



Development Charges Update Study

City of Pickering

Office Consolidation (October 16, 2019 D.C. Update Study, November 19, 2019 Addendum, and December 10, 2019 Addendum)

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Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca

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1. Introduction

1.1 Background

The City of Pickering (City) imposes development charges (D.C.s) to recover the increase in the needs for service arising from growth. The basis for the calculation of the City's existing schedule of residential and non-residential development charges is documented in the "City of Pickering 2017 Development Charges Background Study" dated October 5, 2017 (as amended). This Background Study provides the supporting documentation for the City's D.C. By-Law 7595-17, which came into effective January 1, 2018. The resultant D.C. by municipal service and development type are summarized in Table 1-1. This schedule reflects the schedule of charges that came into force on January 1, 2018 (in 2018\$) for development within the defined Seaton Lands, as the City elected to phase-in the charges for apartment units over the 2018-2020 period for development outside of the Seaton Lands.

Table 1-1
City of Pickering
January 1, 2018 Schedule of Development Charges

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft ² of Total Floor Area) ²	(per net Ha of Prestige Employment Land in Seaton)
Municipal Wide Services:						
Other Services Related to a Highway Protection Services	441	279	197	356	0.15	5,451
Parks and Recreation Services	889	562	398	718	0.34	11,431
Library Services	4,851	3,065	2,171	3,917	0.39	13,261
Administration Studies	1,086	686	486	877	0.08	2,605
Stormwater Management	277	175	124	224	0.10	3,560
	288	182	129	233	0.10	3,503
Total Municipal Wide Services	7,832	4,949	3,505	6,325	1.15	39,812
Outside of Seaton Lands						
Transportation ¹	6,517	4,117	2,917	5,261	1.83	
Total Services Outside of Seaton Lands	6,517	4,117	2,917	5,261	1.83	
Seaton	7,832	4,949	3,505	6,325	1.15	39,812
Rest of Pickering	14,349	9,066	6,422	11,586	2.98	

1. Subject to a separate agreement outside of the Development Charges Act concerning the provision of Transportation

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



The City's D.C.s have been indexed on July 1, 2018 and July 1, 2019 in accordance with Subsection 16(1) of By-Law 7595-17. Table 1-2 summarizes the City's schedule of development charges currently in effect as at July 1, 2019 (Apartment dwelling unit charges reflect those charges in place for development within the Seaton Lands). As a result of indexing, the development charges have increased by approximately 6.7% since by-law adoption.

Table 1-2
City of Pickering
Current (Indexed) Schedule of Development Charges

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft ² of Total Floor Area) ²	(per net Ha of Prestige Employment Land in Seaton)
Municipal Wide Services:						
Other Services Related to a Highway	470	298	210	379	0.16	5,814
Protection Services	948	600	425	766	0.35	12,194
Parks and Recreation Services	5,175	3,269	2,315	4,178	0.42	14,146
Library Services	1,158	732	519	935	0.08	2,779
Administration Studies	296	186	133	239	0.11	3,797
Stormwater Management	307	195	138	248	0.11	3,738
Total Municipal Wide Services	8,354	5,280	3,740	6,745	1.23	42,468
Outside of Seaton Lands						
Transportation ¹	6,952	4,392	3,112	5,613	1.95	
Total Services Outside of Seaton Lands	6,952	4,392	3,112	5,613	1.95	
Seaton	8,354	5,280	3,740	6,745	1.23	42,468
Rest of Pickering	15,306	9,672	6,852	12,358	3.18	

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

1.2 Existing Policies (Rules)

The following subsections set out the rules governing the calculation, payment, and collection of D.C.s as provided in By-law 7595-17 (as amended), in accordance with the *Development Charges Act* (D.C.A.), 1997.

1.2.1 Payment in any Particular Case

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



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

1.2.2 Determination of the Amount of the Charge

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

The non-residential D.C. 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 (G.F.A.) basis.

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. The cash flow calculations have been undertaken by service for each forecast development type, i.e. residential, prestige employment lands within the Seaton Lands, and non-residential development in areas outside of the Seaton Lands. The cash flow calculates interest paid/received on reserve fund balances to account for the differences in timing of projects and when development is anticipated to occur. In year transactions are reduced by ½ to reflect D.C. contributions and expenditures occurring at different times throughout the year. For



cashflow purposes, capital costs and D.C.s are indexed at 3% annually, debt is calculated at 5% and investment return is calculated at 2.5%.

1.2.3 Application to Land Redevelopment

Despite any other provisions of the by-law, a redevelopment credit is applied against the D.C. payable where a building permit has been issued for development or redevelopment within five years from the date a demolition permit was issued for the same building or structure, or where a building is being converted from one principal use to another, in an amount equivalent to the D.C. otherwise payable for the units or floor area demolished or converted. Moreover, the applicant must also provide proof that the building being demolished was subject to, and paid a D.C. under a prior by-law or a lot levy under by-law 322/89.

Where redevelopment occurs on a property that does not have municipal services that include sanitary sewer, storm sewer, and watermain, the period, the period between demolition and building permit issuance is extended to ten years. Furthermore, for building permit issuances that occurred between January 1, 2018 and June 29, 2018, the demolition must have occurred no more than 10 years prior to building permit issuance in order to be eligible for the redevelopment credit.

1.2.4 Exemptions (full or partial)

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

Statutory exemptions

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



- Industrial additions of up to and including 50% of the existing G.F.A. of the building.

Non-statutory exemptions

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

1.2.5 Indexing

The by-law provides for indexing of the D.C., without amendment, annually on July 1st of each year, 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

1.2.6 By-law Duration

The by-law will expire at 12:01 AM on January 1, 2023 unless it is repealed by Council at an earlier date.

1.2.7 Date Charge Payable

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



1.3 Basis for D.C. By-law Update

This D.C. Update Study provides for an amendment to the City's D.C. By-Law. The purpose of the amendment is to provide for updates to the underlying capital cost estimates and to include additional capital needs within the City's 2017 D.C.

Background Study to determine the charges for Parks and Recreation Services, Library Services, Protection Services, Transportation, and Administration Studies. Moreover, the update study will also address changes to the phase-in provisions for apartment dwelling units located outside of the defined Seaton Lands.

The amendments arise, in part, from Council's direction to proceed with the Civic Centre Project, including a Seniors and Youth Centre, Performing Arts Centre, and Central Library, and updated capital cost estimates. In addition to the updated capital costs for these projects, the City has also provided updated capital costs or additional projects related to Protection Services, Administration Studies, and Transportation.

The amendment is being recommended at this time due to the increase in capital costs and the resultant under-recovery of anticipated capital costs requirements under the existing D.C. by-law. Details on the capital cost updates are presented in Chapter 3 of this Study. The revised schedule of D.C.s is presented in the draft amending by-law contained in Appendix A herein. It should be noted that this report is provided as an amendment to By-law 7595-17, and as such the calculations are denominated in 2017 dollars (the City's D.C. Background Study cost base). The amended D.C. rates are subsequently indexed to current rates for implementation.

The notice of the Public Meeting will be advertised in accordance with the requirements of the D.C.A., i.e. 20 clear-days prior to the public meeting. This background study document will be released for public review and posted on the City's website in accordance with provisions of the D.C.A. on October 16, 2019. The statutory public meeting will be held in Council Chambers, at the City of Pickering Municipal Offices on December 2, 2019. A presentation will be made to the public regarding the recommendations of this report, and Council will receive oral and written comments on the matter. It is anticipated that Council will consider for adoption the proposed amending by-law after the 60-day period between the release of the D.C. Background Study and the passage of the D.C. by-law (i.e. December 16, 2019).



1.4 Proposed Charges to the D.C.A.: Bill 108 – An Act to amend Various Statutes with Respect to Housing, Other Development, and Various Matters

On May 2, 2019, the Province introduced Bill 108 which proposes changes to the D.C.A. The Bill has been 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 changes to the D.C.A. do not come into effect until proclamation by the Lieutenant Governor. However, transitional provisions with respect to soft services are in effect as of the date of royal assent. The transitional provisions for soft services (i.e. services no longer eligible to be included in D.C. by-law once s.s. 2(4) of the Act is proclaimed) under an existing D.C. bylaw can remain in effect, even if the by-law expires, until the earlier of the prescribed date, the date a Community Benefits By-law is passed, or when the by-law is repealed. Moreover, as the new s.s. 2(4) is not yet in effect, municipalities are still permitted to pass a D.C. by-law based on the services currently eligible under the D.C.A., until the new section is proclaimed. A summary of the changes to the D.C.A. to take effect upon proclamation by the Lieutenant Governor is provided below:

Changes to Eligible Services – the Bill will remove "Soft Services" from the D.C.A. These services will be considered as part of a new Community Benefit Charge (discussed below) imposed under the authority of the *Planning Act*. Once the new s.s. 2(4) is proclaimed, eligible services under the D.C.A. include:

- 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 as defined in subsection 1 (1) of *the Municipal Act, 2001* or subsection 3 (1) of *the City of Toronto Act, 2006*, as the case may be;
- Electrical power services;
- Policing services;
- Ambulance services;
- Fire protection services;



- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services; and
- Other services as prescribed.

Waste Diversion and Ambulance – the Bill will remove the mandatory 10% deduction for these services.

Annual Installments – the Bill proposes that Rental Housing, and Commercial/Industrial/Institutional developments pay D.C.s in six equal annual payments commencing the earlier of the date of issuance of a building permit or occupancy. Non-profit housing developments, will pay D.C.s in 21 equal annual payments. Interest may be charged on the installments, at a prescribed rate, and any unpaid amounts may be added to the property and collected as taxes.

When D.C. Amount is Determined – the Bill proposes that the D.C. amount for all developments proceeding by Site Plan or requiring a Zoning By-law Amendment, shall be determined based on the D.C. charge in effect on the day of the application for Site Plan or Zoning By-law Amendment. If the development is not proceeding via these planning approvals then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

Soft Services to be Included in a new Community Benefit Charge under the Planning Act – it is proposed that a municipality may by by-law impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. These services may not include services authorized by the D.C.A. Various provisions are provided as follows:

- Before passing a community benefits charge by-law, the municipality shall prepare a community benefits charge strategy that, (a) identifies the facilities, services and matters that will be funded with community benefits charges and (b) complies with any prescribed requirements;
- The amount of a community benefits charge payable shall not exceed an amount equal to the prescribed percentage of the value of the land as of the valuation date;



- The valuation date is the day before building permit issuance;
- Valuations will be based on appraised value of land. Various requirements are set out in this regard;
- All money received by the municipality under a community benefits charge by-law shall be paid into a special account;
- In each calendar year, a municipality shall spend or allocate at least 60 percent of the monies that are in the special account at the beginning of the year;
- Requirements for annual reporting shall be prescribed; and

Transitional provisions are set out regarding the D.C. reserve funds and D.C. credits.



2. Anticipated Development

The 2017 D.C. Background Study provided for the anticipated residential and non-residential growth within the City of Pickering for the respective service forecast periods. The growth forecast associated with services included in this update study is summarized in Table 2-1 below.

Table 2-1
City of Pickering
2017 D.C. Background Study – Growth Forecast Summary

Time Horizon	Residential		Non-Residential	
	Net Population	Residential Units	Employment ¹	Sq.ft. of Non-Residential GFA
Early 2018	92,388	31,617	32,573	
Early 2028	166,750	61,189	53,694	
Mid 2031	179,356	65,530	63,899	
Incremental Change				
<u>10-year (2018-2028)</u>				
Seaton	48,450	17,471	18,793	17,289,996
Rest of Pickering	25,912	12,101	2,328	2,795,958
<u>14-year (2018-2031)</u>				
Seaton	58,030	21,193	28,860	27,671,100
Rest of Pickering	28,936	12,720	2,466	3,090,862

For the purpose of this Study, the 2017 D.C. Background Study growth forecast remains unchanged. The revised capital costs estimates have been considered in the context of this growth forecast. Adjustments to the total D.C. eligible costs are provided where necessary to ensure that the increase in the need for service pertains to the underlying increase in development.



3. Revisions to the Anticipated Capital Needs

The D.C. Background Study adopted by Council in the preparation of the City's D.C. by-law justified the maximum amount that could be charged for residential and non-residential development. The study and by-law identified anticipated capital needs for recovery through D.C.s for Other Services Related to a Highway, Protection Services, Parks and Recreation Services, Library Services, Administration Studies, Stormwater Management, and Transportation. The City's current by-law provides for the uniform City-wide recovery of growth-related costs for all services other than Transportation, which are imposed on an area-specific based for development outside of the Seaton Lands only. Development charges are imposed for all services through one by-law.

The rules of the by-law effectively assess the charges appropriately for the imposition of D.C.s within the City. The intent of the amendment does not alter the City's policy for the imposition of City-wide and area-specific D.C.s. As a result, it is not recommended that separate by-laws be implemented through this amendment process, and that the proposed revisions be considered as an amendment to the City's current comprehensive D.C. by-law.

3.1 Revised Capital Costs

The following subsections summarize the amendments made to the various capital projects comprising the D.C. amendment. For the purpose of calculating the amended D.C.s, the capital costs estimates have been deflated to 2017\$, applying the change in the Statistics Canada Construction Price Statistics Index for the period (i.e. 6.7%). This reflects the indexing of the City's D.C. over the period since by-law adoption.

3.1.1 *Parks and Recreation Services*

The City's 2017 D.C. Background Study identified parks and recreation projects to address the increase in the needs for services related to development. Projects included in the Study addressed recreation facilities contained within the City Centre project, including a Seniors' and Youth Centre and the community use space within an Arts Centre. The City has completed updated design and capital cost estimates for the City Centre project. These updates provide the basis for amending the 2017 D.C. Background Study, as it relates to Parks and Recreation Services.



Table 3-1 summarizes the revised D.C. capital needs listing for Parks and Recreation Services arising from these changes. With these updates, the revised gross capital cost estimates total \$213.9 million, an increase of approximately \$37.0 million from the 2017 D.C. Background Study. Of these gross capital costs, \$17.6 million have been deferred as a benefit to development beyond the 2027 forecast period. The increase in the need for services of \$196.5 million, is subsequently reduced by \$16.6 million for the benefit to existing development, \$17.6 million for the 10% statutory deduction for soft services, and \$16.5 million for existing D.C. reserve fund balances. As a result, the D.C. eligible costs for inclusion in the calculation of the charge total approximately \$145.8 million. These D.C. recoverable costs are within the historic level of service cap for Parks and Recreation Services. Compared with D.C. eligible costs in the 2017 D.C. Background Study of \$113.3 million, this represents an increase of \$32.4 million in D.C. eligible costs arising from the revisions. In addition to the anticipated capital costs identified herein, debt financing for the City Centre project at 3% interest over a 25 year term has been assumed.

The revised D.C. recoverable costs are allocated 95% to residential development and 5% non-residential development, consistent with the City's 2017 D.C. Background Study, and based on the recognition that residential users are the primary users of parks and recreation services.

3.1.2 Library Services

The City's 2017 D.C. Background Study identified additional capital needs for library services to address the increase in the needs for services related to future development. This capital program is comprised of additional facility space requirements including the Central Library Facility, the Seaton Regional Library, and the Archives and Library space contained within the Pickering Heritage and Community Centre. Updated costs estimates for the Central Library Facility have been developed as part of the Pickering Civic Centre project.

Table 3-2 summarizes the revised D.C. capital needs listing for Library Services arising from these changes. Within these cost updates, the revised gross capital cost estimates total approximately \$67.4 million, an increase of \$22.7 million from the 2017 D.C. Background Study. These gross capital costs exceed the historical level of service cap and have been reduced to remain within the allowable service level cap. As such, a



post-period capacity deduction of \$12.6 million has been applied. The increase in the need for services attributable to the 10-year growth forecast period of \$54.8 million, is subsequently reduced by \$24.1 million for the benefit to existing development, and by a further \$3.1 million for the 10% statutory deduction for soft services. After deducting a further \$2.8 million for the existing D.C. reserve funds collected towards these capital needs, the D.C. eligible costs included in the calculation of the charge total approximately \$24.8 million.

Consistent with Parks and Recreation Services, in addition to the anticipated capital costs identified herein, debt financing for the City Centre project at 3% interest over a 25 year term has been assumed. Moreover, the revised D.C. recoverable costs are allocated 95% to residential development and 5% non-residential development.

3.1.3 Protection Services

The Protection Services D.C. capital program within the City's 2017 D.C. Background Study, identified the need for 2 additional fire stations within the Seaton Lands. The City has identified that in addition to the construction costs identified in the 2017 D.C. Background Study, additional capital costs for servicing and siteworks will be required related to the parcel of land for one of the additional fire stations. Additional capital cost estimates of \$858,700 have been identified for this purpose. Approximately \$192,000 of the gross capital costs have been allocated to new development after accounting for the benefit to existing development deduction of 2.5% and the benefit to development beyond the 10-year forecast period of \$666,600. The revised D.C. recoverable costs are within the historic level of service cap for Protection Services. The D.C. recoverable costs are allocated 78% to residential development and 22% non-residential development, consistent with the City's 2017 D.C. Background Study.

The updated Protection Services D.C. capital program is included in Table 3-3.

3.1.4 Transportation Services

Updates to the Transportation Services D.C. capital program have been provided for a new east/west collector road running parallel between Hwy 401 and Bayly Street (west of Brock Road), the crossing of Krosno Creek, and the north/south collector road that will connect to Bayly Street. These updates have been accounted for through updates to 2017 D.C. Background Study Transportation Services projects (i.e. projects no. 30,



31,40, 41, 42), and the addition of a new project (i.e. A-13 (N/S Collector) Krosno Creek to Bayly Street Crossing), and presented in Table 3-4.

The above noted revisions, result in a decrease in the gross capital costs within the Transportation Services D.C. capital program of approximately \$36,000. After accounting for the benefit to existing development deduction of \$38.0 million and the existing D.C. reserve fund balance reflecting funds collected towards these needs, the D.C. eligible costs included in the calculation of the charge are \$67.7 million. The revised D.C. recoverable costs are within the historic level of service cap for Transportation Services.

These costs have been allocated to residential and non-residential development based on the anticipated population and employment growth outside of the Seaton Lands over the forecast period (i.e. 92% residential and 8% non-residential).

3.1.5 Administration Studies

The City's 2017 D.C. Background Study identified additional capital needs for administrative studies to address the increase in the needs for services related to development. Additional studies and updated costs have been identified including an updated cost for the Downtown Pickering Traffic Management Plan, D.C. Background Study Update and amendment costs, and a Fair Minded Pricing Policy related to the provision of Parks and Recreation Services.

Table 3-5 summarizes the revised anticipated D.C. capital needs listing for Administration Services. The revised cost estimates, results in a total gross capital cost estimate of \$12.8 million, an increase of approximately \$0.3 million from the 2017 D.C. Background Study. Applying the required deductions for benefit to existing development and the 10% statutory deduction for soft services, results in D.C. recoverable costs of \$8.2 million. This represents an increase of \$0.3 million in D.C. recoverable costs from what was included in the previous study.

The D.C. recoverable cost attribution has been maintained at 78% residential and 22% non-residential based on the share of net population increase as a percentage of the sum of the net population and employment increase for the planning period.



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

Prj.No	Increased Service Needs Attributable to Anticipated Development 2018-2027	Parks Code	Timing (year)	Gross Capital Cost Estimate (2017\$)	Post Period Benefit	Net Capital Cost	Less:			Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Subtotal		Total	Residential Share 95%	Non-Residential Share 5%	
Parks														
1	Parking lot expansion - Village East Park		2018-2027	107,900	-	107,900	80,925		26,975	2,698	24,278	23,064	1,214	
2	Washroom/changerooms - Rotary Frenchman's Bay West Park		2019	500,000	-	500,000	250,000		250,000	25,000	225,000	213,750	11,250	
3	Frenchman's Bay Waterfront Master Plan Implementation (ph 1A & ph 1B)		2018	2,755,000	-	2,755,000	1,377,500		1,377,500	137,750	1,239,750	1,177,763	61,988	
4	Frenchman's Bay Waterfront Master Plan Implementation (ph 2)		2018-2019	2,000,000	-	2,000,000	1,000,000		1,000,000	100,000	900,000	855,000	45,000	
5	Frenchman's Bay Waterfront Master Plan Implementation (ph 3)		2019-2020	950,000	-	950,000	475,000		475,000	47,500	427,500	406,125	21,375	
6	Community Park - Greenwood Conservation Lands (ph 1)		2021-2023	5,396,000	-	5,396,000	2,698,000		2,698,000	269,800	2,428,200	2,306,790	121,410	
7	Community Park - Greenwood Conservation Lands (ph 2)		2024-2027	3,777,200	-	3,777,200	1,219,561		2,557,639	255,764	2,301,875	2,186,782	115,094	
8	Park - Krosno Creek valley - Hwy 401 to Bayly		2019-2023	269,800	-	269,800	26,980		242,820	24,282	218,538	207,611	10,927	
9	Park - The Piazza - downtown south intensification		2019-2023	539,600	-	539,600	53,960		485,640	48,564	437,076	415,222	21,854	
10	Skate Board Park - Community Size (Civic Centre)		2019	700,000	-	700,000	350,000		350,000	35,000	315,000	299,250	15,750	
11	Skate Board Park - Skate Spots (2 locations)		2018-2022	400,000	-	400,000	200,000		200,000	20,000	180,000	171,000	9,000	
12	Village Green Construction - Kindwin Development (Brock Road)		2018	250,000	-	250,000	6,250		243,750	24,375	219,375	208,406	10,969	
13	D.H. Neighbourhood Park (Dersan & Tillings Road)		2018-2019	600,000	-	600,000	15,000		585,000	58,500	526,500	500,175	26,325	
					-									
Seaton Parkland														
14	Neighbourhood Park	P-102	2018	950,000	-	950,000	23,750		926,250	92,625	833,625	791,944	41,681	
15	Village Green	P-103	2018	210,000	-	210,000	5,250		204,750	20,475	184,275	175,061	9,214	
16	Village Green	P-104	2018-2019	285,000	-	285,000	7,125		277,875	27,788	250,088	237,583	12,504	
17	Village Green	P-105	2019-2020	230,000	-	230,000	5,750		224,250	22,425	201,825	191,734	10,091	
18	Village Green	P-106	2019-2020	120,000	-	120,000	3,000		117,000	11,700	105,300	100,035	5,265	
19	Neighbourhood Park	P-107	2019	440,000	-	440,000	11,000		429,000	42,900	386,100	366,795	19,305	
20	Village Green	P-108	2019-2020	250,000	-	250,000	6,250		243,750	24,375	219,375	208,406	10,969	
21	Neighbourhood Park	P-109	2019-2020	550,000	-	550,000	13,750		536,250	53,625	482,625	458,494	24,131	
22	Village Green	P-110	2019-2020	230,000	-	230,000	5,750		224,250	22,425	201,825	191,734	10,091	
23	Village Green	P-111	2019-2020	170,000	-	170,000	4,250		165,750	16,575	149,175	141,716	7,459	
24	Village Green	P-112	2021	260,000	-	260,000	6,500		253,500	25,350	228,150	216,743	11,408	
25	Village Green	P-113	2021	150,000	-	150,000	3,750		146,250	14,625	131,625	125,044	6,581	
26	Village Green	P-114	2019-2020	222,000	-	222,000	5,550		216,450	21,645	194,805	185,065	9,740	
27	Community Park at Recreation Centre	P-115	2022	3,000,000	-	3,000,000	75,000		2,925,000	292,500	2,632,500	2,500,875	131,625	
28	Village Green	P-116	2020-2021	230,000	-	230,000	5,750		224,250	22,425	201,825	191,734	10,091	
29	Neighbourhood Park	P-117	2020-2021	540,000	-	540,000	13,500		526,500	52,650	473,850	450,158	23,693	
30	Village Green	P-118	2020-2021	230,000	-	230,000	5,750		224,250	22,425	201,825	191,734	10,091	
31	Village Green	P-119	2020-2021	480,000	-	480,000	12,000		468,000	46,800	421,200	400,140	21,060	
32	Neighbourhood Park	P-120	2020-2021	500,000	-	500,000	12,500		487,500	48,750	438,750	416,813	21,938	
33	Village Green	P-121	2020	390,000	-	390,000	9,750		380,250	38,025	342,225	325,114	17,111	
34	Neighbourhood Park	P-122	2021	590,000	-	590,000	14,750		575,250	57,525	517,725	491,839	25,886	
35	Community Park	P-123	2024-2025	2,550,000	-	2,550,000	63,750		2,486,250	248,625	2,237,625	2,125,744	111,881	
36	Neighbourhood Park	P-124	2023	540,000	-	540,000	13,500		526,500	52,650	473,850	450,158	23,693	
37	Village Green	P-125	2023-2024	240,000	-	240,000	6,000		234,000	23,400	210,600	200,070	10,530	
38	Village Green	P-126	2023-2024	260,000	-	260,000	6,500		253,500	25,350	228,150	216,743	11,408	



Prj.No	Increased Service Needs Attributable to Anticipated Development	Parks Code	Timing (year)	Gross Capital Cost Estimate (2017\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2018-2027												
39	Village Green	P-127	2023-2024	230,000	-	230,000	5,750		224,250	22,425	201,825	191,734	10,091
40	Neighbourhood Park	P-128	2026	590,000	-	590,000	14,750		575,250	57,525	517,725	491,839	25,886
41	Community Park at Recreation Centre II	P-129	2028-2031	800,000	800,000	-	-		-	-	-	-	-
42	Village Green	P-130	2026	230,000	-	230,000	5,750		224,250	22,425	201,825	191,734	10,091
43	Neighbourhood Park	P-131	2026	600,000	-	600,000	15,000		585,000	58,500	526,500	500,175	26,325
44	Village Green	P-132	2028-2031	230,000	230,000	-	-		-	-	-	-	-
45	Village Green	P-133	2028-2031	210,000	210,000	-	-		-	-	-	-	-
46	Neighbourhood Park	P-134	2028-2031	700,000	700,000	-	-		-	-	-	-	-
47	Neighbourhood Park	P-135	2028-2031	560,000	560,000	-	-		-	-	-	-	-
48	Village Green	P-136	2028-2031	230,000	230,000	-	-		-	-	-	-	-
49	Village Green	P-137	2027	230,000	-	230,000	5,750		224,250	22,425	201,825	191,734	10,091
50	Village Green	P-138	2027	230,000	-	230,000	5,750		224,250	22,425	201,825	191,734	10,091
51	Village Green	P-139	2027	300,000	-	300,000	7,500		292,500	29,250	263,250	250,088	13,163
52	Village Green	P-140	2028-2031	270,000	270,000	-	-		-	-	-	-	-
53	Community Park	P-141	2028-2031	3,300,000	3,300,000	-	-		-	-	-	-	-
54	Neighbourhood Park	P-142	2028-2031	890,000	890,000	-	-		-	-	-	-	-
55	Village Green	P-143	2028-2031	230,000	230,000	-	-		-	-	-	-	-
56	District Park (Phase 1)	P-144	2027	9,000,000	-	9,000,000	225,000		8,775,000	877,500	7,897,500	7,502,625	394,875
57	District Park (Phase 2)	P-144	2028-2031	9,000,000	9,000,000	-	-		-	-	-	-	-
					-	-	-		-	-	-	-	-
	Trails												
58	Seaton Primary Neighbourhood Connection Trails 1 major stream crossing	T-1	2020	360,000	-	360,000	9,000		351,000	35,100	315,900	300,105	15,795
59	Seaton Primary Neighbourhood Connection Trails 1 minor stream crossing	T-2	2020	360,000	-	360,000	9,000		351,000	35,100	315,900	300,105	15,795
60	Seaton Primary Neighbourhood Connection Trails 1 major stream crossing	T-3	2021	410,000	-	410,000	10,250		399,750	39,975	359,775	341,786	17,989
61	Seaton Primary Neighbourhood Connection Trails 1 major stream crossing	T-4	2021	380,000	-	380,000	9,500		370,500	37,050	333,450	316,778	16,673
62	Seaton Primary Neighbourhood Connection Trails 2 major stream crossing	T-5	2021	710,000	-	710,000	17,750		692,250	69,225	623,025	591,874	31,151
63	Seaton Primary Neighbourhood Connection Trails 2 major stream crossing	T-6	2024	800,000	-	800,000	20,000		780,000	78,000	702,000	666,900	35,100
64	Seaton Primary Neighbourhood Connection Trails 1 minor stream crossing	T-7	2024	370,000	-	370,000	9,250		360,750	36,075	324,675	308,441	16,234
65	Seaton Primary Neighbourhood Connection Trails 2 major stream crossing	T-8	2026	930,000	-	930,000	23,250		906,750	90,675	816,075	775,271	40,804
66	Seaton Primary Neighbourhood Connection Trails 1 minor stream crossing	T-9	2022	140,000	-	140,000	3,500		136,500	13,650	122,850	116,708	6,143
67	Seaton Primary Neighbourhood Connection Trails 1 major stream crossing	T-10	2022	320,000	-	320,000	8,000		312,000	31,200	280,800	266,760	14,040
68	Seaton Primary Neighbourhood Connection Trails 1 major stream crossing	T-11	2027	340,000	-	340,000	8,500		331,500	33,150	298,350	283,433	14,918
69	Seaton Primary Neighbourhood Connection Trails 1 major stream crossing	T-12	2028-2031	310,000	310,000	-	-		-	-	-	-	-
70	Seaton Primary Neighbourhood Connection Trails 1 major stream crossing	T-13	2028-2031	290,000	290,000	-	-		-	-	-	-	-
71	Seaton Primary Neighbourhood Connection Trails 1 major stream crossing	T-14	2028-2031	340,000	340,000	-	-		-	-	-	-	-
72	Multi-purpose trail - Duffin Heights (Mattamy devt) to Ajax		2025	539,600	-	539,600	269,800		269,800	26,980	242,820	230,679	12,141
73	Multi-purpose trail - Hydro Corridor (Liverpool to Whites)		2019-2023	982,100	-	982,100	491,050		491,050	49,105	441,945	419,848	22,097
74	Trail - Bayly Street from waterfront trail to Go Station		2019-2023	539,600	-	539,600	269,800		269,800	26,980	242,820	230,679	12,141
75	Trail - Bayly Street from Go Station to Hydro Corridor		2019-2023	377,700	-	377,700	188,850		188,850	18,885	169,965	161,467	8,498
76	Trail - Finch to Brockridge Park (45m bridge)		2019-2023	917,300	-	917,300	458,650		458,650	45,865	412,785	392,146	20,639
77	Trail - Wharf Street to Sandy Beach Road		2019-2023	431,700	-	431,700	215,850		215,850	21,585	194,265	184,552	9,713
78	Mult-pupose trail - Hydro Corridor (Whites to Townline)		2024-2027	1,618,800	-	1,618,800	809,400		809,400	80,940	728,460	692,037	36,423



Prj.No	Increased Service Needs Attributable to Anticipated Development 2018-2027	Parks Code	Timing (year)	Gross Capital Cost Estimate (2017\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:		Potential DC Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 95%	Non-Residential Share 5%		
					-										
	Recreation Facilities				-										
79	Seaton Recreation Complex		2020	75,000	-	75,000	1,875		73,125	7,313	65,813	62,522	3,291		
			2021	10,700,000	-	10,700,000	267,500		10,432,500	1,043,250	9,389,250	8,919,788	469,463		
			2022	42,800,000	-	42,800,000	1,070,000		41,730,000	4,173,000	37,557,000	35,679,150	1,877,850		
			2023	2,600,000	-	2,600,000	65,000		2,535,000	253,500	2,281,500	2,167,425	114,075		
80	Community Centre (Part of Pickering Heritage and Community Centre)		2018	388,673	-	388,673	166,399		222,273	22,227	200,046	190,044	10,002		
			2019	2,040,531	-	2,040,531	873,597		1,166,934	116,693	1,050,241	997,729	52,512		
			2021	916,152	-	916,152	192,417		723,736	72,374	651,362	618,794	32,568		
			2022	4,809,800	-	4,809,800	1,010,188		3,799,612	379,961	3,419,651	3,248,668	170,983		
81	Youth & Seniors' Centre		2019	5,309,991	-	5,309,991	132,750		5,177,241	517,724	4,659,517	4,426,541	232,976		
			2020	25,275,555	-	25,275,555	631,889		24,643,666	2,464,367	22,179,299	21,070,334	1,108,965		
			2021	25,275,555	-	25,275,555	631,889		24,643,666	2,464,367	22,179,299	21,070,334	1,108,965		
82	Arts Centre (Community Uses)		2019	13,869,389	-	13,869,389	346,735		13,522,654	1,352,265	12,170,389	11,561,869	608,519		
					-										
	Parks Operations Vehicles and Equipment				-										
83	Area Mower		2020	115,000	-	115,000	-		115,000	11,500	103,500	98,325	5,175		
84	Area Mower (2)		2018-2027	230,000	-	230,000	-		230,000	23,000	207,000	196,650	10,350		
85	Litter Picker Vacuum		2018	30,000	-	30,000	-		30,000	3,000	27,000	25,650	1,350		
86	Garbage Packer		2018-2027	150,000	-	150,000	-		150,000	15,000	135,000	128,250	6,750		
87	Garbage Packer		2018	150,000	-	150,000	-		150,000	15,000	135,000	128,250	6,750		
88	Enclosed Trailers (3)		2018-2027	36,000	-	36,000	-		36,000	3,600	32,400	30,780	1,620		
89	Zero Turn Mower (6)		2018-2027	108,000	-	108,000	-		108,000	10,800	97,200	92,340	4,860		
90	Pickup Trucks (2)		2018-2027	74,000	-	74,000	-		74,000	7,400	66,600	63,270	3,330		
91	1 Ton Dump Trucks (2)		2018-2027	130,000	-	130,000	-		130,000	13,000	117,000	111,150	5,850		
92	SUV (2)		2018-2027	70,000	-	70,000	-		70,000	7,000	63,000	59,850	3,150		
93	4 Ton Dump Truck		2018-2027	270,000	-	270,000	-		270,000	27,000	243,000	230,850	12,150		
94	Utility Vehicle		2019	25,000	-	25,000	-		25,000	2,500	22,500	21,375	1,125		
					-										
	Parks Operations Facilities				-										
95	New Operations Centre (Growth Related Share)		2017	3,839,435	-	3,839,435	-		3,839,435		3,839,435	3,647,463	191,972		
96	New Northern Satellite Operations Centre, including land		2024	3,433,300	-	3,433,300	-		3,433,300	343,330	3,089,970	2,935,472	154,499		
	Reserve Fund Adjustment								(16,528,412)		(16,528,412)	(15,701,991)	(826,421)		
	Total			213,880,680	17,360,000	196,520,680	16,600,490	-	163,391,779	17,608,076	145,783,704	138,494,518	7,289,185		



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

Prj.No	Increased Service Needs Attributable to Anticipated Development 2018-2027	Timing (year)	Gross Capital Cost Estimate (2017\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:		Potential DC Recoverable Cost				
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 95%	Non-Residential Share 5%			
Facilities															
1	Central Library Facility	2018	3,509,764		3,509,764	1,833,898		1,675,866	167,587	1,508,280	1,432,866	75,414			
		2019	20,908,168		20,908,168	10,924,793		9,983,375	998,338	8,985,038	8,535,786	449,252			
		2020	20,908,168		20,908,168	10,924,793		9,983,375	998,338	8,985,038	8,535,786	449,252			
2	Seaton Regional Library, including land (including material)	2021	4,138,000	2,918,384	1,219,616	103,450		1,116,166	111,617	1,004,549	954,322	50,227			
		2022	6,860,000	4,838,114	2,021,886	171,500		1,850,386	185,039	1,665,347	1,582,080	83,267			
		2023	6,861,000	4,838,819	2,022,181	171,525		1,850,656	185,066	1,665,590	1,582,311	83,280			
3	Archives and Library Space (Part of Pickering Heritage and Community Centre)	2018	612,454		612,454	-		612,454	61,245	551,208	523,648	27,560			
		2019	3,215,383		3,215,383	-		3,215,383	321,538	2,893,844	2,749,152	144,692			
		2021	61,449		61,449	-		61,449	6,145	55,304	52,539	2,765			
		2022	322,609		322,609	-		322,609	32,261	290,348	275,830	14,517			
	Reserve Fund Adjustment						(2,798,782)		(2,798,782)	(2,658,843)	(139,939)				
Total			67,396,995	12,595,317	54,801,678	24,129,959	-	27,872,937	3,067,172	24,805,766	23,565,477	1,240,288			



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

Prj .No	Increased Service Needs Attributable to Anticipated Development 2018-2027	Timing (year)	Gross Capital Cost Estimate (2017\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:		Potential DC Recoverable Cost				
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 78%	Non-Residential Share 22%			
Facilities															
1	Fire Station A (Seaton)	2019	6,662,868	645,150	6,017,718	166,572		5,851,146			5,851,146	4,563,894	1,287,252		
2	Fire Station B, including land (Seaton)	2023	8,230,000		8,230,000	205,750		8,024,250			8,024,250	6,258,915	1,765,335		
3	Animal Shelter & By-Law Services, including land	2020	8,066,000	-	8,066,000	1,963,896		6,102,104	610,210		5,491,894	4,283,677	1,208,217		
Vehicles															
4	1 small vehicle (Seaton)	2018	45,000	-	45,000	1,125		43,875			43,875	34,223	9,653		
5	1 Aerial (Seaton)	2019	1,510,900	-	1,510,900	37,773		1,473,128			1,473,128	1,149,039	324,088		
6	Aerial (Fire Station B) (Seaton)	2023	1,510,900	-	1,510,900	37,773		1,473,128			1,473,128	1,149,039	324,088		
7	Small vehicle (2) (Seaton)	2023	90,000	-	90,000	2,250		87,750			87,750	68,445	19,305		
8	Pumper (Fire Station B) (Seaton)	2023	900,000	-	900,000	22,500		877,500			877,500	684,450	193,050		
9	Provision for additional By-law and Animal Services Enforcement Vehicles	2018-2027	158,000	-	158,000	3,950		154,050	15,405		138,645	108,143	30,502		
Equipment															
10	Equipment for 20 Firefighters incl. Bunker Gear and Breathing Apparatus (Station A)	2019	394,500	-	394,500	-		394,500			394,500	307,710	86,790		
11	Equipment for 20 Firefighters incl. Bunker Gear and Breathing Apparatus (Station A)	2021	394,500	-	394,500	-		394,500			394,500	307,710	86,790		
12	Equipment for 20 Firefighters incl. Bunker Gear and Breathing Apparatus (Station B)	2023	394,500	-	394,500	-		394,500			394,500	307,710	86,790		
13	Equipment for 20 Firefighters incl. Bunker Gear and Breathing Apparatus (Station B)	2024	394,500	-	394,500	-		394,500			394,500	307,710	86,790		
	Reserve Fund Adjustment										254,176	198,257	55,919		
	Total		28,751,668	645,150	28,106,518	2,441,587	-	25,664,930	625,615		25,293,491	19,728,923	5,564,568		



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

Prj .No	Increased Service Needs Attributable to Anticipated Development	Roads Code	Timing (year)	Gross Capital Cost Estimate (2017\$)	Post Period Benefit	Net Capital Cost	Less:		Potential DC Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 92%	Non-Residential Share 8%	
	2018-2031											
	Roads											
1	Tillings Road	oversizing - local to collector	DH-3	2018-2024	294,800	-	294,800	29,480		265,320	244,094	21,226
2	William Jackson Drive - Urfe Creek to Taunton Road	Urbanization, pedestrian trail	DH-13	2018-2024	2,229,040	-	2,229,040	222,904		2,006,136	1,845,645	160,491
3	Sandy Beach Road	3-lane urban reconstruction, incl. storm	B-29	2018-2024	6,500,000	-	6,500,000	3,250,000		3,250,000	2,990,000	260,000
4	DH-4 Valley Farm Rd. - Tillings Road to Brock Rd.	Oversizing - local to collector	DH-4	2018-2024	288,000	-	288,000	28,800		259,200	238,464	20,736
5	DH-14 William Jackson Dr. (Old Taunton). Urfe Creek Culvert Structure (Design/Approval).	EA & Design	DH-14	2018-2024	450,000	-	450,000	45,000		405,000	372,600	32,400
6	DH-14 William Jackson Dr. (Old Taunton). Urfe Creek Culvert Structure (Construction)	Construction	DH-14	2018-2024	3,455,100	-	3,455,100	345,510		3,109,590	2,860,823	248,767
7	Valley Farm Road - North of Third Concession to Tillings	3-lane urban construction, incl. storm	DH-1	2020-2024	3,399,500	-	3,399,500	339,950		3,059,550	2,814,786	244,764
8	Twyn Rivers Drive - Hoover to West Limit	2-lane urban reconstruction	RO-3	2025-2031	2,210,000	-	2,210,000	1,657,500		552,500	508,300	44,200
9	Finch Avenue - Townline to Altona	3-lane urban reconstruction, incl. storm	RP-4	2018-2024	1,850,300	-	1,850,300	462,575		1,387,725	1,276,707	111,018
10	Pickering Parkway - Glenanna to Hydro Corridor (E)	sidewalk	TC-1	2018-2024	54,100	-	54,100	40,575		13,525	12,443	1,082
11	Diefenbaker Extension - East Limit to Pickering Parkway	2-lane, new construction	TC-5	2025-2031	750,000	-	750,000	562,500		187,500	172,500	15,000
12	Notion Road - Kingston to 350m South	2-lane urban reconstruction, incl. Storm	V-5	2018-2024	1,052,500	-	1,052,500	526,250		526,250	484,150	42,100
13	Sheppard Avenue - Whites to West Limit	sidewalk, bvd., streetlight on north side	WO-5	2018-2024	244,000	-	244,000	183,000		61,000	56,120	4,880
14	Sheppard Avenue - Whites to 600m East	sidewalk, bvd., structures south side	WO-9	2018-2024	395,000	-	395,000	296,250		98,750	90,850	7,900
15	Audley Road (Sideline 2) Conc. #5 to Hwy 7	2-lane rural reconstruction incl. structures	RU-4	2018-2024	3,212,155	-	3,212,155	1,606,078		1,606,078	1,477,591	128,486
16	A-5, A-6, A-7 Arterial Connection Bayly to Kingston Rd.	Feasibility Study & EA	TC-31	2018-2024	2,698,000	-	2,698,000	674,500		2,023,500	1,861,620	161,880
17	Dunbarton Walkway - Dunbarton to Rambleberry	walkway	D-4	2018-2024	323,150	-	323,150	242,963		80,788	74,325	6,463
18	Valley Farm/Tillings Bridge - Ganatsekiagon	EA & Design	DH-2	2018-2024	500,000	-	500,000	50,000		450,000	414,000	36,000
19	Valley Farm/Tillings Bridge - Ganatsekiagon	New Structure	DH-2	2020-2024	13,489,900	-	13,489,900	1,348,990		12,140,910	11,169,637	971,273
20	Oakwood Drive - Rougemount to Mountain Ash	2-lane urban reconstruction	R-4a	2018-2024	1,435,750	-	1,435,750	717,875		717,875	660,445	57,430
21	Oakwood Drive - Mountain Ash to Toynevale	2-lane urban reconstruction, incl. storm	R-4b	2018-2024	718,225	-	718,225	359,113		359,113	330,384	28,729
22	Rougemount Drive - Woodgrange to Toynevale	2-lane urban reconstruction, incl. storm	R-5	2018-2024	285,280	-	285,280	142,640		142,640	131,229	11,411
23	Finch Avenue - West of Altona (Structure)	culvert replacement	RP-2	2018-2024	1,000,000	-	1,000,000	500,000		500,000	460,000	40,000
24	Scar/Pickering Townline - Finch to CPR	reconstruction/widen	RP-14	2018-2024	866,800	-	866,800	433,400		433,400	398,728	34,672
25	Scar/Pickering Townline - CPR to Taunton/Steeles	reconstruction/widen	RU-7	2018-2024	5,634,200	-	5,634,200	2,817,100		2,817,100	2,591,732	225,368
26	Dixie Road - Kingston to South Limit	sidewalk, east side	TC-13	2018-2024	54,100	-	54,100	40,575		13,525	12,443	1,082
27	Granite Court - Whites to Rosebank	sidewalk, north side	W-4	2018-2024	207,085	-	207,085	155,314		51,771	47,630	4,142
28	Kellino Street - Squires Beach to Church	3-lane urban reconstruction, incl. storm	BI-8	2019	2,236,500	-	2,236,500	1,118,250		1,118,250	1,028,790	89,460
29	Squires Beach Road - Bayly to CNR Tracks	3-lane urban reconstruction, incl. storm	BI-18	2019	2,236,500	-	2,236,500	1,118,250		1,118,250	1,028,790	89,460
30	A-11 (Plummer) - Sandy Beach Road to Krosno Creek	Oversizing to Collector	B26B	2021	1,088,606	-	1,088,606	272,152		816,455	751,138	65,316
31	A-12 (Plummer) - Krosno Creek Crossing	Bridge Structure	B-27	2021	2,158,400	-	2,158,400	539,600		1,618,800	1,489,296	129,504
32	A-13 (N/S COllector) - Krosno Creek to Bayly Street Crossing	Oversizing to Collector	B-28	2021	54,000	-	54,000	13,500		40,500	37,260	3,240
33	Rosebank Road - CPR to Third Concession Rd.	reconstruction/widen	L-17	2025-2031	4,278,250	-	4,278,250	1,069,563		3,208,688	2,951,993	256,695
34	Rosebank Road - Third Concession Rd. To Taunton Rd.	reconstruction/widen	L-18	2025-2031	3,137,920	-	3,137,920	784,480		2,353,440	2,165,165	188,275



Prj. No	Increased Service Needs Attributable to Anticipated Development	Roads Code	Timing (year)	Gross Capital Cost Estimate (2017\$)	Post Period Benefit	Net Capital Cost	Less:		Potential DC Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 92%	Non-Residential Share 8%	
2018-2031												
35	Montgomery Park Rd. - Sandy Beach Rd. To Mckay Rd.	Urbanization /Full Load	BI-21	2018-2024	3,710,000	-	3,710,000	1,855,000		1,855,000	1,706,600	148,400
36	Third Concession Rd. - Dixie Rd. To Whites Rd.	Reconstruction/widen	L-12	2025-2031	4,564,371	-	4,564,371	1,141,093		3,423,278	3,149,416	273,862
37	Third Concession Rd. - Whites Rd. To Altona Rd.	Reconstruction/widen	L-13	2025-2031	4,564,371	-	4,564,371	1,141,093		3,423,278	3,149,416	273,862
38	Third Concession Rd. - Altona Rd. To West Townline	Reconstruction/widen	L-14	2025-2031	4,564,371	-	4,564,371	1,141,093		3,423,278	3,149,416	273,862
39	Fairport Rd. - Lynn Heights To Third Concession Rd.	Reconstruction/widen	L-15	2025-2031	4,279,080	-	4,279,080	1,069,770		3,209,310	2,952,565	256,745
40	Dixie Rd. - Hydro Corridor To Third Concession Rd.	Reconstruction/widen	L-16	2025-2031	3,993,800	-	3,993,800	998,450		2,995,350	2,755,722	239,628
41	A-8 (Plummer) - Brock Rd. To Salk Road	Reconstruction to collector road	B-24	2025-2031	495,300	-	495,300	123,825		371,475	341,757	29,718
42	A-9 (Plummer) - Salk Road To Hydro Corridor (centre)	New collector road	B-25	2025-2031	396,200	-	396,200	99,050		297,150	273,378	23,772
43	A-10 (Plummer) - Hyrdo Corridor (centre) to Sandy Beach Road	New collector road	B-26A	2025-2031	973,520	-	973,520	243,380		730,140	671,729	58,411
44	Walnut Lane Extension - construction and contract admin			2019	2,500,000		2,500,000	625,000		1,875,000	1,725,000	150,000
45	Walnut Lane Extension - EA and Design			2018	211,226		211,226	52,807		158,420	145,746	12,674
46	EA Study A8-A12 (Plummer)	B-24 to B-28		2018-2024	500,000	-	500,000	125,000		375,000	345,000	30,000
Streetslights and Sidewalks												
47	WO-2 Kingston Road - South Side Rosebank Rd. to Steeple Hill	Includes pedestrian bridge	WO-2	2018-2024	332,660	-	332,660	166,330		166,330	153,024	13,306
48	Kingston Road - Glendale Drive to Walnut Lane	North side	TC-9	2025-2031	351,000	-	351,000	175,500		175,500	161,460	14,040
49	Kingston Road - Dixie Road to Liverpool Road	South Side	TC-12	2018-2024	585,000	-	585,000	292,500		292,500	269,100	23,400
50	Sidewalk & Streetslights: Rosebank to Whites ES 2000 RO-10 Rosebank to 250 m west	North Side	RO-10	2018-2024	103,283	-	103,283	51,642		51,642	47,510	4,131
51	Sidewalks & Streetslights TC-7 (2005-2009) Kingston Rd. - Valley Farm Rd. East (south side) to Hydro Corridor.	South Side	TC-7	2018-2024	133,500	-	133,500	66,750		66,750	61,410	5,340
52	Sidewalks & Streetslights. N.E. Quadrant Delta Blvd 03-2321-01-21		WO-1	2025-2031	112,000	-	112,000	56,000		56,000	51,520	4,480
53	Sidewalks & Streetslights: Kingston Rd. Steeple Hill to Whites 04-2321-002-03	North Side	WO-3	2018	317,000	-	317,000	158,500		158,500	145,820	12,680
54	Sidewalks & Streetslights: Kingston/Dixie-CNR tracks	South Side	TC-11	2025-2031	133,500	-	133,500	66,750		66,750	61,410	5,340
55	Streetslights & Sidewalks Brock Road-both sides-Forbrock Rd. to Taunton Road.		DH-24	2018-2024	50,000	-	50,000	25,000		25,000	23,000	2,000
56	TC-6 - Valley Farm Road (East Side) Kingston Road to 100m South - Sidewalk/Blvd. in conjunction with adjacent development.		TC-6	2018-2024	53,777	-	53,777	26,889		26,889	24,737	2,151
57	Kingston Road - West Limit of Neighbourhood 7 to Dixie Road	north side	D-1	2018-2024	570,000	-	570,000	285,000		285,000	262,200	22,800
58	Kingston Road - West Limit to East Limit of Neighbourhood 7 (Fairport to CN bridge)	south side.	D-2	2018-2024	694,535	-	694,535	347,268		347,268	319,486	27,781
59	Finch Avenue - Spruce Hill to East Limit of Neighbourhood 9	north side	D-9	2018-2024	285,000	-	285,000	142,500		142,500	131,100	11,400
60	Finch Avenue - Spruce Hill to Fairport Road	south side	D-10	2018-2024	253,000	-	253,000	126,500		126,500	116,380	10,120
61	Finch Avenue - Brock Road to Hydro Corridor	north side	V-12	2018-2024	315,650	-	315,650	157,825		157,825	145,199	12,626



Prj. No	Increased Service Needs Attributable to Anticipated Development		Roads Code	Timing (year)	Gross Capital Cost Estimate (2017\$)	Post Period Benefit	Net Capital Cost	Less:		Potential DC Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 92%	Non-Residential Share 8%
2018-2031												
62	Whites Road - Granite Court to Hwy 401	west side	W-5	2018-2024	95,000	-	95,000	47,500		47,500	43,700	3,800
63	Whites Road - North of 3rd Concession to Taunton Road	sidewalk, multi-use trail, streetlight	RU-8	2018-2024	1,153,000	-	1,153,000	57,650		1,095,350	1,007,722	87,628
64	Whites Road - Finch Ave to Seaton Boundary	multi-use		2018-2024	1,741,100	-	1,741,100	174,110		1,566,990	1,441,631	125,359
65	Whites Road - Bridge over west Duffins Creek	streetlighting	RU-9	2018-2024	809,400	-	809,400	40,470		768,930	707,416	61,514
66	Brock Road - Bayly Street to Montgomery Road	East and West Sides	BI-4	2018-2024	1,861,600	-	1,861,600	930,800		930,800	856,336	74,464
67	Sideline 24 - Hwy 7 south to north limit of subdivision	sidewalk/streetlights	RU-12	2018-2024	389,600	-	389,600	58,440		331,160	304,667	26,493
68	Whites Rd. CPR Overpass	sidewalk/streetlights	A-6	2018-2024	269,800	-	269,800	40,470		229,330	210,984	18,346
69	Bayly Street - Church Street to West Limit Neighbourhood 4	north and south sides	BI-1	2018-2024	1,162,300	-	1,162,300	581,150		581,150	534,658	46,492
70	Hwy 7 - Brock Rd to West Townline	Sidewalk/streetlights north side	RU-10	2018-2024	1,250,800	-	1,250,800	187,620		1,063,180	978,126	85,054
71	Church Street - Bayly Street to Kellino Street	west side	BI-17	2018-2024	325,000	-	325,000	162,500		162,500	149,500	13,000
72	Altona Road - Strouds Lane to North Limit of Neighbourhood 10	east and west sides	H1	2018-2024	1,300,000	-	1,300,000	650,000		650,000	598,000	52,000
73	Finch Avenue - West Limit of Neighbourhood 7 to Duncannon Dr.	north side	L-6	2018-2024	150,000	-	150,000	75,000		75,000	69,000	6,000
74	Finch Avenue - Lynn Heights to East 80m	north side	L-7	2018-2024	40,000	-	40,000	20,000		20,000	18,400	1,600
75	Finch Avenue - Valley Farm Road to West 600m	south side	L-9	2018-2024	300,000	-	300,000	150,000		150,000	138,000	12,000
76	Finch Avenue - Valley Farm Road to East 300m	north side	L-10	2018-2024	150,000	-	150,000	75,000		75,000	69,000	6,000
77	Finch Avenue - Altona Road to Rosebank Road	south side	RP-6	2018-2024	250,000	-	250,000	125,000		125,000	115,000	10,000
78	Finch Avenue - Rosebank Road to 500m West	north side	RP-5	2018-2024	250,000	-	250,000	125,000		125,000	115,000	10,000
79	Altona Road - Finch Avenue to Hydro Corridor (N)	east side	RP-9	2018-2024	150,000	-	150,000	75,000		75,000	69,000	6,000
80	Altona Road - Finch Avenue to North Limit of Neighbourhood 14	west side	RP-10	2018-2024	150,000	-	150,000	75,000		75,000	69,000	6,000
81	Altona Road - Finch Avenue to North Limit of Neighbourhood 14	east side	RP-11	2018-2024	150,000	-	150,000	75,000		75,000	69,000	6,000
82	North Road - Hwy 7 south to north limit of subdivision	sidewalk/streetlights	RU-11	2018-2024	500,000	-	500,000	75,000		425,000	391,000	34,000
83	Whitevale Road - Altona Road to York/Durham Townline	sidewalk/streetlights/multi-use trail	RU-14	2018-2024	675,000	-	675,000	101,250		573,750	527,850	45,900
84	Taunton Rd. - Sideline 16 to Church St.	sidewalk/streetlights/multi-use trail	RU-17	2025-2031	375,000	-	375,000	56,250		318,750	293,250	25,500
85	Taunton Rd. - Whites Rd. To West Townline	sidewalk/streetlights/multi-use trail	RU-18	2025-2031	2,475,000	-	2,475,000	371,250		2,103,750	1,935,450	168,300
86	South Esplanade Pedestrian Mall	walkway		2025-2031	900,000	-	900,000	450,000		450,000	414,000	36,000
87	Kingston Road - Fronting 820 Kingston Road to Fairport Rd	North Side (455m)	WO-10	2018-2024	270,000	-	270,000	135,000		135,000	124,200	10,800
88	Kingston Road - Rougemount Drive to 300m west	North Side	RO-12	2018-2024	175,500	-	175,500	87,750		87,750	80,730	7,020
Traffic Signals												
89	Pickering Parkway at Glenanna Rd. - Signalization		TC-4	2018-2024	300,000	-	300,000	30,000		270,000	248,400	21,600
90	Glenanna Road at Fairport Road	Signalization	D-8	2018-2024	300,000	-	300,000	30,000		270,000	248,400	21,600
91	Welrus Street at Fairport Road	Signalization	D-12	2018-2024	300,000	-	300,000	30,000		270,000	248,400	21,600
92	Rosebank Road at Sheppard Avenue	Jog elimination/Signalization & EA	WO-8	2018-2024	700,000	-	700,000	70,000		630,000	579,600	50,400
93	Rosebank Road at Highview Road/Deerhaven Lane	Signalization	A-5	2018-2024	300,000	-	300,000	30,000		270,000	248,400	21,600
94	Strouds Lane at Aspen Road/Shadybrook Drive	Signalization	A-7	2025-2031	600,000	-	600,000	60,000		540,000	496,800	43,200
95	Finch Avenue at Woodview Avenue	Signalization	RP-1	2025-2031	300,000	-	300,000	30,000		270,000	248,400	21,600
	Reserve Fund Adjustment									(18,249,536)	(16,789,573)	(1,459,963)
	Total				123,947,405	-	123,947,405	38,036,757	-	67,661,112	62,248,223	5,412,889



**Table 3-5
Infrastructure Costs Covered in the D.C. Calculation – Administration Studies**

Prj. No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2017\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:		Potential DC Recoverable Cost	
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 78%	Non-Residential Share 22%
	2018-2027											
1	Development Charges Background Study	2022	125,000	-	125,000	-		125,000	12,500	112,500	87,750	24,750
2	Development Charges Background Study	2027	125,000	-	125,000	-		125,000	12,500	112,500	87,750	24,750
3	South Pickering Intensification Study (Incl. Parts 4-5)	2018-2020	400,000	-	400,000	100,000		300,000	30,000	270,000	210,600	59,400
4	South Pickering Heritage Inventory	2018-2020	54,000	-	54,000	40,500		13,500	1,350	12,150	9,477	2,673
5	Municipal Comprehensive Review	2022	500,000	-	500,000	125,000		375,000	37,500	337,500	263,250	74,250
6	Official Plan Review	2027	250,000	-	250,000	125,000		125,000	12,500	112,500	87,750	24,750
7	Comprehensive Zoning By-law Review	2018-2021	431,700	-	431,700	107,925		323,775	32,378	291,398	227,290	64,107
8	Planning Application Fee Review Study	2018	25,000	-	25,000	-		25,000	2,500	22,500	17,550	4,950
9	Community Improvement Plans for Durham Live Lands and for City Centre Lands	2019-2022	150,000	-	150,000	37,500		112,500	11,250	101,250	78,975	22,275
10	Infill and Replacement Housing in Established Neighborhoods	2018-2026	150,000	-	150,000	75,000		75,000	7,500	67,500	52,650	14,850
11	Library-Strategic Plan	2018	60,000	-	60,000	15,000		45,000	4,500	40,500	31,590	8,910
12	Library-Facilities/Master Plan	2018	54,000	-	54,000	13,500		40,500	4,050	36,450	28,431	8,019
13	Library-Strategic Plan	2022	60,000	-	60,000	15,000		45,000	4,500	40,500	31,590	8,910
14	Library-Strategic Plan	2026	60,000	-	60,000	15,000		45,000	4,500	40,500	31,590	8,910
15	Traffic Management Plan for Downtown Pickering	2026	373,320	-	373,320	37,332		335,988		335,988	262,071	73,917
16	Transportation Demand Management Plan/Parking Management Plan (Seaton)	2026	161,900	-	161,900	16,190		145,710		145,710	113,654	32,056
17	Downtown Parking Strategy Study	2021-2022	107,900	-	107,900	10,790		97,110	9,711	87,399	68,171	19,228
18	Neighbourhood Traffic Calming Measures	2018-2027	150,000	-	150,000	15,000		135,000		135,000	105,300	29,700
19	Transportation Master Plan Update	2027	400,000	-	400,000	40,000		360,000		360,000	280,800	79,200
20	Esplanade Study Provision	2018-2026	50,000	-	50,000	12,500		37,500	3,750	33,750	26,325	7,425
21	Fire Master Plan	2019	134,900	-	134,900	33,725		101,175		101,175	78,917	22,259
22	Brock Industrial Drainage Master Plan	2018-2027	300,000	-	300,000	30,000		270,000		270,000	210,600	59,400
23	Stormwater Management Study for Infill Development	2018-2027	215,800	-	215,800	53,950		161,850		161,850	126,243	35,607
24	Frenchman's Bay Stormwater Management Master Plan Update	2018-2027	700,000	-	700,000	70,000		630,000		630,000	491,400	138,600
25	Pickering City Centre Stormwater Management Strategy Update	2018-2027	250,000	-	250,000	25,000		225,000		225,000	175,500	49,500
26	SWM User Fee Study	2018-2027	200,000	-	200,000	100,000		100,000	10,000	90,000	70,200	19,800



Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2017\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
2018-2027										78%	22%	
27	Community Engagement on Economic Impact and Employment - Highway 407 Corridor	2018	150,000	-	150,000	84,773		65,227	6,523	58,704	45,789	12,915
28	Pickering Corporate Energy Plan Update	2019	50,000	-	50,000	28,258		21,742	2,174	19,568	15,263	4,305
29	Seaton Corporate Energy Plan Update	2022	50,000	-	50,000	-		50,000	5,000	45,000	35,100	9,900
30	Pickering Climate Adaption Plan	2020	150,000	-	150,000	84,773		65,227	6,523	58,704	45,789	12,915
31	Broadband Strategy and Implementation Plan	2019	75,000	-	75,000	42,387		32,613	3,261	29,352	22,895	6,457
32	Natural Capital Asset Evaluation	2022	75,000	-	75,000	42,387		32,613	3,261	29,352	22,895	6,457
33	Facilities Management Plan	2018	150,000	-	150,000	37,500		112,500	11,250	101,250	78,975	22,275
34	Facilities Management Plan Update	2027	167,000	-	167,000	41,750		125,250	12,525	112,725	87,926	24,800
35	Facilities Renewal Plan	2018-2026	200,000	-	200,000	113,031		86,969	8,697	78,272	61,052	17,220
36	Facilities Way Finding Study	2018-2026	50,000	-	50,000	28,258		21,742	2,174	19,568	15,263	4,305
37	Space Use Study	2018	35,000	-	35,000	26,250		8,750	875	7,875	6,143	1,733
38	Urban Forest Management	2018-2026	97,100	-	97,100	24,275		72,825	7,283	65,543	51,123	14,419
39	Seaton Primary Trails IO EA Phase 1 & 2 Lands (including site walks, surveying, archaeology)	2018	400,000	-	400,000	-		400,000	40,000	360,000	280,800	79,200
40	Diversity and Inclusion Plan	2020	75,000	-	75,000	42,387		32,613	3,261	29,352	22,895	6,457
41	Age Friendly Community Plan	2018	75,000	-	75,000	42,387		32,613	3,261	29,352	22,895	6,457
42	Seniors Recreation Strategic Plan	2019	75,000	-	75,000	37,500		37,500	3,750	33,750	26,325	7,425
43	Recreation Services Master Plan Update	2027	170,000	-	170,000	42,500		127,500	12,750	114,750	89,505	25,245
44	Waterfront Park Needs Assessment	2019-2020	100,000	-	100,000	25,000		75,000	7,500	67,500	52,650	14,850
45	Whitevale Park Revitalization Study	2021	80,000	-	80,000	20,000		60,000	6,000	54,000	42,120	11,880
46	New Financial System	2018-2026	5,000,000	-	5,000,000	2,825,781		2,174,219	217,422	1,956,797	1,526,302	430,495
47	D.C. Amendment	2019-2020	60,664	-	60,664	-		60,664	6,066	54,598	42,586	12,012
48	Fair Minded Pricing Policy	2020	60,664	-	60,664	34,285		26,380	2,638	23,742	18,518	5,223
	Reserve Fund Adjustment							673,868		673,868	525,617	148,251
	Total		12,833,949	-	12,833,949	4,737,394	-	8,770,423	573,183	8,197,240	6,393,847	1,803,393



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

Based on the proposed amendments, the 2017 D.C. Background Study and D.C. By-Law the calculated schedule of charges is provided in Table 4-1 below. The charges are provided in 2018\$ consistent with Table 6-5 of the 2017 D.C. Background Study. As noted in Chapter 1 of this report, Council adopted specific exemption policies with respect to some types of development. With the exception of the changes summarized in Section 4.1, these exemption policies, as well as all other D.C. policies (i.e. rules) contained in By-law 7595-17, will remain unchanged through this process. Furthermore, the schedule of charges with respect to Parks and Recreation Services, Library Services, Administration Studies, Protection Services, and Transportation Services are being amended to reflect the updated capital cost estimates noted herein.

A comparison of the amended charges herein (indexed to 2019\$), with the City's current 2019 D.C. rates is provided in Table 4-2. In total, the single and semi-detached D.C. for developments outside of the Seaton Lands would increase by \$1,209 per unit (+8%) and the non-residential charge would increase by \$0.10 per sq.ft. of GFA (+3%). For development within the Seaton Lands, the single and semi-detached D.C. would increase by \$1,204 per unit (+14%), the prestige employment land charge would increase by \$2,959 per net hectare (+7%), and the non-residential charge for all other uses would increase by \$0.09 per sq.ft. GFA (+7%).

Detailed cash-flow calculation tables underlying the calculation of the D.C.s, as revised by the amendments, are summarized in Tables 4-3 through 4-16.



**Table 4-1
Amended Schedule of Development Charges (2018\$)**

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft ² of Total Floor Area) ²	(per net Ha of Prestige Employment Land in Seaton)
Municipal Wide Services:						
Other Services Related to a Highway	441	279	197	356	0.15	5,451
Protection Services	896	566	401	724	0.34	11,522
Parks and Recreation Services	6,047	3,820	2,706	4,882	0.47	16,036
Library Services	1,003	634	449	810	0.07	2,397
Administration Studies	286	181	128	231	0.11	3,676
Stormwater Management	288	182	129	233	0.10	3,503
Total Municipal Wide Services	8,961	5,662	4,010	7,236	1.24	42,585
Outside of Seaton Lands						
Transportation ¹	6,521	4,120	2,919	5,265	1.83	
Total Services Outside of Seaton Lands	6,521	4,120	2,919	5,265	1.83	
Seaton	8,961	5,662	4,010	7,236	1.24	42,585
Rest of Pickering	15,482	9,782	6,929	12,501	3.07	

1. Subject to a separate agreement outside of the Development Charges Act concerning the provision of Transportation

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 4-2
Comparison of Development Charges (2019\$)

Service	Residential Single and Semi-Detached Dwelling				Non-Residential (per ft ² of Total Floor Area) 2				Non-Residential (per net Ha of Prestige Employment Land in Seaton)			
	2017 D.C.	Amendment	Change (\$)	Change (%)	2017 D.C.	Amendment	Change (\$)	Change (%)	2017 D.C.	Amendment	Change (\$)	Change (%)
Municipal Wide Services:												
Other Services Related to a Highway	470	470	-	0%	0.16	0.16	-	0%	5,814	5,814	-	0%
Protection Services	948	955	7	1%	0.35	0.35	-	0%	12,194	12,291	97	1%
Parks and Recreation Services	5,175	6,451	1,276	25%	0.42	0.51	0.09	21%	14,146	17,106	2,960	21%
Library Services	1,158	1,069	(89)	-8%	0.08	0.07	(0.01)	-13%	2,779	2,557	(222)	-8%
Administration Studies	296	306	10	3%	0.11	0.12	0.01	9%	3,797	3,921	124	3%
Stormwater Management	307	307	-	0%	0.11	0.11	-	0%	3,738	3,738	-	0%
Total Municipal Wide Services	8,354	9,558	1,204	21%	1.23	1.32	0.09	18%	42,468	45,427	2,959	17%
Outside of Seaton Lands												
Transportation ¹	6,952	6,957	5	0%	1.95	1.96	0.01	1%	-	-	-	-
Total Services Outside of Seaton Lands	6,952	6,957	5	0%	1.95	1.96	0.01	1%	-	-	-	0%
Seaton	8,354	9,558	1,204	14%	1.23	1.32	0.09	7%	42,468	45,427	2,959	7%
Rest of Pickering	15,306	16,515	1,209	8%	3.18	3.28	0.10	3%	42,468	45,427	2,959	7%



Table 4-3

**Cash Flow Analysis
Protection Services - Residential**

Year	D.C. Reserve Fund Opening Balance	Dev't Related Expenditures		SDE per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Debenture Financing Requirement	Interest (2.5% on positive balances & 5% on negative balances)	DC Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)							
2018	\$ (198,257)	\$ (45,037)	\$ (46,388)	2,499	\$ 896	\$ 2,239,427	\$ 2,193,039		\$ 19,978	\$ 2,014,761
2019	\$ 2,014,761	\$ (6,031,458)	\$ (6,398,773)	2,499	\$ 923	\$ 2,306,610	\$ (4,092,163)		\$ (26,751)	\$ (2,104,153)
2020	\$ (2,104,153)	\$ (4,294,492)	\$ (4,692,707)	2,499	\$ 951	\$ 2,375,808	\$ (2,316,899)		\$ (163,130)	\$ (4,584,182)
2021	\$ (4,584,182)	\$ (318,524)	\$ (358,502)	2,499	\$ 979	\$ 2,447,083	\$ 2,088,581		\$ (176,995)	\$ (2,672,596)
2022	\$ (2,672,596)	\$ (10,814)	\$ (12,537)	2,499	\$ 1,009	\$ 2,520,495	\$ 2,507,958		\$ (70,931)	\$ (235,568)
2023	\$ (235,568)	\$ (8,479,374)	\$ (10,124,816)	2,155	\$ 1,039	\$ 2,238,964	\$ (7,885,852)		\$ (208,925)	\$ (8,330,345)
2024	\$ (8,330,345)	\$ (318,524)	\$ (391,745)	2,155	\$ 1,070	\$ 2,306,133	\$ 1,914,388		\$ (368,658)	\$ (6,784,614)
2025	\$ (6,784,614)	\$ (10,814)	\$ (13,699)	2,155	\$ 1,102	\$ 2,375,317	\$ 2,361,618		\$ (280,190)	\$ (4,703,187)
2026	\$ (4,703,187)	\$ (10,814)	\$ (14,110)	2,155	\$ 1,135	\$ 2,446,576	\$ 2,432,466		\$ (174,348)	\$ (2,445,068)
2027	\$ (2,445,068)	\$ (10,814)	\$ (14,534)	2,155	\$ 1,169	\$ 2,519,974	\$ 2,505,440		\$ (60,372)	\$ -

Table 4-4

**Cash Flow Analysis
Protection Services - Seaton Prestige Employment Land**

Year	D.C. Reserve Fund Opening Balance	Dev't Related Expenditures		Net Hectares per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Debenture Financing Requirement	Interest (2.5% on positive balances & 5% on negative balances)	DC Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)							
2018	\$ (20,055)	\$ (4,556)	\$ (4,693)	18	\$ 11,522	\$ 211,665	\$ 206,973		\$ 1,835	\$ 188,752
2019	\$ 188,752	\$ (610,134)	\$ (647,291)	18	\$ 11,868	\$ 218,015	\$ (429,276)		\$ (3,654)	\$ (244,177)
2020	\$ (244,177)	\$ (434,425)	\$ (474,708)	18	\$ 12,224	\$ 224,556	\$ (250,152)		\$ (18,463)	\$ (512,792)
2021	\$ (512,792)	\$ (32,221)	\$ (36,266)	18	\$ 12,591	\$ 231,292	\$ 195,027		\$ (20,764)	\$ (338,529)
2022	\$ (338,529)	\$ (1,094)	\$ (1,268)	18	\$ 12,968	\$ 238,231	\$ 236,963		\$ (11,002)	\$ (112,568)
2023	\$ (112,568)	\$ (857,762)	\$ (1,024,212)	18	\$ 13,357	\$ 245,378	\$ (778,834)		\$ (25,099)	\$ (916,502)
2024	\$ (916,502)	\$ (32,221)	\$ (39,628)	18	\$ 13,758	\$ 252,739	\$ 213,111		\$ (40,497)	\$ (743,888)
2025	\$ (743,888)	\$ (1,094)	\$ (1,386)	18	\$ 14,171	\$ 260,322	\$ 258,936		\$ (30,721)	\$ (515,673)
2026	\$ (515,673)	\$ (1,094)	\$ (1,427)	18	\$ 14,596	\$ 268,131	\$ 266,704		\$ (19,116)	\$ (268,086)
2027	\$ (268,086)	\$ (1,094)	\$ (1,470)	18	\$ 15,034	\$ 276,175	\$ 274,705		\$ (6,619)	\$ -



Table 4-5

**Cash Flow Analysis
Protection Services - Other Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Dev't Related Expenditures		GFA per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Debenture Financing Requirement	Interest (2.5% on positive balances & 5% on negative balances)	DC Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)							
2018	\$ (35,863)	\$ (8,147)	\$ (8,391)	1,118,519	\$ 0.34	\$ 378,502	\$ 370,110		\$ 3,282	\$ 337,529
2019	\$ 337,529	\$ (1,091,047)	\$ (1,157,491)	1,118,519	\$ 0.35	\$ 389,857	\$ (767,635)		\$ (6,534)	\$ (436,640)
2020	\$ (436,640)	\$ (776,842)	\$ (848,876)	1,118,519	\$ 0.36	\$ 401,552	\$ (447,324)		\$ (33,015)	\$ (916,979)
2021	\$ (916,979)	\$ (57,619)	\$ (64,850)	1,118,519	\$ 0.37	\$ 413,599	\$ 348,749		\$ (37,130)	\$ (605,360)
2022	\$ (605,360)	\$ (1,956)	\$ (2,268)	1,118,519	\$ 0.38	\$ 426,007	\$ 423,739		\$ (19,675)	\$ (201,296)
2023	\$ (201,296)	\$ (1,533,857)	\$ (1,831,505)	1,118,519	\$ 0.39	\$ 438,787	\$ (1,392,718)		\$ (44,883)	\$ (1,638,896)
2024	\$ (1,638,896)	\$ (57,619)	\$ (70,864)	1,118,519	\$ 0.40	\$ 451,951	\$ 381,087		\$ (72,418)	\$ (1,330,227)
2025	\$ (1,330,227)	\$ (1,956)	\$ (2,478)	1,118,519	\$ 0.42	\$ 465,509	\$ 463,031		\$ (54,936)	\$ (922,131)
2026	\$ (922,131)	\$ (1,956)	\$ (2,552)	1,118,519	\$ 0.43	\$ 479,475	\$ 476,922		\$ (34,184)	\$ (479,393)
2027	\$ (479,393)	\$ (1,956)	\$ (2,629)	1,118,519	\$ 0.44	\$ 493,859	\$ 491,230		\$ (11,837)	\$ 0



Table 4-6

Cash Flow Analysis
Transportation Services - Residential

Year	D.C. Reserve Fund Opening Balance	Dev't Related Expenditures		SDE per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Debenture Financing Requirement	Interest (2.5% on positive balances & 5% on negative balances)	DC Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)							
2018	\$ 16,789,573	\$ (4,976,978)	\$ (5,126,288)	1,145	6,521	7,468,924	\$ 2,342,636		\$ 449,022	\$ 19,581,232
2019	\$ 19,581,232	\$ (8,467,992)	\$ (8,983,693)	1,145	6,717	7,692,992	\$ (1,290,702)		\$ 473,397	\$ 18,763,927
2020	\$ 18,763,927	\$ (7,482,297)	\$ (8,176,108)	1,145	6,918	7,923,781	\$ (252,327)		\$ 465,944	\$ 18,977,544
2021	\$ 18,977,544	\$ (9,759,991)	\$ (10,984,956)	1,145	7,126	8,161,495	\$ (2,823,461)		\$ 439,145	\$ 16,593,228
2022	\$ 16,593,228	\$ (7,482,297)	\$ (8,674,033)	1,145	7,340	8,406,340	\$ (267,693)		\$ 411,485	\$ 16,737,019
2023	\$ 16,737,019	\$ (7,482,297)	\$ (8,934,254)	802	7,560	6,059,856	\$ (2,874,398)		\$ 382,496	\$ 14,245,117
2024	\$ 14,245,117	\$ (7,482,297)	\$ (9,202,282)	802	7,787	6,241,652	\$ (2,960,630)		\$ 319,120	\$ 11,603,608
2025	\$ 11,603,608	\$ (3,700,521)	\$ (4,687,709)	802	8,020	6,428,902	\$ 1,741,192		\$ 311,855	\$ 13,656,655
2026	\$ 13,656,655	\$ (3,700,521)	\$ (4,828,340)	802	8,261	6,621,769	\$ 1,793,428		\$ 363,834	\$ 15,813,918
2027	\$ 15,813,918	\$ (3,700,521)	\$ (4,973,191)	802	8,509	6,820,422	\$ 1,847,231		\$ 418,438	\$ 18,079,587
2028	\$ 18,079,587	\$ (3,700,521)	\$ (5,122,386)	76	8,764	663,794	\$ (4,458,593)		\$ 396,257	\$ 14,017,251
2029	\$ 14,017,251	\$ (3,700,521)	\$ (5,276,058)	76	9,027	683,707	\$ (4,592,350)		\$ 293,027	\$ 9,717,928
2030	\$ 9,717,928	\$ (3,700,521)	\$ (5,434,340)	76	9,298	704,219	\$ (4,730,121)		\$ 183,822	\$ 5,171,629
2031	\$ 5,171,629	\$ (3,700,521)	\$ (5,597,370)	38	9,577	362,673	\$ (5,234,697)		\$ 63,069	\$ (0)



Table 4-7

**Cash Flow Analysis
Transportation Services - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Dev't Related Expenditures		GFA per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Debenture Financing Requirement	Interest (2.5% on positive balances & 5% on negative balances)	DC Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)							
2018	\$ 1,459,963	\$ (432,781)	\$ (445,764)	279,599	\$ 1.83	\$ 510,695	\$ 64,931		\$ 37,311	\$ 1,562,205
2019	\$ 1,562,205	\$ (736,347)	\$ (781,191)	279,599	\$ 1.88	\$ 526,016	\$ (255,174)		\$ 35,865	\$ 1,342,896
2020	\$ 1,342,896	\$ (650,635)	\$ (710,966)	279,599	\$ 1.94	\$ 541,797	\$ (169,169)		\$ 31,458	\$ 1,205,185
2021	\$ 1,205,185	\$ (848,695)	\$ (955,214)	279,599	\$ 2.00	\$ 558,051	\$ (397,163)		\$ 25,165	\$ 833,187
2022	\$ 833,187	\$ (650,635)	\$ (754,264)	279,599	\$ 2.06	\$ 574,792	\$ (179,472)		\$ 18,586	\$ 672,301
2023	\$ 672,301	\$ (650,635)	\$ (776,892)	279,599	\$ 2.12	\$ 592,036	\$ (184,856)		\$ 14,497	\$ 501,943
2024	\$ 501,943	\$ (650,635)	\$ (800,198)	279,599	\$ 2.18	\$ 609,797	\$ (190,401)		\$ 10,169	\$ 321,710
2025	\$ 321,710	\$ (321,784)	\$ (407,627)	279,599	\$ 2.25	\$ 628,091	\$ 220,464		\$ 10,799	\$ 552,972
2026	\$ 552,972	\$ (321,784)	\$ (419,856)	279,599	\$ 2.31	\$ 646,934	\$ 227,078		\$ 16,663	\$ 796,713
2027	\$ 796,713	\$ (321,784)	\$ (432,451)	279,599	\$ 2.38	\$ 666,342	\$ 233,890		\$ 22,841	\$ 1,053,445
2028	\$ 1,053,445	\$ (321,784)	\$ (445,425)	84,250	\$ 2.45	\$ 206,808	\$ (238,617)		\$ 23,353	\$ 838,182
2029	\$ 838,182	\$ (321,784)	\$ (458,788)	84,250	\$ 2.53	\$ 213,012	\$ (245,775)		\$ 17,882	\$ 610,288
2030	\$ 610,288	\$ (321,784)	\$ (472,551)	84,250	\$ 2.60	\$ 219,403	\$ (253,149)		\$ 12,093	\$ 369,233
2031	\$ 369,233	\$ (321,784)	\$ (486,728)	42,125	\$ 2.68	\$ 112,992	\$ (373,735)		\$ 4,503	\$ (0)



Table 4-8

Cash Flow Analysis
Parks & Recreation - Residential

Year	D.C. Reserve Fund Opening Balance	Dev't Related Expenditures		Existing Debt Carrying Costs (P&I)	SDE per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Debenture Financing Requirement	Interest (2.5% on positive balances & 5% on negative balances)	DC Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)								
2018	\$ 15,701,991	\$ (3,621,317)	\$ (3,729,956)	\$ -	2,499	\$ 6,047	\$ 15,108,477	\$ 11,378,520	\$ (438,576)	\$ 529,299	\$ 27,171,235
2019	\$ 27,171,235	\$ (4,167,057)	\$ (4,420,831)	\$ (918,180)	2,499	\$ 6,228	\$ 15,561,731	\$ 10,222,719	\$ (438,576)	\$ 801,583	\$ 37,756,961
2020	\$ 37,756,961	\$ (3,383,239)	\$ (3,696,956)	\$ (2,128,205)	2,499	\$ 6,415	\$ 16,028,583	\$ 10,203,422	\$ (438,576)	\$ 1,065,985	\$ 48,587,791
2021	\$ 48,587,791	\$ (13,746,988)	\$ (15,472,356)	\$ (3,338,229)	2,499	\$ 6,607	\$ 16,509,440	\$ (2,301,145)	\$ (438,576)	\$ 1,180,448	\$ 47,028,519
2022	\$ 47,028,519	\$ (43,111,216)	\$ (49,977,715)	\$ (3,338,229)	2,499	\$ 6,805	\$ 17,004,724	\$ (36,311,221)	\$ (438,576)	\$ 716,341	\$ 10,995,063
2023	\$ 10,995,063	\$ (4,186,711)	\$ (4,999,152)	\$ (3,338,229)	2,155	\$ 7,010	\$ 15,105,351	\$ 6,767,970	\$ (438,576)	\$ 353,994	\$ 17,678,451
2024	\$ 17,678,451	\$ (6,091,283)	\$ (7,491,510)	\$ (3,338,229)	2,155	\$ 7,220	\$ 15,558,512	\$ 4,728,773	\$ (438,576)	\$ 495,589	\$ 22,464,237
2025	\$ 22,464,237	\$ (2,106,876)	\$ (2,668,927)	\$ (3,338,229)	2,155	\$ 7,436	\$ 16,025,267	\$ 10,018,111	\$ (438,576)	\$ 681,350	\$ 32,725,122
2026	\$ 32,725,122	\$ (2,772,344)	\$ (3,617,280)	\$ (3,338,229)	2,155	\$ 7,660	\$ 16,506,025	\$ 9,550,516	\$ (438,576)	\$ 932,027	\$ 42,769,090
2027	\$ 42,769,090	\$ (9,232,938)	\$ (12,408,296)	\$ (47,444,998)	2,155	\$ 7,889	\$ 17,001,206	\$ (42,852,088)	\$ (438,576)	\$ 521,574	\$ -

Table 4-9

Cash Flow Analysis
Parks and Recreation - Seaton Prestige Employment Land

Year	D.C. Reserve Fund Opening Balance	Dev't Related Expenditures		Existing Debt Carrying Costs (P&I)	Net Hectares per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Debenture Financing Requirement	Interest (2.5% on positive balances & 5% on negative balances)	DC Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)								
2018	\$ 2,760	\$ (68,358)	\$ (70,408)	\$ -	18	\$ 16,036	\$ 294,581	\$ 224,173	\$ (8,279)	\$ 2,768	\$ 221,422
2019	\$ 221,422	\$ (78,659)	\$ (83,450)	\$ (17,332)	18	\$ 16,517	\$ 303,419	\$ 202,637	\$ (8,279)	\$ 7,965	\$ 423,745
2020	\$ 423,745	\$ (63,864)	\$ (69,786)	\$ (40,173)	18	\$ 17,012	\$ 312,521	\$ 202,563	\$ (8,279)	\$ 13,022	\$ 631,051
2021	\$ 631,051	\$ (259,495)	\$ (292,064)	\$ (63,014)	18	\$ 17,523	\$ 321,897	\$ (33,181)	\$ (8,279)	\$ 15,258	\$ 604,850
2022	\$ 604,850	\$ (813,788)	\$ (943,404)	\$ (63,014)	18	\$ 18,048	\$ 331,554	\$ (674,864)	\$ (8,279)	\$ 5,603	\$ (72,689)
2023	\$ (72,689)	\$ (79,030)	\$ (94,366)	\$ (63,014)	18	\$ 18,590	\$ 341,501	\$ 184,120	\$ (8,279)	\$ (528)	\$ 102,624
2024	\$ 102,624	\$ (114,982)	\$ (141,413)	\$ (63,014)	18	\$ 19,147	\$ 351,746	\$ 147,318	\$ (8,279)	\$ 4,304	\$ 245,967
2025	\$ 245,967	\$ (39,770)	\$ (50,380)	\$ (63,014)	18	\$ 19,722	\$ 362,298	\$ 248,904	\$ (8,279)	\$ 9,157	\$ 495,749
2026	\$ 495,749	\$ (52,332)	\$ (68,282)	\$ (63,014)	18	\$ 20,314	\$ 373,167	\$ 241,871	\$ (8,279)	\$ 15,314	\$ 744,656
2027	\$ 744,656	\$ (174,285)	\$ (234,225)	\$ (895,595)	18	\$ 20,923	\$ 384,362	\$ (745,458)	\$ (8,279)	\$ 9,081	\$ -



Table 4-10

Cash Flow Analysis
Parks & Recreation - Other Non-Residential

Year	D.C. Reserve Fund Opening Balance	Dev't Related Expenditures		Existing Debt Carrying Costs (P&I)	GFA per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Debenture Financing Requirement	Interest (2.5% on positive balances & 5% on negative balances)	DC Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)								
2018	\$ 4,936	\$ (122,238)	\$ (125,905)	\$ -	1,118,519	\$ 0.47	\$ 526,773	\$ 400,868	\$ (14,804)	\$ 4,949	\$ 395,949
2019	\$ 395,949	\$ (140,659)	\$ (149,226)	\$ (30,993)	1,118,519	\$ 0.49	\$ 542,576	\$ 362,357	\$ (14,804)	\$ 14,243	\$ 757,745
2020	\$ 757,745	\$ (114,202)	\$ (124,791)	\$ (71,838)	1,118,519	\$ 0.50	\$ 558,853	\$ 362,225	\$ (14,804)	\$ 23,286	\$ 1,128,452
2021	\$ 1,128,452	\$ (464,031)	\$ (522,271)	\$ (112,682)	1,118,519	\$ 0.51	\$ 575,619	\$ (59,334)	\$ (14,804)	\$ 27,285	\$ 1,081,598
2022	\$ 1,081,598	\$ (1,455,223)	\$ (1,687,002)	\$ (112,682)	1,118,519	\$ 0.53	\$ 592,888	\$ (1,206,797)	\$ (14,804)	\$ 10,020	\$ (129,983)
2023	\$ (129,983)	\$ (141,323)	\$ (168,747)	\$ (112,682)	1,118,519	\$ 0.55	\$ 610,674	\$ 329,245	\$ (14,804)	\$ (944)	\$ 183,514
2024	\$ 183,514	\$ (205,612)	\$ (252,877)	\$ (112,682)	1,118,519	\$ 0.56	\$ 628,994	\$ 263,436	\$ (14,804)	\$ 7,696	\$ 439,841
2025	\$ 439,841	\$ (71,118)	\$ (90,090)	\$ (112,682)	1,118,519	\$ 0.58	\$ 647,864	\$ 445,092	\$ (14,804)	\$ 16,375	\$ 886,503
2026	\$ 886,503	\$ (93,581)	\$ (122,102)	\$ (112,682)	1,118,519	\$ 0.60	\$ 667,300	\$ 432,516	\$ (14,804)	\$ 27,384	\$ 1,331,600
2027	\$ 1,331,600	\$ (311,659)	\$ (418,843)	\$ (1,601,510)	1,118,519	\$ 0.61	\$ 687,319	\$ (1,333,034)	\$ (14,804)	\$ 16,239	\$ -

Table 4-11

Cash Flow Analysis
Library - Residential

Year	D.C. Reserve Fund Opening Balance	Dev't Related Expenditures		Existing Debt Carrying Costs (P&I)	SDE per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Debenture Financing Requirement	Interest (2.5% on positive balances & 5% on negative balances)	DC Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)								
2018	\$ 2,658,843	\$ (523,648)	\$ (539,357)	\$ (82,286)	2,499	\$ 1,003	\$ 2,507,192	\$ 1,885,548		\$ 90,040	\$ 4,634,431
2019	\$ 4,634,431	\$ (2,749,152)	\$ (2,916,576)	\$ (572,478)	2,499	\$ 1,034	\$ 2,582,408	\$ (906,646)		\$ 104,528	\$ 3,832,312
2020	\$ 3,832,312	\$ -	\$ -	\$ (1,062,670)	2,499	\$ 1,065	\$ 2,659,880	\$ 1,597,209		\$ 115,773	\$ 5,545,295
2021	\$ 5,545,295	\$ (1,006,861)	\$ (1,133,231)	\$ (1,062,670)	2,499	\$ 1,096	\$ 2,739,676	\$ 543,775		\$ 145,430	\$ 6,234,499
2022	\$ 6,234,499	\$ (1,857,910)	\$ (2,153,827)	\$ (1,062,670)	2,499	\$ 1,129	\$ 2,821,867	\$ (394,631)		\$ 150,930	\$ 5,990,798
2023	\$ 5,990,798	\$ (1,582,311)	\$ (1,889,362)	\$ (1,062,670)	2,155	\$ 1,163	\$ 2,506,673	\$ (445,359)		\$ 144,203	\$ 5,689,642
2024	\$ 5,689,642	\$ -	\$ -	\$ (1,062,670)	2,155	\$ 1,198	\$ 2,581,873	\$ 1,519,203		\$ 161,231	\$ 7,370,076
2025	\$ 7,370,076	\$ -	\$ -	\$ (1,062,670)	2,155	\$ 1,234	\$ 2,659,330	\$ 1,596,659		\$ 204,210	\$ 9,170,945
2026	\$ 9,170,945	\$ -	\$ -	\$ (1,062,670)	2,155	\$ 1,271	\$ 2,739,110	\$ 1,676,439		\$ 250,229	\$ 11,097,613
2027	\$ 11,097,613	\$ -	\$ -	\$ (14,054,233)	2,155	\$ 1,309	\$ 2,821,283	\$ (11,232,950)		\$ 135,337	\$ -



Table 4-12

Cash Flow Analysis
Library - Seaton Prestige Employment Land

Year	D.C. Reserve Fund Opening Balance	Dev't Related Expenditures		Existing Debt Carrying Costs (P&I)	Net Hectares per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Debenture Financing Requirement	Interest (2.5% on positive balances & 5% on negative balances)	DC Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)								
2018	\$ 50,190	\$ (9,885)	\$ (10,181)	\$ (1,553)	18	\$ 2,397	\$ 44,032	\$ 32,297		\$ 1,658	\$ 84,146
2019	\$ 84,146	\$ (51,894)	\$ (55,055)	\$ (10,806)	18	\$ 2,469	\$ 45,353	\$ (20,508)		\$ 1,847	\$ 65,485
2020	\$ 65,485	\$ -	\$ -	\$ (20,059)	18	\$ 2,543	\$ 46,713	\$ 26,654		\$ 1,970	\$ 94,109
2021	\$ 94,109	\$ (19,006)	\$ (21,391)	\$ (20,059)	18	\$ 2,619	\$ 48,115	\$ 6,664		\$ 2,436	\$ 103,209
2022	\$ 103,209	\$ (35,071)	\$ (40,657)	\$ (20,059)	18	\$ 2,698	\$ 49,558	\$ (11,158)		\$ 2,441	\$ 94,492
2023	\$ 94,492	\$ (29,868)	\$ (35,665)	\$ (20,059)	18	\$ 2,779	\$ 51,045	\$ (4,679)		\$ 2,304	\$ 92,117
2024	\$ 92,117	\$ -	\$ -	\$ (20,059)	18	\$ 2,862	\$ 52,576	\$ 32,517		\$ 2,709	\$ 127,343
2025	\$ 127,343	\$ -	\$ -	\$ (20,059)	18	\$ 2,948	\$ 54,154	\$ 34,094		\$ 3,610	\$ 165,047
2026	\$ 165,047	\$ -	\$ -	\$ (20,059)	18	\$ 3,036	\$ 55,778	\$ 35,719		\$ 4,573	\$ 205,339
2027	\$ 205,339	\$ -	\$ -	\$ (265,295)	18	\$ 3,127	\$ 57,452	\$ (207,843)		\$ 2,504	\$ -

Table 4-13

Cash Flow Analysis
Library - Other Non-Residential

Year	D.C. Reserve Fund Opening Balance	Dev't Related Expenditures		Existing Debt Carrying Costs (P&I)	GFA per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Debenture Financing Requirement	Interest (2.5% on positive balances & 5% on negative balances)	DC Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)								
2018	\$ 89,749	\$ (17,676)	\$ (18,206)	\$ (2,778)	1,118,519	\$ 0.07	\$ 78,738	\$ 57,755		\$ 2,966	\$ 150,470
2019	\$ 150,470	\$ (92,798)	\$ (98,449)	\$ (19,324)	1,118,519	\$ 0.07	\$ 81,100	\$ (36,673)		\$ 3,303	\$ 117,100
2020	\$ 117,100	\$ -	\$ -	\$ (35,871)	1,118,519	\$ 0.07	\$ 83,533	\$ 47,663		\$ 3,523	\$ 168,286
2021	\$ 168,286	\$ (33,987)	\$ (38,252)	\$ (35,871)	1,118,519	\$ 0.08	\$ 86,039	\$ 11,917		\$ 4,356	\$ 184,559
2022	\$ 184,559	\$ (62,714)	\$ (72,703)	\$ (35,871)	1,118,519	\$ 0.08	\$ 88,621	\$ (19,953)		\$ 4,365	\$ 168,971
2023	\$ 168,971	\$ (53,411)	\$ (63,776)	\$ (35,871)	1,118,519	\$ 0.08	\$ 91,279	\$ (8,367)		\$ 4,120	\$ 164,724
2024	\$ 164,724	\$ -	\$ -	\$ (35,871)	1,118,519	\$ 0.08	\$ 94,018	\$ 58,147		\$ 4,845	\$ 227,716
2025	\$ 227,716	\$ -	\$ -	\$ (35,871)	1,118,519	\$ 0.09	\$ 96,838	\$ 60,968		\$ 6,455	\$ 295,139
2026	\$ 295,139	\$ -	\$ -	\$ (35,871)	1,118,519	\$ 0.09	\$ 99,743	\$ 63,873		\$ 8,177	\$ 367,188
2027	\$ 367,188	\$ -	\$ -	\$ (474,402)	1,118,519	\$ 0.09	\$ 102,736	\$ (371,666)		\$ 4,478	\$ -



Table 4-14

**Cash Flow Analysis
Admin - Residential**

Year	D.C. Reserve Fund Opening Balance	Dev't Related Expenditures		SDE per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Debenture Financing Requirement	Interest (2.5% on positive balances & 5% on negative balances)	DC Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)							
2018	\$ (525,617)	\$ (952,802)	\$ (981,386)	2,499	\$ 286	\$ 714,730	\$ (266,656)		\$ (32,947)	\$ (825,220)
2019	\$ (825,220)	\$ (651,391)	\$ (691,060)	2,499	\$ 295	\$ 736,172	\$ 45,112		\$ (40,133)	\$ (820,242)
2020	\$ (820,242)	\$ (595,194)	\$ (650,384)	2,499	\$ 303	\$ 758,257	\$ 107,873		\$ (38,315)	\$ (750,684)
2021	\$ (750,684)	\$ (463,220)	\$ (521,358)	2,499	\$ 313	\$ 781,005	\$ 259,647		\$ (31,043)	\$ (522,080)
2022	\$ (522,080)	\$ (804,862)	\$ (933,056)	2,499	\$ 322	\$ 804,435	\$ (128,621)		\$ (29,320)	\$ (680,021)
2023	\$ (680,021)	\$ (310,448)	\$ (370,691)	2,155	\$ 332	\$ 714,582	\$ 343,891		\$ (25,404)	\$ (361,534)
2024	\$ (361,534)	\$ (310,448)	\$ (381,812)	2,155	\$ 342	\$ 736,020	\$ 354,208		\$ (9,221)	\$ (16,547)
2025	\$ (16,547)	\$ (310,448)	\$ (393,266)	2,155	\$ 352	\$ 758,100	\$ 364,834		\$ 3,940	\$ 352,226
2026	\$ 352,226	\$ (717,763)	\$ (936,517)	2,155	\$ 362	\$ 780,843	\$ (155,674)		\$ 6,860	\$ 203,412
2027	\$ 203,412	\$ (751,655)	\$ (1,010,161)	2,155	\$ 373	\$ 804,269	\$ (205,893)		\$ 2,481	\$ 0

Table 4-15

**Cash Flow Analysis
Admin - Seaton Prestige Employment Land**

Year	D.C. Reserve Fund Opening Balance	Dev't Related Expenditures		Net Hectares per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Debenture Financing Requirement	Interest (2.5% on positive balances & 5% on negative balances)	DC Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)							
2018	\$ (53,171)	\$ (96,384)	\$ (99,276)	18	\$ 3,676	\$ 67,532	\$ (31,744)		\$ (3,452)	\$ (88,366)
2019	\$ (88,366)	\$ (65,894)	\$ (69,907)	18	\$ 3,786	\$ 69,558	\$ (349)		\$ (4,427)	\$ (93,142)
2020	\$ (93,142)	\$ (60,209)	\$ (65,792)	18	\$ 3,900	\$ 71,645	\$ 5,853		\$ (4,511)	\$ (91,800)
2021	\$ (91,800)	\$ (46,859)	\$ (52,740)	18	\$ 4,017	\$ 73,794	\$ 21,054		\$ (4,064)	\$ (74,810)
2022	\$ (74,810)	\$ (81,419)	\$ (94,387)	18	\$ 4,138	\$ 76,008	\$ (18,379)		\$ (4,200)	\$ (97,389)
2023	\$ (97,389)	\$ (31,405)	\$ (37,499)	18	\$ 4,262	\$ 78,288	\$ 40,789		\$ (3,850)	\$ (60,449)
2024	\$ (60,449)	\$ (31,405)	\$ (38,624)	18	\$ 4,389	\$ 80,637	\$ 42,013		\$ (1,972)	\$ (20,408)
2025	\$ (20,408)	\$ (31,405)	\$ (39,782)	18	\$ 4,521	\$ 83,056	\$ 43,274		\$ (224)	\$ 22,641
2026	\$ 22,641	\$ (72,608)	\$ (94,737)	18	\$ 4,657	\$ 85,547	\$ (9,189)		\$ 451	\$ 13,903
2027	\$ 13,903	\$ (76,036)	\$ (102,186)	18	\$ 4,797	\$ 88,114	\$ (14,073)		\$ 170	\$ (0)



Table 4-16

Cash Flow Analysis
Admin - Other Non-Residential

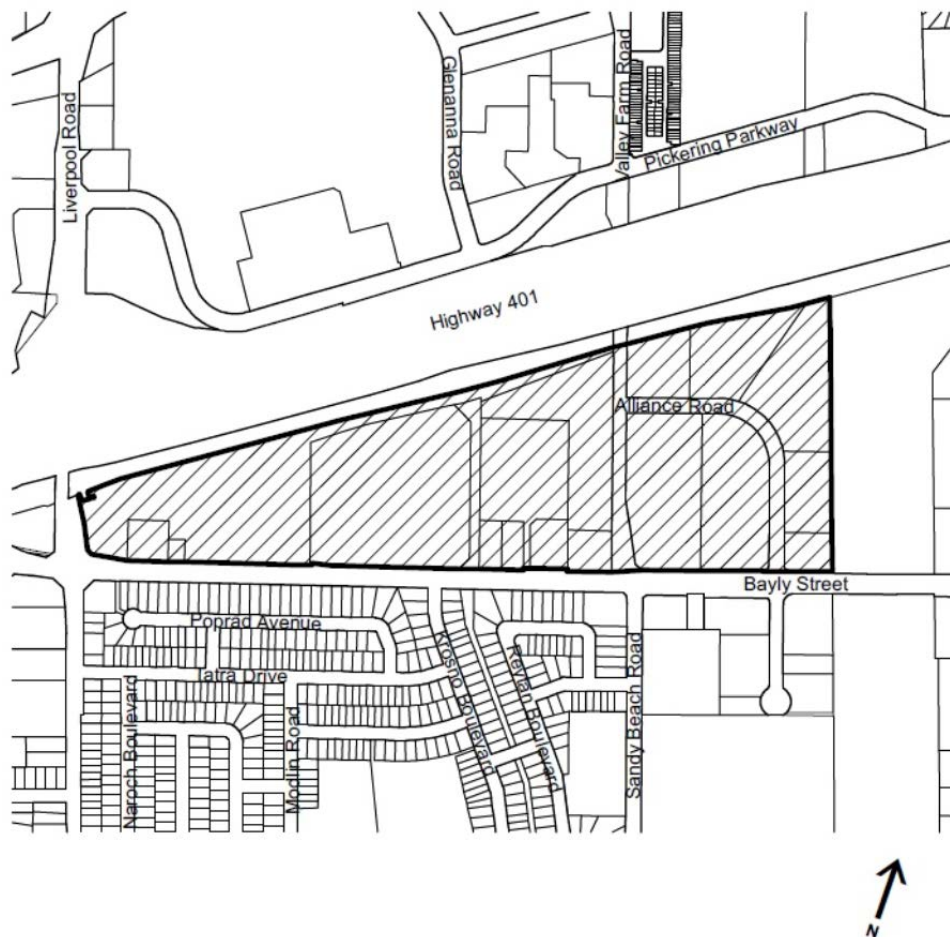
Year	D.C. Reserve Fund Opening Balance	Dev't Related Expenditures		GFA per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Debenture Financing Requirement	Interest (2.5% on positive balances & 5% on negative balances)	DC Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)							
2018	\$ (95,080)	\$ (172,355)	\$ (177,526)	1,118,519	\$ 0.11	\$ 120,761	\$ (56,764)		\$ (6,173)	\$ (158,018)
2019	\$ (158,018)	\$ (117,832)	\$ (125,008)	1,118,519	\$ 0.11	\$ 124,384	\$ (624)		\$ (7,916)	\$ (166,558)
2020	\$ (166,558)	\$ (107,666)	\$ (117,650)	1,118,519	\$ 0.11	\$ 128,116	\$ 10,466		\$ (8,066)	\$ (164,158)
2021	\$ (164,158)	\$ (83,793)	\$ (94,310)	1,118,519	\$ 0.12	\$ 131,959	\$ 37,649		\$ (7,267)	\$ (133,776)
2022	\$ (133,776)	\$ (145,594)	\$ (168,783)	1,118,519	\$ 0.12	\$ 135,918	\$ (32,865)		\$ (7,510)	\$ (174,151)
2023	\$ (174,151)	\$ (56,158)	\$ (67,055)	1,118,519	\$ 0.13	\$ 139,995	\$ 72,940		\$ (6,884)	\$ (108,095)
2024	\$ (108,095)	\$ (56,158)	\$ (69,067)	1,118,519	\$ 0.13	\$ 144,195	\$ 75,128		\$ (3,527)	\$ (36,494)
2025	\$ (36,494)	\$ (56,158)	\$ (71,139)	1,118,519	\$ 0.13	\$ 148,521	\$ 77,382		\$ (401)	\$ 40,487
2026	\$ 40,487	\$ (129,838)	\$ (169,409)	1,118,519	\$ 0.14	\$ 152,977	\$ (16,432)		\$ 807	\$ 24,862
2027	\$ 24,862	\$ (135,969)	\$ (182,731)	1,118,519	\$ 0.14	\$ 157,566	\$ (25,165)		\$ 303	\$ (0)



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

s. 7. (4) of D.C. By-law 7595/17 identifies the area (i.e. outside the defined Seaton Lands) to which the residential 2 bedroom and greater and one bedroom and bachelor apartments D.C.s in Schedule “D” of By-law 7595/17 are imposed until December 31, 2020. The City proposes to amend the applicable area of Schedule “D” of D.C. By-law 7595/17 to the lands identified in Figure 4-1 below. Furthermore, the phase-in of the charges will be in effect from January 1, 2018 to December 14, 2020.

Figure 4-1
Applicable Area for Phase-In of D.C.s for Apartment Dwelling Units





5. Asset Management Plan

5.1 Introduction

The changes to the D.C.A. (new section 10(c.2)) through Bill 73, require that the background study must include an Asset Management Plan (A.M.P) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

The A.M.P. shall,

(a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;

(b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;

(c) contain any other information that is prescribed; and

(d) be prepared in the prescribed manner.

The A.M.P. analysis included in the 2017 D.C. Background Study, which found that the capital plan was deemed to be financially sustainable, has been updated to account for the capital cost revisions described herein.

The updated A.M.P. analysis contained in Table 5-1 identifies:

- \$62.4 million in total annualized expenditures; and
- Incremental operating revenues of \$49.7 million and existing operating revenues of \$94.6 million, totalling \$144.3 million by the end of the period.

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



Table 5-1
2019 D.C. Amendment
Asset Management – Future Expenditures and Associated Revenues (2017\$)

	Sub-Total	2031 (Total)
Expenditures (Annualized)		
Annual Debt Payment on Non-Growth Related Capital ¹		10,129,315
Annual Debt Payment on Post Period Capital ²		2,153,082
Lifecycle:		
Annual Lifecycle - Town Wide Services	\$9,232,291	
Annual Lifecycle - Area Specific Services ³	\$3,597,849	
Sub-Total - Annual Lifecycle	\$12,830,140	\$12,830,140
Incremental Operating Costs (for D.C. Services)		\$37,296,665
Total Expenditures		\$62,409,203
Revenue (Annualized)		
Total Existing Revenue ⁴		\$94,578,893
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)		\$49,682,047
Total Revenues		\$144,260,940

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

² Interim Debt Financing for Post Period Benefit

³ Area-specific application of Transportation Services

⁴ As per Sch. 10 of FIR



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

If approved, the changes provided herein will form part of the 2017 D.C. Background Study, as amended. Appendix A to this update study includes the draft Amending D.C. By-law being presented for Council's consideration. This draft D.C. By-law contains updates from the draft By-law presented to Council at the statutory public meeting on December 2, 2019. At that meeting a presentation was made to the public regarding the recommendations of the D.C. Update Study, and Council received comments on the matter.

It is anticipated that Council will consider for adoption the proposed amending by-law at a subsequent meeting of Council (December 16, 2019), witnessing the 60-day period between the release of the D.C. Background Study and the passage of the D.C. By-law (i.e. no earlier than December 16, 2019). If Council is satisfied with the proposed changes to the D.C. Background Study and D.C. By-Law, it is recommended that Council:

“Approve the Development Charges Update Study dated October 16, 2019, as amended; subject to further annual review during the capital budget process;”

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

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



Appendix A – Draft Amending Development Charge By-law

The Corporation of the City of Pickering

By-law No. ____/19

Being a By-law Regarding Development Charges to amend By-law 7595-17 to make certain revisions to the City's development charges involving capital cost estimates.

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

AND WHEREAS the Council of the Corporation of the City of Pickering (hereinafter called "the Council") has determined that certain amendments should be made to the Development Charge By-law of the Corporation of the City of Pickering, being By-law 7595-17;

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

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

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

1. By-law 7595-17 is hereby amended as follows:
 - a. S. 7. (4) is deleted and replaced with the following:
 7. (4) Residential apartment dwelling units located within the lands defined in Schedule "E", are subject to the charges set out in Schedule "D" for the period of January 1, 2018 to December 14, 2020.
 - b. S. 20. is deleted and replaced with the following:

Schedule "A" - Designated Municipal Services Under this By-law.

Schedule "B" - City of Pickering and Seaton Lands.

Schedule "C" - Schedule of Development Charges Effective January 1, 2018

Schedule "D" - Schedule of Development Charges for Residential Apartments Dwelling Units. Effective January 1, 2018 to December 14, 2020 for the area defined in Schedule "E"

Schedule "E" – Area to which the Schedule of Charges set out in Schedule "D" apply

- c. Schedule "C" is deleted and the attached Schedule "C" substitutes therefor
 - b. Schedule "D" is deleted and the attached Schedule "D" substitutes therefor
 - e. The attached Schedule "E" is added to the By-law
2. This by-law shall come into force on December 17, 2019.

By-law passed this 16th day of December 2019

Mayor

Clerk

Schedule "C"
City of Pickering Schedule of Development Charges
Effective January 1, 2018

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft ² of Total Floor Area) ²	(per net Ha of Prestige Employment Land in Seaton)
Municipal Wide Services:						
Other Services Related to a Highway	441	279	197	356	0.15	5,451
Protection Services	896	566	401	724	0.34	11,522
Parks and Recreation Services	6,047	3,820	2,706	4,882	0.47	16,036
Library Services	1,003	634	449	810	0.07	2,397
Administration Studies	286	181	128	231	0.11	3,676
Stormwater Management	288	182	129	233	0.10	3,503
Total Municipal Wide Services	8,961	5,662	4,010	7,236	1.24	42,585
Outside of Seaton Lands						
Transportation ¹	6,521	4,120	2,919	5,265	1.83	
Total Services Outside of Seaton Lands	6,521	4,120	2,919	5,265	1.83	
Rest of Pickering	15,482	9,782	6,929	12,501	3.07	

1. Subject to a separate agreement outside of the Development Charges Act concerning the provision of Transportation

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

Schedule "D"
City of Pickering
Schedule of Development Charges for Residential Apartments Dwelling Units for the
Area defined in Schedule "E"
Effective January 1, 2018 to December 14, 2020

Service	RESIDENTIAL	
	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom
Municipal Wide Services:		
Other Services Related to a Highway	223	163
Protection Services	449	329
Parks and Recreation Services	2,446	1,795
Library Services	548	402
Administration Studies	140	103
Stormwater Management	145	107
Total Municipal Wide Services	3,950	2,899
Outside of Seaton Lands		
Transportation	3,286	2,412
Total Services Outside of Seaton Lands	3,286	2,412
Rest of Pickering	7,236	5,311

Schedule "E"
City of Pickering
Area to Which the Charges in Schedule "D" Apply

