total	Residential Share	Non-Residential Share
	2022-2039								95%	5%	
	Parks Operations Vehicles and Equipment										
86	Area Mower		2023	140,000	-	140,000	-		140,000	133,000	7,000
87	Litter Picker Vacuum		2026	50,000	-	50,000	-		50,000	47,500	2,500
88	Garbage Packer		2023	260,000	-	260,000	-		260,000	247,000	13,000
89	Enclosed Trailers (2)		2023-2026	45,000	-	45,000	-		45,000	42,750	2,250
90	Zero Turn Mower (6)		2022-2026	180,000	-	180,000	-		180,000	171,000	9,000
91	Pickup Trucks (4)		2022-2026	255,000	-	255,000	-		255,000	242,250	12,750
92	1 Ton Dump Trucks (6)		2023-2026	480,000	-	480,000	-		480,000	456,000	24,000
93	SUV (2)		2022-2026	90,000	-	90,000	-		90,000	85,500	4,500
94	4 Ton Dump Truck		2022-2026	350,000	-	350,000	-		350,000	332,500	17,500
95	Utility Vehicle		2022-2026	43,800	-	43,800	-		43,800	41,610	2,190
	Parks Operations Facilities										
96	New Operations Centre (NPV of Principal Payments)		2022-2037	2,576,732	-	2,576,732	-		2,576,732	2,447,895	128,837
97	New Northern Satellite Operations Centre - Land		2023	2,560,000	-	2,560,000	-		2,560,000	2,432,000	128,000
98	New Northern Satellite Operations Centre - Design		2023	200,000	-	200,000	-		200,000	190,000	10,000
99	New Northern Satellite Operations Centre - Construction		2024	1,800,000	-	1,800,000	-		1,800,000	1,710,000	90,000
	Studies										
	Urban Forest Management		Not eligible								
100	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
101	Seniors Recreation Strategic Plan		2022-2039	87,000	-	87,000	43,500		43,500	41,325	2,175
102	Recreation Services Master Plan Update		2022-2039	197,200	-	197,200	49,300		147,900	140,505	7,395
103	Waterfront Park Needs Assessment		2022-2039	116,000	-	116,000	29,000		87,000	82,650	4,350
104	Whitevale Park Revitalization Study		2022-2039	92,800	-	92,800	23,200		69,600	66,120	3,480
	Reserve Fund Adjustment								(28,554,256)	(27,126,543)	(1,427,713)
	Total			345,562,979	15,018,140	330,544,840	27,782,875	-	274,207,709	260,497,323	13,710,385



**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	Total	Residential Share 95%	Non-Residential Share 5%
	Facilities									
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	2,605,101	5,098,899	4,025,441		1,073,458	1,019,785	53,673
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)	2028-2039	1,452,000	1,415,700	36,300	36,300		-	-	-
	Studies									
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)
	Total		106,532,016	4,020,801	102,511,215	41,488,041	-	54,961,537	52,213,460	2,748,077



**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 80%	Non-Residential Share 20%	
	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	45,920	11,480
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	422,400	105,600
3	Frenchman's Bay Yacht Club Outfall Restoration		Sediment Forebay Facility - wetland restoration	2022-2024	691,600	-	691,600	518,700		172,900	138,320	34,580
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	36,160	9,040
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	359,040	89,760
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	204,400	51,100
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	783,920	195,980
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	144,560	36,140
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	698,880	174,720
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	24,960	6,240
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	31,680	7,920
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	201,120	50,280
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	83,440	20,860
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	596,000	149,000
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	1,108,160	277,040
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	949,840	237,460
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	85,760	21,440
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	960,240	240,060
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	85,760	21,440
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	960,240	240,060



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	Less:		Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 80%	Non-Residential Share 20%	
	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	261,200	65,300
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	16,720	4,180
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	176,080	44,020
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	9,440	2,360
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	84,320	21,080
26	Pine Creek SWM Facility P22 - Design	L-21 D	SWM Facility at outlet of Pine Creek at Cedarwood Crt. - Design	2030-2039	142,800	-	142,800	124,200		18,600	14,880	3,720
27	Pine Creek SWM Facility P22 - Construction	L-21 C	SWM Facility at outlet of Pine Creek at Cedarwood Crt. - Construction	2030-2039	1,488,200	-	1,488,200	1,294,700		193,500	154,800	38,700
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	16,240	4,060
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	170,080	42,520
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	83,920	20,980
31	Pine Creek Culvert Replacements - Construction	TC-23 C	Replace Radom St culverts, Kingston Rd culvert, channel works	2030-2039	7,020,200	601,226	6,418,974	6,127,700		291,274	233,020	58,255
	Studies											
32	Brock Industrial Drainage Master Plan			2023-2032	347,900	-	347,900	34,800		313,100	250,480	62,620
33	Stormwater Management Study for Infill Development			2023-2032	250,300	-	250,300	62,600		187,700	150,160	37,540
34	Frenchman's Bay Stormwater Management Master Plan Update			2023-2032	811,800	-	811,800	81,200		730,600	584,480	146,120
35	Pickering City Centre Stormwater Management Strategy Update			2022-2032	289,900	-	289,900	29,000		260,900	208,720	52,180
36	Pine Creek Erosion Assessment Municipal Class EA			2022-2032	100,000	-	100,000	87,300		12,700	10,160	2,540
	Reserve Adjustment									(546,096)	(436,877)	(109,219)
	Total				63,773,100	601,226	63,171,874	50,240,000	-	12,385,778	9,908,622	2,477,156



**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	92,484	7,516
2	Development Charges Background Study	2027	100,000	-		100,000	-		100,000	92,484	7,516
3	Development Charges Background Study	2032	100,000	-		100,000	-		100,000	92,484	7,516
4	Development Charges Background Study	2037	100,000	-		100,000	-		100,000	92,484	7,516
5	Municipal Comprehensive Review	2024	579,900	-	43,490	536,410	145,000		391,410	361,990	29,420
6	Official Plan Review	2029	289,900	-	14,490	275,410	145,000		130,410	120,608	9,802
7	Facilities Management Plan	2022	174,000	-	13,050	160,950	43,500		117,450	108,622	8,828
8	Space Use Study	2022	40,600	-	1,800	38,800	22,600		16,200	14,982	1,218
9	Northeast Pickering (Veraine) Land Use Study	2022-2025	1,056,500	245,400	70,540	740,560	105,700		634,860	587,142	47,718
	Reserve Fund Adjustment								3,929,051	3,633,731	295,320
	Total		2,540,900	245,400	143,370	2,152,130	461,800	-	5,619,381	5,197,011	422,371



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

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 \$24.9 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 \$127.9 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. 85% residential, 15% non-residential).



**Table 5-8
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 85%	Non-Residential Share 15%	
2022-2039												
Roads												
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	2,441,880	430,920
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	399,245	70,455
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	3,065,440	540,960
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	3,016,055	532,245
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	864,025	152,475
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	928,795	163,905
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	446,250	78,750
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	353,175	62,325
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	1,711,050	301,950
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	184,790	32,610
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	60,095	10,605
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	97,325	17,175
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	2,190,875	386,625



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 85%	Non-Residential Share 15%	
2022-2039												
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	309,400	54,600
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	1,994,695	352,005
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	96,050	16,950
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	765,000	135,000
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	11,968,425	2,112,075
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	707,625	124,875
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	442,850	78,150
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	402,900	71,100
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	1,570,375	277,125
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	511,275	90,225
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	2,351,950	415,050
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	425,000	75,000
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	13,345	2,355
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	61,625	10,875
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	4,250	750



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 85%	Non-Residential Share 15%
	2022-2039											
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	1,595,790	281,610
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	39,865	7,035
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	2,844,525	501,975
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	318,750	56,250
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	2,319,990	409,410
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	1,828,605	322,695
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	3,374,670	595,530
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	1,518,525	267,975
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	282,370	49,830
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	1,357,195	239,505
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	282,370	49,830
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	3,374,670	595,530
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	3,163,700	558,300
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	2,952,730	521,070
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	366,180	64,620
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	292,910	51,690
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	719,695	127,005
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	369,665	65,235
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	32,956,795	5,815,905



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 85%	Non-Residential Share 15%
2022-2039												
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	1,006,570	177,630
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	84,095	14,840
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	1,351,973	238,583
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	1,912,500	337,500
Streetlights and Sidewalks												
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	40,800	7,200
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	26,520	4,680
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	124,695	22,005
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	265,625	46,875
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	46,835	8,265
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	3,553,000	627,000
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	1,973,700	348,300
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	321,300	56,700
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	758,030	133,770



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 85%	Non-Residential Share 15%
	2022-2039											
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	917,575	161,925
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	326,400	57,600
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	226,100	39,900
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	110,500	19,500
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	327,250	57,750
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	502,860	88,740
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	5,649,185	996,915
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	640,730	113,070
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	87,550	15,450
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	19,720	3,480
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	147,815	26,085
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	73,950	13,050
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	123,165	21,735
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	123,165	21,735
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	73,950	13,050
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	73,950	13,050
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	73,950	13,050



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 85%	Non-Residential Share 15%
	2022-2039											
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	73,950	13,050
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	1,110,440	195,960
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	1,925,420	339,780
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	976,820	172,380
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	2,073,830	365,970
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	22,950	4,050
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	98,600	17,400
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	188,275	33,225
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	187,000	33,000
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	56,100	9,900
85	BRT-3b Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Delta Boulevard Merritt Road BRT - Durham Stage 1 (both sides)	BRT-3b	2022-2026	689,000	-	689,000	344,500		344,500	292,825	51,675
88	BRT-4 Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Merritt Road to Dixie Road BRT - Durham Stage 2 (both sides)	BRT-4	2022-2026	892,000	-	892,000	446,000		446,000	379,100	66,900
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	449,225	79,275



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 85%	Non-Residential Share 15%
2022-2039												
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	345,950	61,050
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	79,900	14,100
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	143,650	25,350
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	44,625	7,875
Traffic Signals												
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	267,750	47,250
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	267,750	47,250
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	267,750	47,250
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	1,018,980	179,820
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	267,750	47,250
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	267,750	47,250
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	267,750	47,250
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	267,750	47,250
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	57,375	10,125
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	95,625	16,875
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	57,375	10,125
Reserve Fund Adjustment										(24,869,482)	(21,139,060)	(3,730,422)
Total					242,352,291	12,347,300	230,004,991	77,230,300	-	127,905,209	108,719,428	19,185,781



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 $\frac{1}{2}$ 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 \$	Other Pickering Non- Residential per sq.ft. \$
1. Fire Protection Services	25,640,154	2,834,537	3,575,501	1,216	19,402	0.56
2. By-Law Enforcement Services	2,287,503	252,885	318,991	107	1,697	0.05
3. Other Services Related to a Highway	15,243,856	1,685,219	2,125,745	747	11,911	0.34
4. Parks and Recreation Services	260,497,323	6,062,772	7,647,614	12,858	43,125	1.23
5. Library Services	52,213,460	1,215,207	1,532,869	2,432	8,163	0.23
6. Stormwater Management Services	9,908,622	1,095,405	1,381,750	448	7,153	0.21
7. Growth-Related Studies	5,197,011	186,773	235,597	237	1,227	0.04
TOTAL	\$370,987,929	\$13,332,800	\$16,818,067	\$18,045	\$92,679	2.66
Financing Costs	\$29,418,741	\$914,784	\$21,220,225			
D.C.-Eligible Capital Cost	\$400,406,670	\$14,247,584	\$38,038,292			
17-Year Gross Population/Net Hectares/GFA Growth (sq.ft.)	79,015	154	14,325,300			
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$5,067.48	92,679	\$2.66			
By Residential Unit Type	P.P.U.					
Single and Semi-Detached Dwelling	3.561	\$18,045				
Other Multiples	2.743	\$13,900				
Apartments - 2 Bedrooms +	2.071	\$10,495				
Apartments - Bachelor and 1 Bedroom	1.271	\$6,441				



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	108,719,428	19,185,781	13,610	4.86
TOTAL	\$108,719,428	\$19,185,781	\$13,610	\$4.86
Financing Costs	\$424,293	\$1,170,311		
D.C.-Eligible Capital Cost	\$109,143,721	\$20,356,092		
17-Year Gross Population/GFA Growth (sq.ft.)	28,557	4,186,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,821.96	\$4.86		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.561	\$13,610		
Other Multiples	2.743	\$10,484		
Apartments - 2 Bedrooms +	2.071	\$7,915		
Apartments - Bachelor and 1 Bedroom	1.271	\$4,858		

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 ² (per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Other Services Related to a Highway	747	575	434	267	11,911	0.34
Fire Protection Services	1,216	937	707	434	19,402	0.56
Parks and Recreation Services	12,858	9,905	7,478	4,589	43,125	1.23
Library Services	2,432	1,874	1,415	868	8,163	0.23
Growth-Related Studies	237	182	138	84	1,227	0.04
Stormwater Management Services	448	345	261	160	7,153	0.21
By-Law Enforcement Services	107	82	62	38	1,697	0.05
Total Municipal Wide Services/Class of Services	18,045	13,900	10,495	6,440	92,679	2.66
Outside of Seaton Lands¹						
Transportation Services	13,610	10,484	7,915	4,858		4.86
Total Services Outside of Seaton Lands	13,610	10,484	7,915	4,858	-	4.86
Seaton	18,045	13,900	10,495	6,440	92,679	2.66
Rest of Pickering	31,655	24,384	18,410	11,298		7.52

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

Residential (Single Detached) Comparison

Service/Class of Service	Current	Calculated	Change (%)
Municipal Wide Services/Class of Service:			
Other Services Related to a Highway	498	747	50%
Fire Protection Services	1,014	1,216	20%
Parks and Recreation Services	7,720	12,858	67%
Library Services	1,275	2,432	91%
Growth-Related Studies	338	237	-30%
Stormwater Management Services	326	448	38%
By-Law Enforcement Services		107	n/a
Total Municipal Wide Services/Class of Services	11,171	18,045	62%
Outside of Seaton Lands			
Transportation Services	10,516	13,610	29%
Total Services Outside of Seaton Lands	10,516	13,610	29%
Seaton	11,171	18,045	62%
Rest of Pickering	21,687	31,655	46%



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 (%)
Municipal Wide Services/Class of Service:			
Other Services Related to a Highway	6,168	11,911	93%
Fire Protection Services	13,039	19,402	49%
Parks and Recreation Services	20,242	43,125	113%
Library Services	3,048	8,163	168%
Growth-Related Studies	4,353	1,227	-72%
Stormwater Management Services	3,965	7,153	80%
By-Law Enforcement Services		1,697	n/a
Total Municipal Wide Services/Class of Services	50,815	92,679	82%
Outside of Seaton Lands			
Transportation Services			
Total Services Outside of Seaton Lands	-	-	
Seaton	50,815	92,679	82%
Rest of Pickering			

Service/Class of Service	Other Pickering Non-Residential (per sq.ft. of Gross Floor Area)		
	Current	Calculated	Change (%)
Municipal Wide Services/Class of Service:			
Other Services Related to a Highway	0.18	0.34	90%
Fire Protection Services	0.37	0.56	51%
Parks and Recreation Services	0.60	1.23	105%
Library Services	0.09	0.23	160%
Growth-Related Studies	0.12	0.04	-71%
Stormwater Management Services	0.11	0.21	87%
By-Law Enforcement Services		0.05	n/a
Total Municipal Wide Services/Class of Services	1.47	2.66	81%
Outside of Seaton Lands			
Transportation Services	2.96	4.86	64%
Total Services Outside of Seaton Lands	2.96	4.86	64%
Seaton	1.47	2.66	81%
Rest of Pickering	4.43	7.52	70%



Chapter 7

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



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

7.1 Introduction

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

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

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.

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 1st 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

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

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

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,

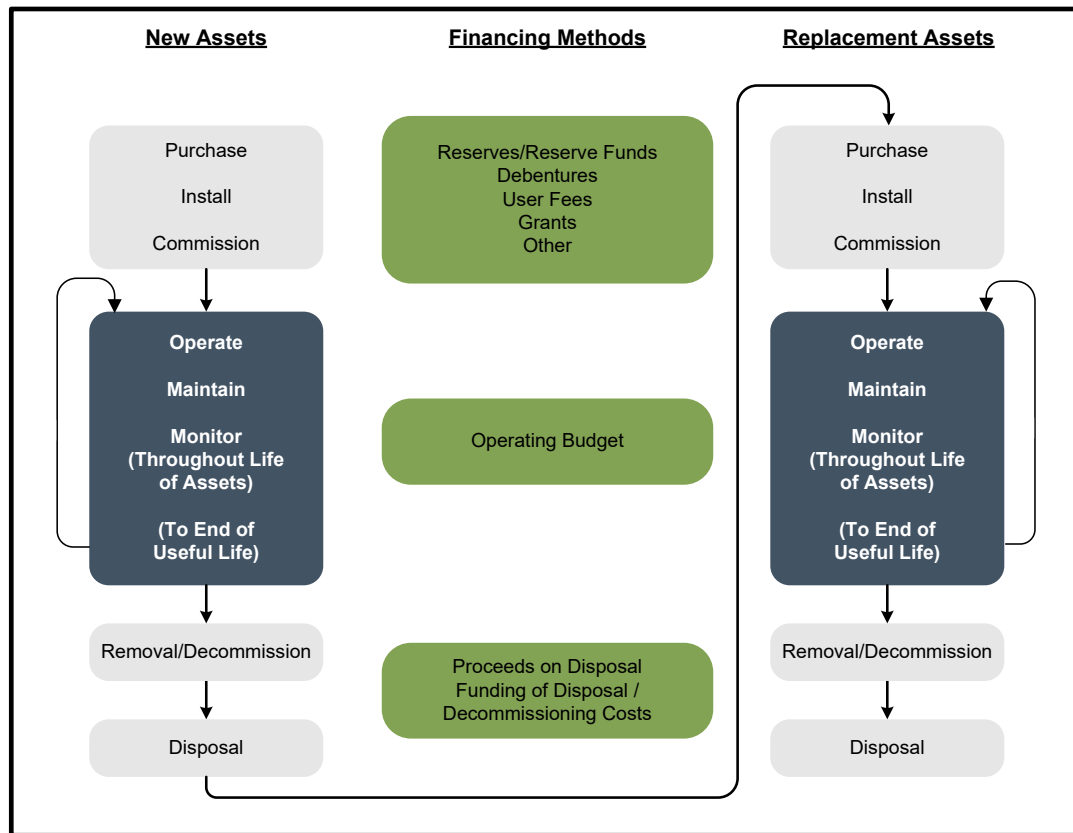
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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

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 \$79.5 million. Of this total, \$15.0 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 \$56.0 million. This amount, totalled with the existing operating revenues of \$112.7 million, provides annual revenues of \$168.7 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)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	12,647,359
Annual Debt Payment on Post Period Capital ²	2,414,694
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	13,019,861
Annual Lifecycle - Area-specific Services ³	6,561,929
Sub-Total - Annual Lifecycle	\$19,581,789
Incremental Operating Costs (for D.C. Services)	\$44,863,421
Total Expenditures	79,507,263
Revenue (Annualized)	
Total Existing Revenue ³	\$112,664,638
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$55,998,754
Total Revenues	\$168,663,392

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Chapter 9

By-law Implementation



9. By-law Implementation

9.1 Public Consultation Process

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

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

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.”

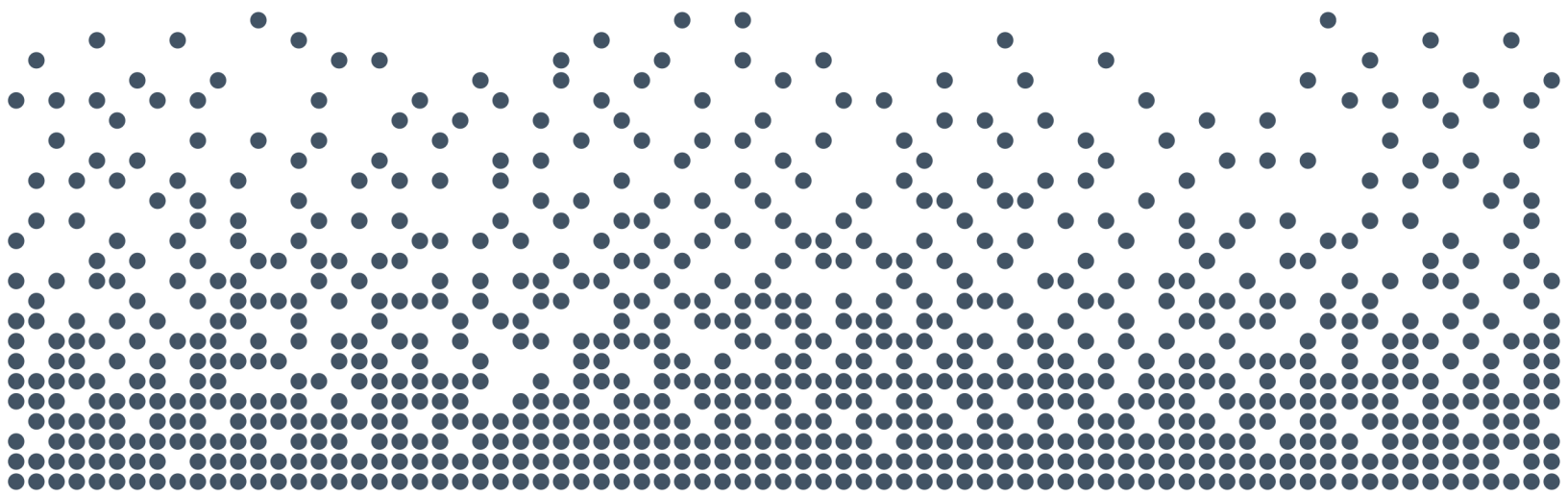
It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the 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) ¹	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 ²	Apartments ³	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

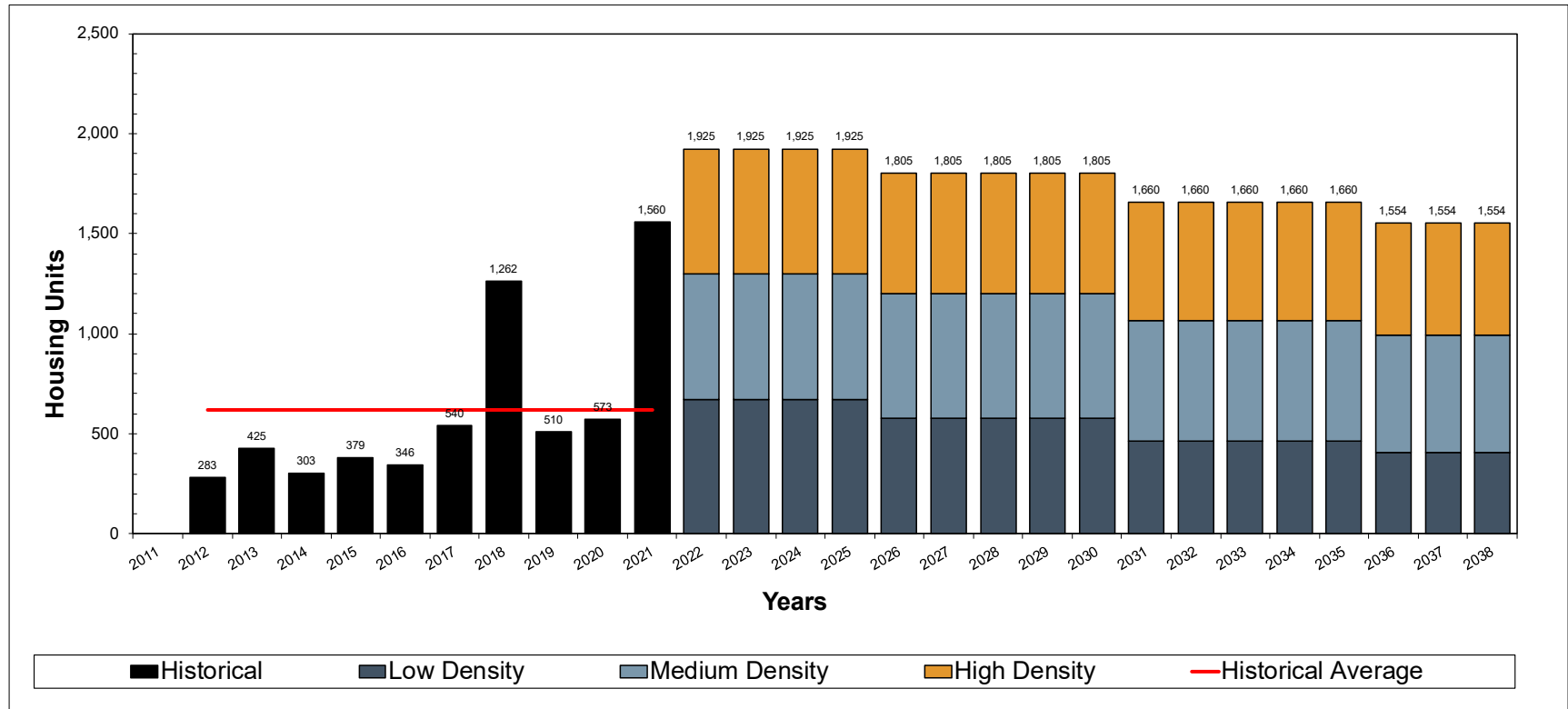
¹ Census undercount estimated at approximately 3.8%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ 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.

¹ 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 ¹	Apartments ²	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	2,356	2,575	1,755	6,686	18,562	-20	18,542	0	18,542
	2022 - 2032	4,815	5,207	3,305	13,327	37,283	-18	37,265	0	37,265
	2022 - 2039	6,229	7,163	4,871	18,263	50,458	-12	50,446	0	50,446
Rest of Pickering	2022 - 2027	917	550	1,352	2,819	7,168	-547	6,621	122	6,743
	2022 - 2032	1,233	1,010	2,816	5,058	12,145	-508	11,637	246	11,883
	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	25,730	-567	25,163	122	25,285
	2022 - 2032	6,048	6,217	6,121	18,385	49,428	-526	48,902	246	49,148
	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.

¹ Includes townhouses and apartments in duplexes.

² 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
Mid 2021 Population		99,186
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
Population Estimate to Mid 2022		103,191
<i>Net Population Increase, Mid 2021 to Mid 2022</i>		4,005

- (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 ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & 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
Total		100%	2.710

¹ Based on 2016 Census custom database

² 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
Mid 2022 Population		103,191
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
Population Estimate to Mid 2027		128,475
Net Population Increase, Mid 2022 to Mid 2027		25,284

(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 ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & 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		
Total		100%	2.707

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

² 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>		49,148

(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 ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & 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		
Total		100%	2.689

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

² 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
Net Population Increase, Mid 2022 to Mid 2039		79,106

(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 ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & 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		
Total		100%	2.662

¹ Persons per unit based on Statistics Canada Custom 2016 Census database.

² 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 ¹	Apartments ²	Total
Registered Not Built	961	841	620	2,422
<i>% Breakdown</i>	<i>40%</i>	<i>35%</i>	<i>26%</i>	<i>100%</i>
Draft Plans Approved	4,543	5,256	2,136	11,935
<i>% Breakdown</i>	<i>38%</i>	<i>44%</i>	<i>18%</i>	<i>100%</i>
Application Under Review	1,126	1,565	2,141	4,832
<i>% Breakdown</i>	<i>23%</i>	<i>32%</i>	<i>44%</i>	<i>100%</i>
Total	6,630	7,662	4,897	19,189
<i>% Breakdown</i>	<i>35%</i>	<i>40%</i>	<i>26%</i>	<i>100%</i>

¹ Includes townhomes and apartments in duplexes.

² 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 ¹	Apartments ²	Total
Registered Not Built	23	22	241	286
<i>% Breakdown</i>	8%	8%	84%	100%
Draft Plans Approved	33	0	986	1,019
<i>% Breakdown</i>	3%	0%	97%	100%
Application Under Review	162	726	10,074	10,962
<i>% Breakdown</i>	1%	7%	92%	100%
Total	218	748	11,301	12,267
<i>% Breakdown</i>	2%	6%	92%	100%

¹ Includes townhomes and apartments in duplexes.

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

¹ Includes townhomes and apartments in duplexes.

² 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 ¹	Apartments ²	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
Average (2012 - 2016)	203	99	48	350
% 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
Average (2017 - 2021)	183	312	151	646
% Breakdown	28.3%	48.3%	23.3%	100.0%
2012 - 2021				
Total	1,928	2,058	994	4,980
Average	193	206	99	498
% 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.

¹ Includes townhouses and apartments in duplexes.

² 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	3.904	
6-10	-	-	-	3.453	4.957	3.739	
11-15	-	-	-	3.431	4.552	3.513	
16-20	-	-	1.933	3.337	4.154	3.399	
20-25	-	-	-	3.272	4.574	3.484	3.561
25-35	-	-	2.438	3.073	4.173	3.211	
35+	-	1.500	1.942	2.795	4.066	2.835	
Total	-	1.556	2.114	3.086	4.303	3.188	

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

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

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	3.138
6-10	-	1.154	1.824	3.175	5.160	3.088
11-15	-	1.273	1.702	3.198	4.303	2.983
16-20	-	1.316	1.788	3.200	4.188	3.005
20-25	-	1.234	1.884	3.175	4.610	3.034
25-35	-	1.259	1.932	3.053	4.093	3.072
35+	-	1.261	1.989	2.744	3.989	2.729
Total	1.400	1.253	1.876	3.005	4.230	2.944

¹ Includes townhouses and apartments in duplexes.

² Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

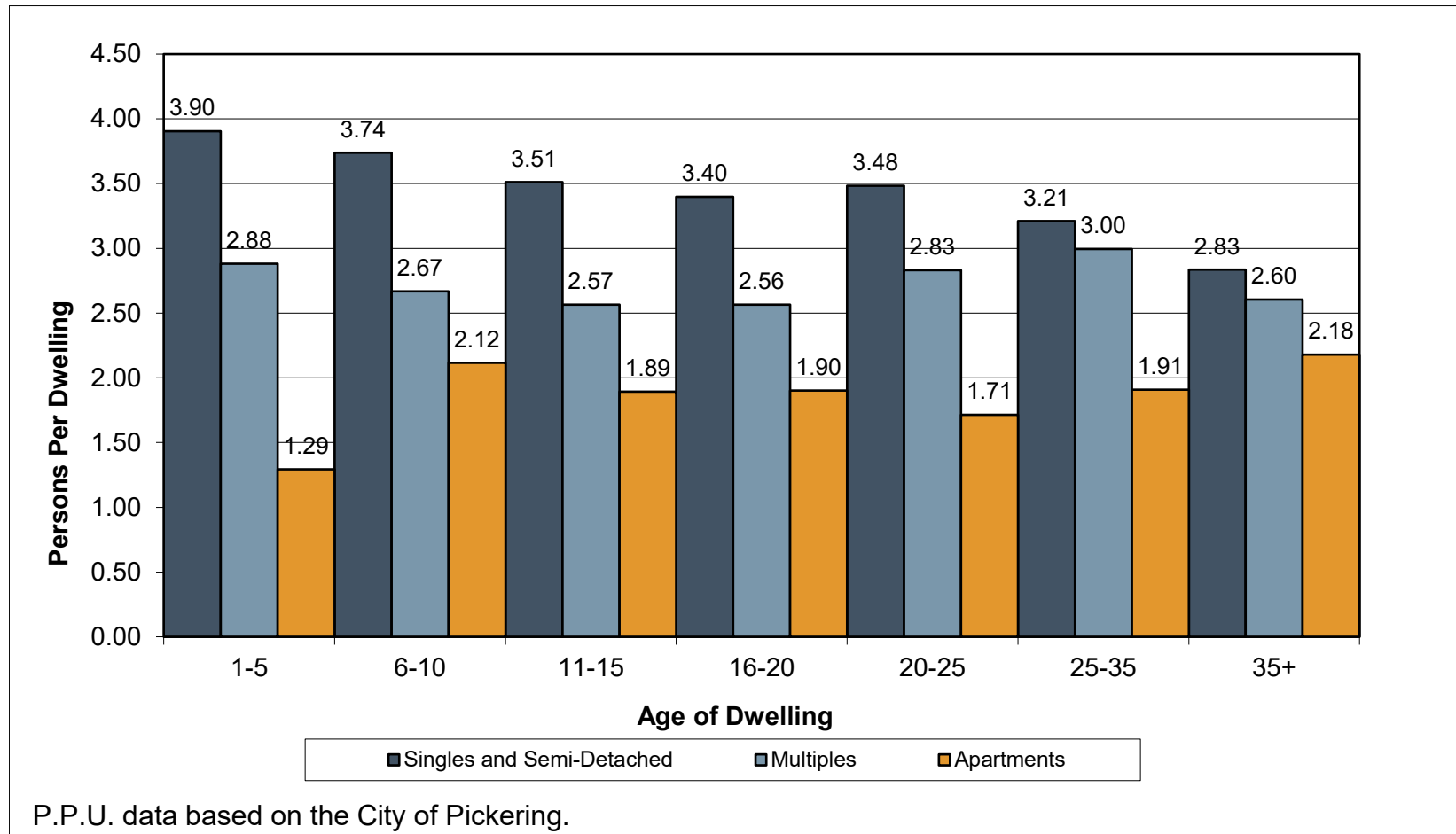
³ Adjusted based on 2001-2016 historical trends.

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.)	Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. ¹			
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	0.032	0.117	0.127	0.048	0.324	0.047	0.371	140	4,129	14,984	16,253	6,140	41,645	6,039	47,684	37,516	
Mid 2032	152,339	0.001	0.031	0.114	0.123	0.047	0.316	0.047	0.363	140	4,717	17,365	18,733	7,199	48,153	7,184	55,337	43,436	
Mid 2039	182,297	0.001	0.030	0.112	0.121	0.048	0.312	0.048	0.360	140	5,556	20,506	22,034	8,719	56,954	8,716	65,670	51,398	
Incremental Change																			
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	-0.0028	-0.0057	-0.0068	-0.0031	-0.0186	-0.0003	-0.0190	0	525	2,365	2,496	886	6,272	1,155	7,427	5,747	
Mid 2022 - Mid 2032	49,148	-0.0004	-0.0040	-0.0083	-0.0103	-0.0037	-0.0267	-0.0002	-0.0269	0	1,113	4,746	4,976	1,945	12,780	2,300	15,080	11,667	
Mid 2022 - Mid 2039	79,106	-0.0006	-0.0044	-0.0098	-0.0124	-0.0031	-0.0304	0.0005	-0.0299	0	1,952	7,887	8,277	3,465	21,581	3,832	25,413	19,629	
Annual Average																			
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	-0.00056	-0.00113	-0.00136	-0.00062	-0.00373	-0.00006	-0.00379	0	105	473	499	177	1,254	231	1,485	1,149	
Mid 2022 - Mid 2032	4,915	-0.00004	-0.00040	-0.00083	-0.00103	-0.00037	-0.00267	-0.00002	-0.00269	0	111	475	498	195	1,278	230	1,508	1,167	
Mid 2022 - Mid 2039	4,653	-0.00003	-0.00026	-0.00058	-0.00073	-0.00018	-0.00179	0.00003	-0.00176	0	115	464	487	204	1,269	225	1,495	1,155	

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.

¹ Statistics Canada defines no 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) ¹			
		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	14,984	16,253	6,140	37,516				
Mid 2032	152,339	140	17,365	18,733	7,199	43,436				
Mid 2039	182,297	140	20,506	22,034	8,719	51,398				
Incremental Change										
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	2,365	2,496	886	5,747	2,601,500	998,400	598,000	4,197,900
Mid 2022 - Mid 2032	49,148	0	4,746	4,976	1,945	11,667	5,220,600	1,990,400	1,312,800	8,523,800
Mid 2022 - Mid 2039	79,106	0	7,887	8,277	3,465	19,629	8,675,700	3,310,800	2,338,800	14,325,300
Annual Average										
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	473	499	177	1,149	520,300	199,680	119,600	839,580
Mid 2022 - Mid 2032	4,915	0	475	498	195	1,167	522,060	199,040	131,280	852,380
Mid 2022 - Mid 2039	4,653	0	464	487	204	1,155	510,335	194,753	137,576	842,665

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.

¹ 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. ¹	Commercial G.F.A. S.F. ¹	Institutional G.F.A. S.F. ¹	Total Non-Residential G.F.A. S.F.	Employment Increase ²
Seaton	2022 - 2027	2,004,200	900,000	382,700	3,286,900	4,639
	2022 - 2032	3,883,000	1,743,600	762,700	6,389,300	9,019
	2022 - 2039	6,262,300	2,812,000	1,283,800	10,358,100	14,625
Rest of Pickering	2022 - 2027	597,300	98,400	215,300	911,000	1,108
	2022 - 2032	1,337,600	246,800	550,100	2,134,500	2,648
	2022 - 2039	2,413,400	498,800	1,055,000	3,967,200	5,004
City of Pickering	2022 - 2027	2,601,500	998,400	598,000	4,197,900	5,747
	2022 - 2032	5,220,600	1,990,400	1,312,800	8,523,800	11,667
	2022 - 2039	8,675,700	3,310,800	2,338,800	14,325,300	19,629

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.

¹ Square feet per employee assumptions:

Industrial	1,100
Commercial	400
Institutional	675

² 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%
Average	27,448	1,676	1,666	29,790	9,967	9,978	7,416	25,136	11,870	1,061	2,566	8,279	43,351	12,715	7,934	63,206
2007 - 2011 Period Total				110,692				143,875				12,704				267,271
2007 - 2011 Average				22,138				28,775				2,541				53,454
% Breakdown				41.4%				53.8%				4.8%				100.0%
2012 - 2016 Period Total				187,211				107,487				70,088				364,787
2012 - 2016 Average				37,442				21,497				14,018				72,957
% Breakdown				51.3%				29.5%				19.2%				100.0%
2007 - 2016 Period Total				297,903				251,362				82,792				632,058
2007 - 2016 Average				29,790				25,136				8,279				63,206
% 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	
Employment by industry							
	Primary Industry Employment						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	
	Sub-total	105	155	165	50	10	
	Industrial and Other Employment						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	
	Sub-total	13,400	12,753	12,600	-648	-153	
	Population Related Employment						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	
	Sub-total	13,935	14,498	14,795	563	298	
	Institutional						
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	
	Sub-total	4,625	5,270	5,200	645	-70	
	Total Employment	32,065	32,675	32,760	610	85	
	Population	87,838	88,721	91,771	883	3,050	
	Employment to Population Ratio						
	Industrial and Other Employment	0.15	0.14	0.14	-0.01	-0.01	
	Population Related Employment	0.16	0.16	0.16	0.00	0.00	
	Institutional Employment	0.05	0.06	0.06	0.01	0.00	
	Primary Industry Employment	0.00	0.00	0.00	0.00	0.00	
	Total	0.37	0.37	0.36	0.00	-0.01	

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
Total	35,719	35,719	35,719	35,719	35,719	35,719	35,719	35,719	35,719	35,719		

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
Total	33	33	33	33	31	30	30	29	29	28	

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
Total	1,178	1,178	1,178	1,178	1,178	1,178	1,235	1,257	1,298	1,332	

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
Total	3,740	3,740	3,740	3,740	3,740	3,740	3,740	3,740	3,740	3,740		

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
Total	6.6	6.6	6.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	

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
Total	159	162	158	155	155	159	150	150	159	159	

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
Total	67	67	66	66	62	62	63	63	66	69	

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
Total	301,683	302,499	303,667	305,176	305,927	306,058	306,978	313,564	318,889	325,019	

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
Total	21	23	23	24	25	25	25	27	27	27	

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
ft² 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 ¹ (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
Total	46,599	46,599	46,599	52,724	52,724	52,724	52,724	52,724	61,237	61,237		

¹ 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)
Vehicles											
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
Equipment											
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
Total	89	92	94	178	179	181	181	182	182	185	

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)
Vehicles											
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
Equipment											
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
Total	133	148	160	179	179	186	186	186	186	192	

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
Total	815	822	822	823	823	823	823	823	823	823	

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)	10 Year
Forecast Population	48,902
\$ per Capita	\$1,906
Eligible Amount	\$93,186,184



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
Waterfront Trail system:											
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
Duffins Creek Trail system:											
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)
Multi-use paths:											
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
Total	18,326	19,217	19,753	20,253	20,253	25,137	25,137	25,137	25,137	25,137	

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
ft² 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 ¹ (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
Total	427,604	427,604	532,897	534,722	535,622	531,222	531,222	531,222	551,080	551,080		

¹ 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
ft² 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
Total	51,000	50,100	50,100	50,100	50,100	50,100	51,040	51,040	51,040	51,040		

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
Total	276,642	312,300	363,541	347,812	349,907	425,075	361,960	363,849	297,644	315,234	

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
Total	1	1	1	1	1	1	1	1	1	1	

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	\$341.48	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	(6,722,455)	8,922,425	8,922,425		447,181	2,573	341.48	878,633	7,004,656	(8,208,772)	(223,968)	(8,432,741)
2023	(8,432,741)	2,958,649	3,047,409		455,443	5,146	351.73	1,809,983	461,193	(9,664,416)	(271,457)	(9,935,874)
2024	(9,935,874)	2,262,009	2,399,766		486,477	5,146	362.28	1,864,283	2,397,295	(8,560,539)	(277,446)	(8,837,985)
2025	(8,837,985)	2,329	2,545		658,015	5,146	373.15	1,920,211	-	(7,578,334)	(246,245)	(7,824,579)
2026	(7,824,579)	4,742,003	5,337,166		658,234	5,146	384.34	1,977,818	5,334,544	(6,507,617)	(214,983)	(6,722,600)
2027	(6,722,600)	2,329	2,700		1,092,148	4,943	395.87	1,956,711	-	(5,860,738)	(188,750)	(6,049,488)
2028	(6,049,488)	2,329	2,781		1,092,180	4,740	407.75	1,932,558	-	(5,211,890)	(168,921)	(5,380,811)
2029	(5,380,811)	2,329	2,865		1,092,549	4,740	419.98	1,990,535	-	(4,485,690)	(147,998)	(4,633,688)
2030	(4,633,688)	2,329	2,951		1,092,448	4,740	432.58	2,050,251	-	(3,678,836)	(124,688)	(3,803,524)
2031	(3,803,524)	2,329	3,039		1,092,642	4,740	445.56	2,111,759	-	(2,787,446)	(98,865)	(2,886,310)
2032	(2,886,310)	2,329	3,131		1,092,317	4,518	458.92	2,073,230	-	(1,908,527)	(71,923)	(1,980,450)
2033	(1,980,450)	2,329	3,224		1,092,239	4,296	472.69	2,030,490	-	(1,045,423)	(45,388)	(1,090,811)
2034	(1,090,811)	2,329	3,321		1,092,372	4,296	486.87	2,091,405	-	(95,099)	(17,789)	(112,888)
2035	(112,888)	2,329	3,421		1,091,896	4,296	501.48	2,154,147	-	945,942	4,165	950,107
2036	950,107	2,329	3,523		1,091,762	4,296	516.52	2,218,771	-	2,073,593	15,119	2,088,712
2037	2,088,712	2,329	3,629		1,091,937	4,175	532.02	2,221,165	-	3,214,311	26,515	3,240,826
2038	3,240,826	2,329	3,738		1,091,608	4,054	547.98	2,221,706	-	4,367,186	38,040	4,405,226
2039	4,405,226	2,329	3,850		5,567,471	2,027	564.42	1,144,179	-	(21,917)	21,917	(0)
Total		18,917,699	19,751,486	-	21,378,917	79,015		34,647,835	15,197,687		(1,992,664)	

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	\$19,402.04	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	(743,172)	986,381	986,381		49,436	5	19,402.044	94,610	774,370	(910,009)	(24,798)	(934,807)
2023	(934,807)	327,081	336,893		50,350	10	19,984.105	194,896	50,985	(1,076,168)	(30,165)	(1,106,333)
2024	(1,106,333)	250,067	265,296		53,780	10	20,583.628	200,743	265,023	(959,643)	(30,990)	(990,632)
2025	(990,632)	258	281		72,744	10	21,201.137	206,766	-	(856,892)	(27,713)	(884,605)
2026	(884,605)	524,232	590,027		72,768	10	21,837.171	212,969	589,738	(744,694)	(24,439)	(769,134)
2027	(769,134)	258	299		120,738	9	22,492.286	213,234	-	(676,936)	(21,691)	(698,627)
2028	(698,627)	258	307		120,741	9	23,167.055	213,324	-	(606,352)	(19,575)	(625,926)
2029	(625,926)	258	317		120,782	9	23,862.067	219,724	-	(527,301)	(17,298)	(544,600)
2030	(544,600)	258	326		120,771	9	24,577.929	226,316	-	(439,382)	(14,760)	(454,141)
2031	(454,141)	258	336		120,792	9	25,315.266	233,105	-	(342,165)	(11,945)	(354,109)
2032	(354,109)	258	346		120,756	9	26,074.724	232,890	-	(242,322)	(8,946)	(251,268)
2033	(251,268)	258	356		120,748	9	26,856.966	232,452	-	(139,921)	(5,868)	(145,789)
2034	(145,789)	258	367		120,762	9	27,662.675	239,425	-	(27,493)	(2,599)	(30,092)
2035	(30,092)	258	378		120,710	9	28,492.555	246,608	-	95,427	327	95,754
2036	95,754	258	390		120,695	9	29,347.332	254,006	-	228,676	1,622	230,298
2037	230,298	258	401		120,714	8	30,227.752	249,092	-	358,274	2,943	361,217
2038	361,217	258	413		120,678	8	31,134.585	243,654	-	483,779	4,225	488,004
2039	488,004	258	426		615,488	4	32,068.622	125,482	-	(2,428)	2,428	0
Total		2,091,365	2,183,541	-	2,363,455	154		3,839,294	1,680,115		(229,242)	

Note: Numbers may not add due to rounding



**Table C-3
Cash Flow Calculation
Fire Protection Services
Non-Residential per ft²**

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	\$0.56	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	(937,442)	1,244,226	1,244,226		62,359	178,803	0.559	99,890	976,794	(1,167,342)	(31,572)	(1,198,913)
2023	(1,198,913)	412,582	424,959		63,511	357,605	0.575	205,774	64,313	(1,417,296)	(39,243)	(1,456,539)
2024	(1,456,539)	315,436	334,646		67,839	357,605	0.593	211,948	334,301	(1,312,775)	(41,540)	(1,354,315)
2025	(1,354,315)	325	355		91,760	357,605	0.610	218,306	-	(1,228,124)	(38,737)	(1,266,860)
2026	(1,266,860)	661,269	744,264		91,790	357,605	0.629	224,855	743,898	(1,134,161)	(36,015)	(1,170,176)
2027	(1,170,176)	325	377		152,299	383,932	0.648	248,651	-	(1,074,201)	(33,666)	(1,107,866)
2028	(1,107,866)	325	388		152,304	410,260	0.667	273,673	-	(986,885)	(31,421)	(1,018,306)
2029	(1,018,306)	325	400		152,355	410,260	0.687	281,883	-	(889,178)	(28,612)	(917,790)
2030	(917,790)	325	411		152,341	410,260	0.708	290,340	-	(780,203)	(25,470)	(805,673)
2031	(805,673)	325	424		152,368	410,260	0.729	299,050	-	(659,415)	(21,976)	(681,391)
2032	(681,391)	325	437		152,323	423,297	0.751	317,810	-	(516,341)	(17,966)	(534,306)
2033	(534,306)	325	450		152,312	436,335	0.773	337,427	-	(349,641)	(13,259)	(362,901)
2034	(362,901)	325	463		152,330	436,335	0.797	347,549	-	(168,145)	(7,966)	(176,110)
2035	(176,110)	325	477		152,264	436,335	0.820	357,976	-	29,124	(2,205)	26,920
2036	26,920	325	491		152,245	436,335	0.845	368,715	-	242,898	1,349	244,247
2037	244,247	325	506		152,270	395,668	0.870	344,381	-	435,852	3,400	439,252
2038	439,252	325	521		152,224	355,000	0.896	318,254	-	604,761	5,220	609,981
2039	609,981	325	537		776,380	177,500	0.923	163,901	-	(3,035)	3,035	(0)
Total		2,638,060	2,754,331	-	2,981,275	6,731,000		4,910,383	2,119,307		(356,643)	

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	\$29.92	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	29.92	76,984	-	76,984	385	77,369
2023	77,369	2,287,503	2,356,128	-	-	5,146	30.82	158,588	2,356,128	235,957	1,567	237,523
2024	237,523	-	-	-	157,200	5,146	31.74	163,345	-	243,669	2,406	246,075
2025	246,075	-	-	-	157,200	5,146	32.69	168,246	-	257,121	2,516	259,637
2026	259,637	-	-	-	157,200	5,146	33.68	173,293	-	275,730	2,677	278,407
2027	278,407	-	-	-	157,200	4,943	34.69	171,444	-	292,651	2,855	295,506
2028	295,506	-	-	-	157,200	4,740	35.73	169,327	-	307,634	3,016	310,649
2029	310,649	-	-	-	157,200	4,740	36.80	174,407	-	327,857	3,193	331,050
2030	331,050	-	-	-	157,200	4,740	37.90	179,639	-	353,489	3,423	356,912
2031	356,912	-	-	-	157,200	4,740	39.04	185,029	-	384,741	3,708	388,449
2032	388,449	-	-	-	157,200	4,518	40.21	181,653	-	412,902	4,007	416,909
2033	416,909	-	-	-	157,200	4,296	41.42	177,908	-	437,617	4,273	441,890
2034	441,890	-	-	-	157,200	4,296	42.66	183,245	-	467,936	4,549	472,485
2035	472,485	-	-	-	157,200	4,296	43.94	188,743	-	504,028	4,883	508,910
2036	508,910	-	-	-	157,200	4,296	45.26	194,405	-	546,115	5,275	551,390
2037	551,390	-	-	-	157,200	4,175	46.61	194,615	-	588,805	5,701	594,506
2038	594,506	-	-	-	157,200	4,054	48.01	194,662	-	631,969	6,132	638,101
2039	638,101	-	-	-	741,527	2,027	49.45	100,251	-	(3,175)	3,175	(0)
Total		2,287,503	2,356,128	-	3,099,523	79,015		3,035,784	2,356,128		63,739	

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	\$1,697.35 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 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							
2022	-	-	-	-	-	5	1,697.348	8,277	-	8,277	41	8,318
2023	8,318	252,885	260,472	-	-	10	1,748.268	17,050	260,472	25,368	168	25,537
2024	25,537	-	-	-	17,379	10	1,800.717	17,562	-	25,720	256	25,976
2025	25,976	-	-	-	17,379	10	1,854.738	18,088	-	26,686	263	26,949
2026	26,949	-	-	-	17,379	10	1,910.380	18,631	-	28,202	276	28,478
2027	28,478	-	-	-	17,379	9	1,967.692	18,654	-	29,753	291	30,045
2028	30,045	-	-	-	17,379	9	2,026.722	18,662	-	31,328	307	31,635
2029	31,635	-	-	-	17,379	9	2,087.524	19,222	-	33,479	326	33,804
2030	33,804	-	-	-	17,379	9	2,150.150	19,799	-	36,224	350	36,575
2031	36,575	-	-	-	17,379	9	2,214.654	20,393	-	39,589	381	39,970
2032	39,970	-	-	-	17,379	9	2,281.094	20,374	-	42,965	415	43,380
2033	43,380	-	-	-	17,379	9	2,349.527	20,336	-	46,337	449	46,785
2034	46,785	-	-	-	17,379	9	2,420.012	20,946	-	50,352	486	50,838
2035	50,838	-	-	-	17,379	9	2,492.613	21,574	-	55,033	529	55,563
2036	55,563	-	-	-	17,379	9	2,567.391	22,221	-	60,405	580	60,985
2037	60,985	-	-	-	17,379	8	2,644.413	21,791	-	65,398	632	66,030
2038	66,030	-	-	-	17,379	8	2,723.745	21,316	-	69,967	680	70,647
2039	70,647	-	-	-	81,976	4	2,805.458	10,977	-	(352)	351	-
Total		252,885	260,472	-	342,654	154		335,873	260,472		6,781	

Note: Numbers may not add due to rounding



**Table C-6
Cash Flow Calculation
By-law Enforcement Services
Non-Residential per ft²**

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	\$0.05 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	-	-	-	-	-	178,803	0.048	8,659	-	8,659	43	8,703
2023	8,703	318,991	328,560	-	-	357,605	0.050	17,838	328,560	26,541	176	26,717
2024	26,717	-	-	-	21,921	357,605	0.051	18,374	-	23,170	249	23,419
2025	23,419	-	-	-	21,921	357,605	0.053	18,925	-	20,422	219	20,642
2026	20,642	-	-	-	21,921	357,605	0.055	19,493	-	18,213	194	18,407
2027	18,407	-	-	-	21,921	383,932	0.056	21,555	-	18,041	182	18,223
2028	18,223	-	-	-	21,921	410,260	0.058	23,725	-	20,026	191	20,218
2029	20,218	-	-	-	21,921	410,260	0.060	24,436	-	22,732	215	22,947
2030	22,947	-	-	-	21,921	410,260	0.061	25,169	-	26,195	246	26,441
2031	26,441	-	-	-	21,921	410,260	0.063	25,924	-	30,444	284	30,728
2032	30,728	-	-	-	21,921	423,297	0.065	27,551	-	36,358	335	36,693
2033	36,693	-	-	-	21,921	436,335	0.067	29,251	-	44,023	404	44,427
2034	44,427	-	-	-	21,921	436,335	0.069	30,129	-	52,634	485	53,119
2035	53,119	-	-	-	21,921	436,335	0.071	31,033	-	62,231	577	62,807
2036	62,807	-	-	-	21,921	436,335	0.073	31,964	-	72,850	678	73,528
2037	73,528	-	-	-	21,921	395,668	0.075	29,854	-	81,461	775	82,236
2038	82,236	-	-	-	21,921	355,000	0.078	27,589	-	87,904	851	88,755
2039	88,755	-	-	-	103,405	177,500	0.080	14,208	-	(442)	442	-
Total		318,991	328,560	-	432,226	6,731,000		425,678	328,560		6,547	

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	\$3,821.96	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	21,139,060	13,406,744	13,406,744		-	717	3,821.96	2,739,581	319,158	10,791,055	159,651	10,950,706
2023	10,950,706	13,820,269	14,234,877		19,840	1,434	3,936.62	5,643,537	328,733	2,668,258	68,095	2,736,353
2024	2,736,353	18,657,449	19,793,688		41,773	1,434	4,054.72	5,812,843	3,284,661	(8,001,604)	(78,979)	(8,080,583)
2025	(8,080,583)	2,247,009	2,455,367		276,455	1,434	4,176.36	5,987,229	348,753	(4,476,424)	(188,355)	(4,664,779)
2026	(4,664,779)	11,193,599	12,598,494		303,080	1,434	4,301.65	6,166,845	359,215	(11,040,292)	(235,576)	(11,275,869)
2027	(11,275,869)	5,425,647	6,289,812		332,321	1,215	4,430.70	5,381,085	-	(12,516,918)	(356,892)	(12,873,810)
2028	(12,873,810)	5,425,647	6,478,507		332,321	995	4,563.62	4,542,628	-	(15,142,010)	(420,237)	(15,562,247)
2029	(15,562,247)	5,425,647	6,672,862		332,321	995	4,700.53	4,678,907	-	(17,888,524)	(501,762)	(18,390,285)
2030	(18,390,285)	5,425,647	6,873,048		332,321	995	4,841.54	4,819,274	-	(20,776,381)	(587,500)	(21,363,881)
2031	(21,363,881)	5,425,647	7,079,239		332,321	995	4,986.79	4,963,852	-	(23,811,589)	(677,632)	(24,489,221)
2032	(24,489,221)	5,425,647	7,291,617		332,321	1,576	5,136.40	8,097,013	-	(24,016,146)	(727,581)	(24,743,727)
2033	(24,743,727)	5,425,647	7,510,365		332,321	2,157	5,290.49	11,413,696	-	(21,172,717)	(688,747)	(21,861,463)
2034	(21,861,463)	5,425,647	7,735,676		332,321	2,157	5,449.20	11,756,107	-	(18,173,353)	(600,522)	(18,773,875)
2035	(18,773,875)	5,425,647	7,967,746		332,321	2,157	5,612.68	12,108,791	-	(14,965,152)	(506,085)	(15,471,238)
2036	(15,471,238)	5,425,647	8,206,779		332,321	2,157	5,781.06	12,472,054	-	(11,538,283)	(405,143)	(11,943,426)
2037	(11,943,426)	5,425,647	8,452,982		332,321	2,485	5,954.49	14,796,223	-	(5,932,507)	(268,139)	(6,200,646)
2038	(6,200,646)	5,425,647	8,706,571		332,321	2,812	6,133.12	17,248,617	-	2,009,079	(62,874)	1,946,205
2039	1,946,205	5,425,647	8,967,769		1,871,157	1,406	6,317.12	8,883,038	-	(9,683)	9,683	0
Total		129,858,487	160,722,144		-	28,557		147,511,320	4,640,519		(6,068,595)	

Note: Numbers may not add due to rounding



**Table C-8
Cash Flow Calculation
Transportation Services
Non-Residential per ft²**

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	\$4.86	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	3,730,422	2,365,896	2,365,896	-	-	91,100	4.862	442,947	56,322	1,863,795	27,971	1,891,766
2023	1,891,766	2,438,871	2,512,037		3,501	182,200	5.008	912,470	58,012	346,709	11,192	357,901
2024	357,901	3,292,491	3,493,004		7,372	182,200	5.158	939,844	579,646	(1,622,984)	(18,976)	(1,641,960)
2025	(1,641,960)	396,531	433,300		48,786	182,200	5.313	968,039	61,545	(1,094,463)	(41,046)	(1,135,509)
2026	(1,135,509)	1,975,341	2,223,264		53,485	182,200	5.472	997,080	63,391	(2,351,786)	(52,309)	(2,404,095)
2027	(2,404,095)	957,467	1,109,967		58,645	213,450	5.637	1,203,137	-	(2,369,570)	(71,605)	(2,441,175)
2028	(2,441,175)	957,467	1,143,266		58,645	244,700	5.806	1,420,660	-	(2,222,425)	(69,954)	(2,292,379)
2029	(2,292,379)	957,467	1,177,564		58,645	244,700	5.980	1,463,280	-	(2,065,308)	(65,365)	(2,130,673)
2030	(2,130,673)	957,467	1,212,891		58,645	244,700	6.159	1,507,179	-	(1,895,030)	(60,386)	(1,955,416)
2031	(1,955,416)	957,467	1,249,278		58,645	244,700	6.344	1,552,394	-	(1,710,945)	(54,995)	(1,765,940)
2032	(1,765,940)	957,467	1,286,756		58,645	262,730	6.534	1,716,781	-	(1,394,560)	(47,407)	(1,441,967)
2033	(1,441,967)	957,467	1,325,359		58,645	280,760	6.730	1,889,634	-	(936,337)	(35,675)	(972,012)
2034	(972,012)	957,467	1,365,119		58,645	280,760	6.932	1,946,323	-	(449,453)	(21,322)	(470,775)
2035	(470,775)	957,467	1,406,073		58,645	280,760	7.140	2,004,712	-	69,220	(6,023)	63,196
2036	63,196	957,467	1,448,255		58,645	280,760	7.355	2,064,854	-	621,150	3,422	624,572
2037	624,572	957,467	1,491,703		58,645	247,605	7.575	1,875,645	-	949,870	7,872	957,742
2038	957,742	957,467	1,536,454		58,645	214,450	7.802	1,673,226	-	1,035,869	9,988	1,045,837
2039	1,045,837	957,467	1,582,547		330,204	107,225	8.036	861,711	-	(5,203)	5,203	-
Total		22,916,204	28,362,731	-	1,147,087	3,967,200		25,439,917	818,915		(479,436)	

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	\$209.74	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	(1,291,743)	1,042,464	1,042,464	329,241	-	2,573	209.74	539,661	-	(2,123,787)	(51,233)	(2,175,020)
2023	(2,175,020)	4,262,464	4,390,338	329,085	-	5,146	216.03	1,111,701	3,658,560	(2,124,182)	(64,488)	(2,188,670)
2024	(2,188,670)	2,490,464	2,642,133	327,908	244,097	5,146	222.51	1,145,052	2,546,160	(1,711,597)	(58,504)	(1,770,101)
2025	(1,770,101)	90,464	98,852	330,397	426,015	5,146	229.19	1,179,403	-	(1,445,962)	(48,241)	(1,494,203)
2026	(1,494,203)	745,664	839,251	329,148	426,015	5,146	236.06	1,214,785	315,142	(1,558,689)	(45,793)	(1,604,482)
2027	(1,604,482)	20,880	24,206	328,808	451,668	4,943	243.15	1,201,822	-	(1,207,343)	(42,177)	(1,249,520)
2028	(1,249,520)	-	-	328,648	451,668	4,740	250.44	1,186,987	-	(842,849)	(31,386)	(874,235)
2029	(874,235)	-	-	328,540	451,668	4,740	257.95	1,222,596	-	(431,846)	(19,591)	(451,437)
2030	(451,437)	-	-	328,468	451,668	4,740	265.69	1,259,274	-	27,701	(6,356)	21,345
2031	21,345	230,611	300,895	328,521	451,668	4,740	273.66	1,297,053	-	237,313	1,293	238,607
2032	238,607	230,611	309,921	328,283	451,668	4,518	281.87	1,273,388	-	422,122	3,304	425,426
2033	425,426	230,611	319,219	328,015	451,668	4,296	290.33	1,247,137	-	573,660	4,995	578,656
2034	578,656	230,611	328,796	327,837	451,668	4,296	299.04	1,284,551	-	754,906	6,668	761,574
2035	761,574	230,611	338,659	327,705	451,668	4,296	308.01	1,323,088	-	966,629	8,641	975,270
2036	975,270	230,611	348,819	327,731	451,668	4,296	317.25	1,362,780	-	1,209,831	10,926	1,220,757
2037	1,220,757	230,611	359,284	327,248	451,668	4,175	326.77	1,364,251	-	1,446,807	13,338	1,460,145
2038	1,460,145	230,611	370,062	-	451,668	4,054	336.57	1,364,583	-	2,002,997	17,316	2,020,313
2039	2,020,313	230,611	381,164	-	2,351,960	2,027	346.67	702,760	-	(10,051)	10,051	-
Total		10,727,896	12,094,064	5,255,581	8,868,108	79,015		21,280,872	6,519,862		(291,238)	

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	\$11,910.72	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	(142,803)	115,245	115,245	36,398	-	5	11,910.725	58,080	-	(236,366)	(5,688)	(242,053)
2023	(242,053)	471,218	485,355	36,381	-	10	12,268.047	119,645	404,456	(239,688)	(7,226)	(246,914)
2024	(246,914)	275,323	292,090	36,250	26,985	10	12,636.088	123,234	281,480	(197,525)	(6,667)	(204,191)
2025	(204,191)	10,001	10,928	36,526	47,096	10	13,015.171	126,931	-	(171,810)	(5,640)	(177,450)
2026	(177,450)	82,434	92,780	36,388	47,096	10	13,405.626	130,739	34,839	(188,135)	(5,484)	(193,619)
2027	(193,619)	2,308	2,676	36,350	49,932	9	13,807.794	130,902	-	(151,675)	(5,179)	(156,854)
2028	(156,854)	-	-	36,332	49,932	9	14,222.028	130,958	-	(112,161)	(4,035)	(116,196)
2029	(116,196)	-	-	36,320	49,932	9	14,648.689	134,886	-	(67,562)	(2,756)	(70,319)
2030	(70,319)	-	-	36,312	49,932	9	15,088.150	138,933	-	(17,631)	(1,319)	(18,950)
2031	(18,950)	25,494	33,264	36,318	49,932	9	15,540.794	143,101	-	4,637	(215)	4,422
2032	4,422	25,494	34,262	36,292	49,932	9	16,007.018	142,969	-	26,904	157	27,061
2033	27,061	25,494	35,290	36,262	49,932	9	16,487.229	142,700	-	48,276	377	48,653
2034	48,653	25,494	36,349	36,243	49,932	9	16,981.846	146,981	-	73,110	609	73,719
2035	73,719	25,494	37,439	36,228	49,932	9	17,491.301	151,390	-	101,510	876	102,386
2036	102,386	25,494	38,562	36,231	49,932	9	18,016.040	155,932	-	133,593	1,180	134,773
2037	134,773	25,494	39,719	36,178	49,932	8	18,556.521	152,915	-	161,859	1,483	163,342
2038	163,342	25,494	40,911	-	49,932	8	19,113.217	149,577	-	222,075	1,927	224,003
2039	224,003	25,494	42,138	-	260,011	4	19,686.613	77,032	-	(1,114)	1,114	(0)
Total		1,185,977	1,337,007	581,008	980,376	154		2,356,905	720,775		(36,486)	

Note: Numbers may not add due to rounding



Table C-11
Cash Flow Calculation
Other Services Related to a Highway
Non-Residential per ft²

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	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	(180,133)	145,371	145,371	45,912	-	178,803	0.343	61,252	-	(310,164)	(7,354)	(317,518)
2023	(317,518)	594,398	612,229	45,891	-	357,605	0.353	126,180	510,184	(339,275)	(9,852)	(349,127)
2024	(349,127)	347,293	368,444	45,727	34,039	357,605	0.363	129,965	355,060	(312,311)	(9,922)	(322,232)
2025	(322,232)	12,615	13,785	46,074	59,407	357,605	0.374	133,864	-	(307,634)	(9,448)	(317,082)
2026	(317,082)	103,982	117,033	45,899	59,407	357,605	0.386	137,880	43,946	(357,595)	(10,120)	(367,716)
2027	(367,716)	2,912	3,375	45,852	62,985	383,932	0.397	152,472	-	(327,456)	(10,428)	(337,884)
2028	(337,884)	-	-	45,830	62,985	410,260	0.409	167,815	-	(278,883)	(9,252)	(288,135)
2029	(288,135)	-	-	45,815	62,985	410,260	0.421	172,849	-	(224,085)	(7,683)	(231,768)
2030	(231,768)	-	-	45,805	62,985	410,260	0.434	178,035	-	(162,523)	(5,914)	(168,437)
2031	(168,437)	32,158	41,960	45,812	62,985	410,260	0.447	183,376	-	(135,818)	(4,564)	(140,381)
2032	(140,381)	32,158	43,218	45,779	62,985	423,297	0.460	194,880	-	(97,484)	(3,568)	(101,052)
2033	(101,052)	32,158	44,515	45,742	62,985	436,335	0.474	206,908	-	(47,385)	(2,227)	(49,611)
2034	(49,611)	32,158	45,850	45,717	62,985	436,335	0.488	213,116	-	8,953	(610)	8,343
2035	8,343	32,158	47,226	45,698	62,985	436,335	0.503	219,509	-	71,943	401	72,344
2036	72,344	32,158	48,643	45,702	62,985	436,335	0.518	226,094	-	141,109	1,067	142,177
2037	142,177	32,158	50,102	45,635	62,985	395,668	0.534	211,172	-	194,628	1,684	196,312
2038	196,312	32,158	51,605	-	62,985	355,000	0.550	195,152	-	276,874	2,366	279,240
2039	279,240	32,158	53,153	-	327,979	177,500	0.566	100,503	-	(1,389)	1,389	0
Total		1,495,997	1,686,509	732,887	1,236,651	6,731,000		3,011,023	909,190		(84,033)	

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	\$3,610.90	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	27,126,543	42,494,659	42,494,659	249,967	-	2,573	3,610.90	9,290,841	38,620,299	32,293,057	297,098	32,590,155
2023	32,590,155	42,014,771	43,275,214	249,848	2,372,854	5,146	3,719.23	19,139,132	33,859,575	39,690,945	361,405	40,052,350
2024	40,052,350	55,833,392	59,233,645	248,955	4,631,950	5,146	3,830.80	19,713,306	46,613,547	42,264,653	411,585	42,676,238
2025	42,676,238	11,924,130	13,029,819	250,844	7,962,382	5,146	3,945.73	20,304,705	-	41,737,898	422,071	42,159,969
2026	42,159,969	78,003,063	87,793,134	249,896	7,962,382	5,146	4,064.10	20,913,846	77,593,410	44,661,813	434,109	45,095,922
2027	45,095,922	6,968,908	8,078,874	249,638	14,278,740	4,943	4,186.02	20,690,662	-	43,179,332	441,376	43,620,708
2028	43,620,708	4,782,015	5,709,976	249,516	14,278,740	4,740	4,311.60	20,435,265	-	43,817,741	437,192	44,254,933
2029	44,254,933	4,164,918	5,122,324	249,434	14,278,740	4,740	4,440.95	21,048,323	-	45,652,757	449,538	46,102,296
2030	46,102,296	18,669,788	23,650,328	249,380	14,278,740	4,740	4,574.18	21,679,772	-	29,603,620	378,530	29,982,149
2031	29,982,149	6,787,492	8,856,137	249,420	14,278,740	4,740	4,711.40	22,330,166	-	28,928,018	294,551	29,222,568
2032	29,222,568	5,151,683	6,923,431	249,239	14,278,740	4,518	4,852.75	21,922,761	-	29,693,919	294,582	29,988,502
2033	29,988,502	1,197,308	1,657,354	249,036	14,278,740	4,296	4,998.33	21,470,815	-	35,274,187	326,313	35,600,500
2034	35,600,500	1,197,308	1,707,074	248,901	14,278,740	4,296	5,148.28	22,114,940	-	41,480,725	385,406	41,866,131
2035	41,866,131	1,197,308	1,758,287	248,801	14,278,740	4,296	5,302.73	22,778,388	-	48,358,691	451,124	48,809,815
2036	48,809,815	1,197,308	1,811,035	248,820	14,278,740	4,296	5,461.81	23,461,740	-	55,932,959	523,714	56,456,673
2037	56,456,673	1,197,308	1,865,366	248,454	14,278,740	4,175	5,625.66	23,487,054	-	63,551,166	600,039	64,151,205
2038	64,151,205	1,197,308	1,921,327	-	14,278,740	4,054	5,794.43	23,492,771	-	71,443,909	677,976	72,121,884
2039	72,121,884	1,197,308	1,978,967	-	82,600,510	2,027	5,968.26	12,098,777	-	(358,815)	358,815	(0)
Total		285,175,972	316,866,954	3,990,149	276,874,959	79,015		366,373,263	196,686,830		7,545,426	

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	Population Growth	\$3,610.90	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	27,126,543	42,494,659	42,494,659	249,967	-	2,573	3,610.90	9,290,841	38,620,299	32,293,057	297,098	32,590,155
2023	32,590,155	42,014,771	43,275,214	249,848	2,372,854	5,146	3,719.23	19,139,132	33,859,575	39,690,945	361,405	40,052,350
2024	40,052,350	55,833,392	59,233,645	248,955	4,631,950	5,146	3,830.80	19,713,306	46,613,547	42,264,653	411,585	42,676,238
2025	42,676,238	11,924,130	13,029,819	250,844	7,962,382	5,146	3,945.73	20,304,705	-	41,737,898	422,071	42,159,969
2026	42,159,969	78,003,063	87,793,134	249,896	7,962,382	5,146	4,064.10	20,913,846	77,593,410	44,661,813	434,109	45,095,922
2027	45,095,922	6,968,908	8,078,874	249,638	14,278,740	4,943	4,186.02	20,690,662	-	43,179,332	441,376	43,620,708
2028	43,620,708	4,782,015	5,709,976	249,516	14,278,740	4,740	4,311.60	20,435,265	-	43,817,741	437,192	44,254,933
2029	44,254,933	4,164,918	5,122,324	249,434	14,278,740	4,740	4,440.95	21,048,323	-	45,652,757	449,538	46,102,296
2030	46,102,296	18,669,788	23,650,328	249,380	14,278,740	4,740	4,574.18	21,679,772	-	29,603,620	378,530	29,982,149
2031	29,982,149	6,787,492	8,856,137	249,420	14,278,740	4,740	4,711.40	22,330,166	-	28,928,018	294,551	29,222,568
2032	29,222,568	5,151,683	6,923,431	249,239	14,278,740	4,518	4,852.75	21,922,761	-	29,693,919	294,582	29,988,502
2033	29,988,502	1,197,308	1,657,354	249,036	14,278,740	4,296	4,998.33	21,470,815	-	35,274,187	326,313	35,600,500
2034	35,600,500	1,197,308	1,707,074	248,901	14,278,740	4,296	5,148.28	22,114,940	-	41,480,725	385,406	41,866,131
2035	41,866,131	1,197,308	1,758,287	248,801	14,278,740	4,296	5,302.73	22,778,388	-	48,358,691	451,124	48,809,815
2036	48,809,815	1,197,308	1,811,035	248,820	14,278,740	4,296	5,461.81	23,461,740	-	55,932,959	523,714	56,456,673
2037	56,456,673	1,197,308	1,865,366	248,454	14,278,740	4,175	5,625.66	23,487,054	-	63,551,166	600,039	64,151,205
2038	64,151,205	1,197,308	1,921,327	-	14,278,740	4,054	5,794.43	23,492,771	-	71,443,909	677,976	72,121,884
2039	72,121,884	1,197,308	1,978,967	-	82,600,510	2,027	5,968.26	12,098,777	-	(358,815)	358,815	(0)
Total		285,175,972	316,866,954	3,990,149	276,874,959	79,015		366,373,263	196,686,830		7,545,426	

Note: Numbers may not add due to rounding



**Table C-14
Cash Flow Calculation
Parks and Recreation Services
Non-Residential per ft²**

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	\$43,125.16 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	631,339	989,014	989,014	5,818	-	5	43,125.165	210,291	898,842	745,640	6,885	752,525
2023	752,525	977,845	1,007,180	5,815	55,225	10	44,418.920	433,199	788,042	905,546	8,290	913,836
2024	913,836	1,299,457	1,378,594	5,794	107,803	10	45,751.487	446,195	1,084,876	952,716	9,333	962,048
2025	962,048	277,520	303,254	5,838	185,315	10	47,124.032	459,581	-	927,222	9,446	936,668
2026	936,668	1,815,430	2,043,283	5,816	185,315	10	48,537.753	473,368	1,805,896	981,518	9,591	991,109
2027	991,109	162,193	188,026	5,810	332,321	9	49,993.885	473,958	-	938,910	9,650	948,560
2028	948,560	111,296	132,893	5,807	332,321	9	51,493.702	474,158	-	951,697	9,501	961,198
2029	961,198	96,934	119,216	5,805	332,321	9	53,038.513	488,383	-	992,239	9,767	1,002,006
2030	1,002,006	434,518	550,434	5,804	332,321	9	54,629.668	503,034	-	616,481	8,092	624,574
2031	624,574	157,971	206,116	5,805	332,321	9	56,268.558	518,125	-	598,457	6,115	604,572
2032	604,572	119,899	161,135	5,801	332,321	9	57,956.615	517,647	-	622,962	6,138	629,100
2033	629,100	27,866	38,573	5,796	332,321	9	59,695.314	516,673	-	769,083	6,991	776,074
2034	776,074	27,866	39,730	5,793	332,321	9	61,486.173	532,174	-	930,403	8,532	938,936
2035	938,936	27,866	40,922	5,791	332,321	9	63,330.758	548,139	-	1,108,041	10,235	1,118,276
2036	1,118,276	27,866	42,150	5,791	332,321	9	65,230.681	564,583	-	1,302,597	12,104	1,314,701
2037	1,314,701	27,866	43,414	5,782	332,321	8	67,187.601	553,659	-	1,486,842	14,008	1,500,850
2038	1,500,850	27,866	44,717	-	332,321	8	69,203.229	541,572	-	1,665,384	15,831	1,681,215
2039	1,681,215	27,866	46,058	-	1,922,431	4	71,279.326	278,909	-	(8,364)	8,364	-
Total		6,637,138	7,374,709	92,866	6,443,942	154		8,533,647	4,577,657		168,875	

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	Sq. Ft. of Gross Floor Area	\$1.23 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	796,374	1,247,547	1,247,547	7,338	-	178,803	1.230	220,014	1,133,805	895,307	8,458	903,765
2023	903,765	1,233,459	1,270,463	7,335	69,662	357,605	1.267	453,228	994,041	1,003,575	9,537	1,013,112
2024	1,013,112	1,639,142	1,738,966	7,309	135,984	357,605	1.305	466,825	1,368,469	966,147	9,896	976,043
2025	976,043	350,066	382,526	7,364	233,758	357,605	1.345	480,830	-	833,226	9,046	842,272
2026	842,272	2,289,994	2,577,408	7,336	233,758	357,605	1.385	495,255	2,277,967	796,992	8,196	805,188
2027	805,188	204,591	237,178	7,329	419,192	383,932	1.426	547,667	-	689,158	7,472	696,629
2028	696,629	140,389	167,632	7,325	419,192	410,260	1.469	602,779	-	705,259	7,009	712,269
2029	712,269	122,273	150,380	7,323	419,192	410,260	1.513	620,862	-	756,236	7,343	763,579
2030	763,579	548,103	694,320	7,321	419,192	410,260	1.559	639,488	-	282,234	5,229	287,463
2031	287,463	199,265	259,996	7,322	419,192	410,260	1.606	658,673	-	259,625	2,735	262,360
2032	262,360	151,242	203,256	7,317	419,192	423,297	1.654	699,993	-	332,588	2,975	335,563
2033	335,563	35,150	48,656	7,311	419,192	436,335	1.703	743,199	-	603,603	4,696	608,299
2034	608,299	35,150	50,116	7,307	419,192	436,335	1.754	765,495	-	897,180	7,527	904,707
2035	904,707	35,150	51,619	7,304	419,192	436,335	1.807	788,460	-	1,215,052	10,599	1,225,651
2036	1,225,651	35,150	53,168	7,305	419,192	436,335	1.861	812,114	-	1,558,101	13,919	1,572,019
2037	1,572,019	35,150	54,763	7,294	419,192	395,668	1.917	758,516	-	1,849,286	17,107	1,866,393
2038	1,866,393	35,150	56,406	-	419,192	355,000	1.975	700,971	-	2,091,766	19,791	2,111,557
2039	2,111,557	35,150	58,098	-	2,424,965	177,500	2.034	361,000	-	(10,506)	10,505	-
Total		8,372,123	9,302,499	117,142	8,128,424	6,731,000		10,815,368	5,774,282		162,040	

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	Population Growth	\$683.04	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	11,609,504	11,609,504		-	2,573	683.04	1,757,462	11,609,504	7,516,018	66,373	7,582,391
2023	7,582,391	10,684,433	11,004,966		718,293	5,146	703.53	3,620,372	10,907,410	10,386,914	89,847	10,476,760
2024	10,476,760	15,313,593	16,246,191		1,446,030	5,146	724.64	3,728,984	16,246,191	12,759,713	116,182	12,875,896
2025	12,875,896	3,322,530	3,630,618		2,606,784	5,146	746.38	3,840,853	3,581,932	14,061,278	134,686	14,195,964
2026	14,195,964	16,713,255	18,810,916		2,880,243	5,146	768.77	3,956,079	-	(3,539,116)	53,284	(3,485,832)
2027	(3,485,832)	94,715	109,801		2,880,243	4,943	791.83	3,913,861	-	(2,562,015)	(90,718)	(2,652,733)
2028	(2,652,733)	-	-		2,880,243	4,740	815.59	3,865,550	-	(1,667,427)	(64,802)	(1,732,229)
2029	(1,732,229)	-	-		2,880,243	4,740	840.05	3,981,516	-	(630,956)	(35,448)	(666,404)
2030	(666,404)	-	-		2,880,243	4,740	865.25	4,100,962	-	554,314	(1,681)	552,633
2031	552,633	94,715	123,582		2,880,243	4,740	891.21	4,223,991	-	1,772,798	11,627	1,784,426
2032	1,784,426	-	-		2,880,243	4,518	917.95	4,146,926	-	3,051,108	24,178	3,075,286
2033	3,075,286	-	-		2,880,243	4,296	945.49	4,061,435	-	4,256,477	36,659	4,293,136
2034	4,293,136	-	-		2,880,243	4,296	973.85	4,183,278	-	5,596,171	49,447	5,645,618
2035	5,645,618	139,270	204,523		2,880,243	4,296	1,003.07	4,308,777	-	6,869,628	62,576	6,932,204
2036	6,932,204	-	-		2,880,243	4,296	1,033.16	4,438,040	-	8,490,001	77,111	8,567,112
2037	8,567,112	-	-		2,880,243	4,175	1,064.15	4,442,828	-	10,129,697	93,484	10,223,181
2038	10,223,181	-	-		2,880,243	4,054	1,096.08	4,443,910	-	11,786,847	110,050	11,896,898
2039	11,896,898	-	-		14,244,700	2,027	1,128.96	2,288,614	-	(59,189)	59,189	0
Total		57,972,015	61,740,100		-	56,458,972	79,015		69,303,438	42,345,036		792,043

Note: Numbers may not add due to rounding



**Table C-17
Cash Flow Calculation
Library Services
Non-Residential per ft²**

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	\$0.23	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	169,058	340,829	340,829		-	178,803	0.234	41,848	340,829	210,906	1,900	212,806
2023	212,806	313,671	323,081		21,087	357,605	0.241	86,207	320,217	275,062	2,439	277,501
2024	277,501	449,573	476,952		42,452	357,605	0.248	88,793	476,952	323,842	3,007	326,849
2025	326,849	97,542	106,587		76,529	357,605	0.256	91,457	105,157	340,347	3,336	343,683
2026	343,683	490,663	552,246		84,557	357,605	0.263	94,201	-	(198,919)	724	(198,195)
2027	(198,195)	2,781	3,223		84,557	383,932	0.271	104,170	-	(181,806)	(5,700)	(187,506)
2028	(187,506)	-	-		84,557	410,260	0.279	114,653	-	(157,411)	(5,174)	(162,585)
2029	(162,585)	-	-		84,557	410,260	0.288	118,092	-	(129,050)	(4,375)	(133,425)
2030	(133,425)	-	-		84,557	410,260	0.296	121,635	-	(96,347)	(3,447)	(99,794)
2031	(99,794)	2,781	3,628		84,557	410,260	0.305	125,284	-	(62,695)	(2,437)	(65,133)
2032	(65,133)	-	-		84,557	423,297	0.315	133,143	-	(16,547)	(1,225)	(17,772)
2033	(17,772)	-	-		84,557	436,335	0.324	141,362	-	39,032	106	39,138
2034	39,138	-	-		84,557	436,335	0.334	145,602	-	100,183	697	100,880
2035	100,880	4,089	6,004		84,557	436,335	0.344	149,970	-	160,289	1,306	161,595
2036	161,595	-	-		84,557	436,335	0.354	154,470	-	231,507	1,966	233,472
2037	233,472	-	-		84,557	395,668	0.365	144,275	-	293,189	2,633	295,823
2038	295,823	-	-		84,557	355,000	0.376	133,329	-	344,595	3,202	347,797
2039	347,797	-	-		418,192	177,500	0.387	68,665	-	(1,731)	1,730	-
Total		1,701,928	1,812,550		-	6,731,000		2,057,157	1,243,155		688	

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	\$125.94	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	436,877	66,005	66,005	-	-	2,573	125.94	324,055	-	694,927	5,659	700,586
2023	700,586	806,571	830,769	-	-	5,146	129.72	667,554	-	537,371	6,190	543,561
2024	543,561	806,571	855,692	-	-	5,146	133.61	687,580	-	375,450	4,595	380,045
2025	380,045	760,465	830,980	-	-	5,146	137.62	708,208	-	257,272	3,187	260,459
2026	260,459	760,465	855,910	-	-	5,146	141.75	729,454	-	134,003	1,972	135,975
2027	135,975	760,465	881,587	-	-	4,943	146.00	721,669	-	(23,942)	560	(23,382)
2028	(23,382)	760,465	908,035	-	-	4,740	150.38	712,761	-	(218,655)	(3,631)	(222,286)
2029	(222,286)	760,465	935,276	-	-	4,740	154.90	734,144	-	(423,418)	(9,686)	(433,103)
2030	(433,103)	572,809	725,617	-	-	4,740	159.54	756,169	-	(402,552)	(12,535)	(415,087)
2031	(415,087)	572,809	747,386	-	-	4,740	164.33	778,854	-	(383,619)	(11,981)	(395,599)
2032	(395,599)	568,410	763,896	-	-	4,518	169.26	764,644	-	(394,851)	(11,857)	(406,708)
2033	(406,708)	450,000	622,905	-	-	4,296	174.34	748,880	-	(280,733)	(10,312)	(291,044)
2034	(291,044)	450,000	641,592	-	-	4,296	179.57	771,347	-	(161,290)	(6,785)	(168,075)
2035	(168,075)	450,000	660,840	-	-	4,296	184.95	794,487	-	(34,428)	(3,038)	(37,465)
2036	(37,465)	450,000	680,665	-	-	4,296	190.50	818,322	-	100,191	314	100,505
2037	100,505	450,000	701,085	-	-	4,175	196.22	819,205	-	218,625	1,596	220,220
2038	220,220	450,000	722,118	-	-	4,054	202.10	819,404	-	317,507	2,689	320,195
2039	320,195	450,000	743,781	-	-	2,027	208.17	421,993	-	(1,593)	1,593	(0)
Total		10,345,500	13,174,139	-	-	79,015		12,778,731	-		(41,469)	

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	\$7,153.18 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	48,297	7,297	7,297			5	7,153.179	34,881	-	75,881	621	76,502
2023	76,502	89,167	91,842			10	7,367.774	71,855	-	56,515	665	57,180
2024	57,180	89,167	94,597			10	7,588.808	74,010	-	36,593	469	37,062
2025	37,062	84,070	91,865			10	7,816.472	76,231	-	21,427	292	21,719
2026	21,719	84,070	94,621			10	8,050.966	78,518	-	5,616	137	5,752
2027	5,752	84,070	97,460			9	8,292.495	78,616	-	(13,092)	(110)	(13,202)
2028	(13,202)	84,070	100,384			9	8,541.270	78,649	-	(34,937)	(722)	(35,660)
2029	(35,660)	84,070	103,395			9	8,797.508	81,008	-	(58,047)	(1,406)	(59,452)
2030	(59,452)	63,324	80,218			9	9,061.433	83,438	-	(56,232)	(1,735)	(57,967)
2031	(57,967)	63,324	82,624			9	9,333.276	85,942	-	(54,649)	(1,689)	(56,339)
2032	(56,339)	62,838	84,449			9	9,613.274	85,862	-	(54,926)	(1,669)	(56,595)
2033	(56,595)	49,748	68,863			9	9,901.673	85,701	-	(39,756)	(1,445)	(41,202)
2034	(41,202)	49,748	70,928			9	10,198.723	88,272	-	(23,859)	(976)	(24,834)
2035	(24,834)	49,748	73,056			9	10,504.684	90,920	-	(6,971)	(477)	(7,448)
2036	(7,448)	49,748	75,248			9	10,819.825	93,647	-	10,951	18	10,969
2037	10,969	49,748	77,505			8	11,144.420	91,836	-	25,299	181	25,480
2038	25,480	49,748	79,831			8	11,478.752	89,831	-	35,480	305	35,785
2039	35,785	49,748	82,226			4	11,823.115	46,263	-	(178)	178	-
Total		1,143,702	1,456,411			154		1,415,478			(7,364)	

Note: Numbers may not add due to rounding



Table C-20
Cash Flow Calculation
Stormwater Management Services
Non-Residential per ft²

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	60,922	9,204	9,204			178,803	0.206	36,792	-	88,510	747	89,257
2023	89,257	112,476	115,850			357,605	0.212	75,791	-	49,197	692	49,890
2024	49,890	112,476	119,326			357,605	0.218	78,065	-	8,629	293	8,921
2025	8,921	106,046	115,880			357,605	0.225	80,407	-	(26,552)	(264)	(26,816)
2026	(26,816)	106,046	119,356			357,605	0.232	82,819	-	(63,354)	(1,353)	(64,706)
2027	(64,706)	106,046	122,937			383,932	0.239	91,583	-	(96,059)	(2,411)	(98,471)
2028	(98,471)	106,046	126,625			410,260	0.246	100,799	-	(124,296)	(3,342)	(127,638)
2029	(127,638)	106,046	130,424			410,260	0.253	103,823	-	(154,238)	(4,228)	(158,466)
2030	(158,466)	79,878	101,187			410,260	0.261	106,938	-	(152,715)	(4,668)	(157,383)
2031	(157,383)	79,878	104,222			410,260	0.268	110,146	-	(151,459)	(4,633)	(156,092)
2032	(156,092)	79,264	106,525			423,297	0.277	117,056	-	(145,561)	(4,525)	(150,085)
2033	(150,085)	62,752	86,864			436,335	0.285	124,281	-	(112,668)	(3,941)	(116,609)
2034	(116,609)	62,752	89,470			436,335	0.293	128,009	-	(78,070)	(2,920)	(80,990)
2035	(80,990)	62,752	92,154			436,335	0.302	131,850	-	(41,294)	(1,834)	(43,128)
2036	(43,128)	62,752	94,918			436,335	0.311	135,805	-	(2,241)	(681)	(2,921)
2037	(2,921)	62,752	97,766			395,668	0.321	126,842	-	26,155	116	26,271
2038	26,271	62,752	100,699			355,000	0.330	117,219	-	42,792	345	43,137
2039	43,137	62,752	103,720			177,500	0.340	60,368	-	(215)	215	0
Total		1,442,673	1,837,124			6,731,000		1,808,594			(32,391)	

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	\$66.45	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	(3,633,731)	362,874	362,874	-	-	2,573	66.45	170,982	-	(3,825,623)	(111,890)	(3,937,513)
2023	(3,937,513)	146,785	151,189	-	-	5,146	68.45	352,222	-	(3,736,480)	(115,110)	(3,851,590)
2024	(3,851,590)	508,776	539,760	-	-	5,146	70.50	362,789	-	(4,028,561)	(118,202)	(4,146,763)
2025	(4,146,763)	146,785	160,396	-	-	5,146	72.61	373,673	-	(3,933,487)	(121,204)	(4,054,691)
2026	(4,054,691)	-	-	-	-	5,146	74.79	384,883	-	(3,669,808)	(115,867)	(3,785,675)
2027	(3,785,675)	92,484	107,214	-	-	4,943	77.04	380,776	-	(3,512,114)	(109,467)	(3,621,581)
2028	(3,621,581)	-	-	-	-	4,740	79.35	376,075	-	(3,245,505)	(103,006)	(3,348,511)
2029	(3,348,511)	120,608	148,333	-	-	4,740	81.73	387,358	-	(3,109,486)	(96,870)	(3,206,356)
2030	(3,206,356)	-	-	-	-	4,740	84.18	398,978	-	(2,807,378)	(90,206)	(2,897,584)
2031	(2,897,584)	-	-	-	-	4,740	86.71	410,948	-	(2,486,636)	(80,763)	(2,567,399)
2032	(2,567,399)	92,484	124,290	-	-	4,518	89.31	403,450	-	(2,288,239)	(72,835)	-2,361,074
2033	(2,361,074)	-	-	-	-	4,296	91.99	395,133	-	(1,965,941)	(64,905)	-2,030,846
2034	(2,030,846)	-	-	-	-	4,296	94.75	406,987	-	(1,623,859)	(54,821)	-1,678,680
2035	(1,678,680)	-	-	-	-	4,296	97.59	419,197	-	(1,259,483)	(44,072)	-1,303,556
2036	(1,303,556)	-	-	-	-	4,296	100.52	431,772	-	(871,783)	(32,630)	(904,413)
2037	(904,413)	92,484	144,087	-	-	4,175	103.53	432,238	-	(616,261)	(22,810)	(639,071)
2038	(639,071)	-	-	-	-	4,054	106.64	432,344	-	(206,727)	(12,687)	(219,414)
2039	(219,414)	-	-	-	-	2,027	109.84	222,657	-	3,243	(3,243)	-
Total		1,563,279	1,738,143	-	-	79,015		6,742,462	-		(1,370,589)	

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	\$1,227.49	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	(130,591)	13,041	13,041			5	1,227.490	5,986	-	(137,647)	(4,024)	(141,670)
2023	(141,670)	5,275	5,434			10	1,264.315	12,330	-	(134,774)	(4,147)	(138,920)
2024	(138,920)	18,285	19,398			10	1,302.244	12,700	-	(145,618)	(4,268)	(149,886)
2025	(149,886)	5,275	5,764			10	1,341.311	13,081	-	(142,570)	(4,387)	(146,956)
2026	(146,956)	-	-			10	1,381.551	13,474	-	(133,483)	(4,207)	(137,689)
2027	(137,689)	3,324	3,853			9	1,422.997	13,490	-	(128,052)	(3,986)	(132,038)
2028	(132,038)	-	-			9	1,465.687	13,496	-	(118,542)	(3,759)	(122,301)
2029	(122,301)	4,334	5,331			9	1,509.658	13,901	-	(113,731)	(3,540)	(117,271)
2030	(117,271)	-	-			9	1,554.948	14,318	-	(102,953)	(3,303)	(106,256)
2031	(106,256)	-	-			9	1,601.596	14,748	-	(91,509)	(2,966)	(94,475)
2032	(94,475)	3,324	4,467			9	1,649.644	14,734	-	(84,208)	(2,680)	(86,888)
2033	(86,888)	-	-			9	1,699.133	14,706	-	(72,182)	(2,386)	(74,568)
2034	(74,568)	-	-			9	1,750.107	15,147	-	(59,420)	(2,010)	(61,430)
2035	(61,430)	-	-			9	1,802.610	15,602	-	(45,828)	(1,609)	(47,437)
2036	(47,437)	-	-			9	1,856.689	16,070	-	(31,367)	(1,182)	(32,549)
2037	(32,549)	3,324	5,178			8	1,912.389	15,759	-	(21,968)	(818)	(22,786)
2038	(22,786)	-	-			8	1,969.761	15,415	-	(7,371)	(452)	(7,823)
2039	(7,823)	-	-			4	2,028.854	7,939	-	116	(116)	-
Total		56,182	62,466			154		242,897			(49,840)	

Note: Numbers may not add due to rounding



**Table C-23
Cash Flow Calculation
Growth-Related Studies
Non-Residential per ft²**

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	(164,729)	16,450	16,450			178,803	0.035	6,323	-	(174,856)	(5,094)	(179,950)
2023	(179,950)	6,654	6,854			357,605	0.036	13,026	-	(173,778)	(5,306)	(179,084)
2024	(179,084)	23,064	24,469			357,605	0.038	13,416	-	(190,137)	(5,538)	(195,675)
2025	(195,675)	6,654	7,271			357,605	0.039	13,819	-	(189,127)	(5,772)	(194,899)
2026	(194,899)	-	-			357,605	0.040	14,233	-	(180,666)	(5,633)	(186,299)
2027	(186,299)	4,193	4,860			383,932	0.041	15,740	-	(175,420)	(5,426)	(180,846)
2028	(180,846)	-	-			410,260	0.042	17,324	-	(163,522)	(5,166)	(168,688)
2029	(168,688)	5,468	6,724			410,260	0.043	17,843	-	(157,569)	(4,894)	(162,463)
2030	(162,463)	-	-			410,260	0.045	18,379	-	(144,084)	(4,598)	(148,683)
2031	(148,683)	-	-			410,260	0.046	18,930	-	(129,753)	(4,177)	(133,929)
2032	(133,929)	4,193	5,634			423,297	0.048	20,117	-	(119,446)	(3,801)	(123,247)
2033	(123,247)	-	-			436,335	0.049	21,359	-	(101,888)	(3,377)	(105,265)
2034	(105,265)	-	-			436,335	0.050	22,000	-	(83,265)	(2,828)	(86,093)
2035	(86,093)	-	-			436,335	0.052	22,660	-	(63,433)	(2,243)	(65,676)
2036	(65,676)	-	-			436,335	0.053	23,340	-	(42,336)	(1,620)	(43,956)
2037	(43,956)	4,193	6,532			395,668	0.055	21,799	-	(28,689)	(1,090)	(29,778)
2038	(29,778)	-	-			355,000	0.057	20,146	-	(9,632)	(591)	(10,224)
2039	(10,224)	-	-			177,500	0.058	10,375	-	151	(151)	-
Total		70,868	78,796			6,731,000		310,828			(67,304)	

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	615,699	943,786	1,559,486
2. Fire Protection Services	1,008,983	13,175,944	14,184,927
3. Parks and Recreation Services	9,780,862	17,351,905	27,132,767
4. Library Services	1,208,799	5,374,431	6,583,231
5. Growth-Related Studies	-	-	-
6. Stormwater Management Services	310,803	285,518	596,320
7. By-Law Enforcement Services	94,714	5,815,231	5,909,945
8. Transportation Services	6,561,929	1,916,605	8,478,534
Total	19,581,789	44,863,421	64,445,210



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. ____/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, 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;

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- (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) that the applicant has provided proof that the building being demolished was subject to, and paid a development charges under a prior by-law or a lot levy under by-law 3322/89;
 - (c) that 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-

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- 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-090, 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:

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- (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, 210 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, semi-detached duplex, semi-detached triplex, townhouse. Notwithstanding the foregoing and 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;

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- (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.
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 charges 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;

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- (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

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- 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.
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 and in the case of a mixed-use building or structure, upon the residential uses in the mixed use buildings or structures, according to the type of residential use;
- (b) development charge 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 in the case of a mixed-use building or structure, upon the non-residential uses in the mixed-use building or structure.
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.
- (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;

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- (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 apply to all permit applications received on or after July 12, 2022. These rates 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 Quarterly, Construction Price Statistics, Catalogue Number 62-007
- (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 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 on or before August 1 of that year.
17. Development charges are payable by cash 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 a 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 11th day of July, 2022.

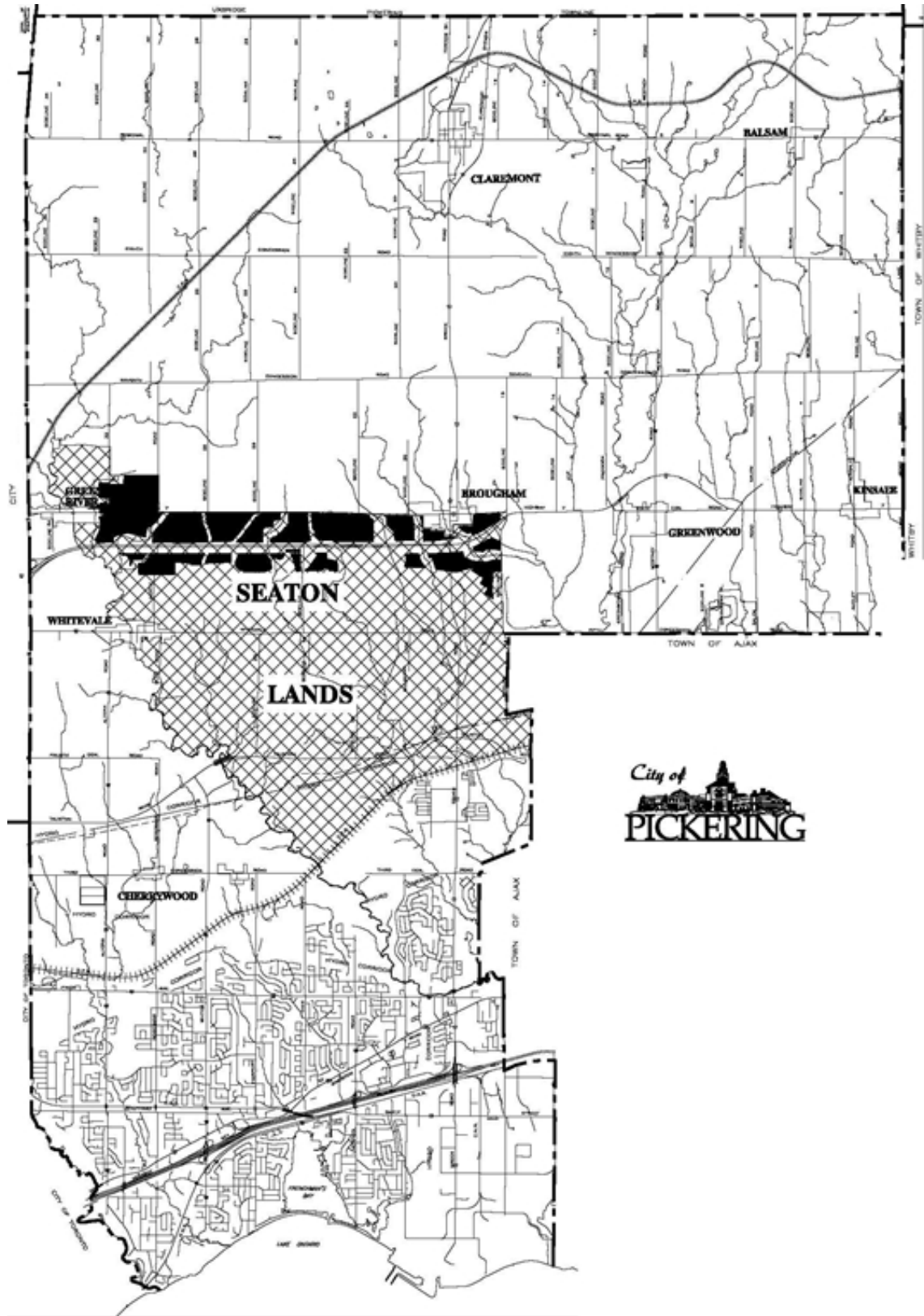
Mayor

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 and 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 ² (per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Other Services Related to a Highway	747	575	434	267	11,911	0.34
Fire Protection Services	1,216	937	707	434	19,402	0.56
Parks and Recreation Services	12,858	9,905	7,478	4,589	43,125	1.23
Library Services	2,432	1,874	1,415	868	8,163	0.23
Growth-Related Studies	237	182	138	84	1,227	0.04
Stormwater Management Services	448	345	261	160	7,153	0.21
By-Law Enforcement Services	107	82	62	38	1,697	0.05
Total Municipal Wide Services/Class of Services	18,045	13,900	10,495	6,440	92,679	2.66
Outside of Seaton Lands¹						
Transportation Services	13,610	10,484	7,915	4,858		4.86
Total Services Outside of Seaton Lands	13,610	10,484	7,915	4,858	-	4.86
Seaton	18,045	13,900	10,495	6,440	92,679	2.66
Rest of Pickering	31,655	24,384	18,410	11,298		7.52

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.