



2025 Development Charge Background Study

City of Pickering

For Public Circulation

April 23, 2025

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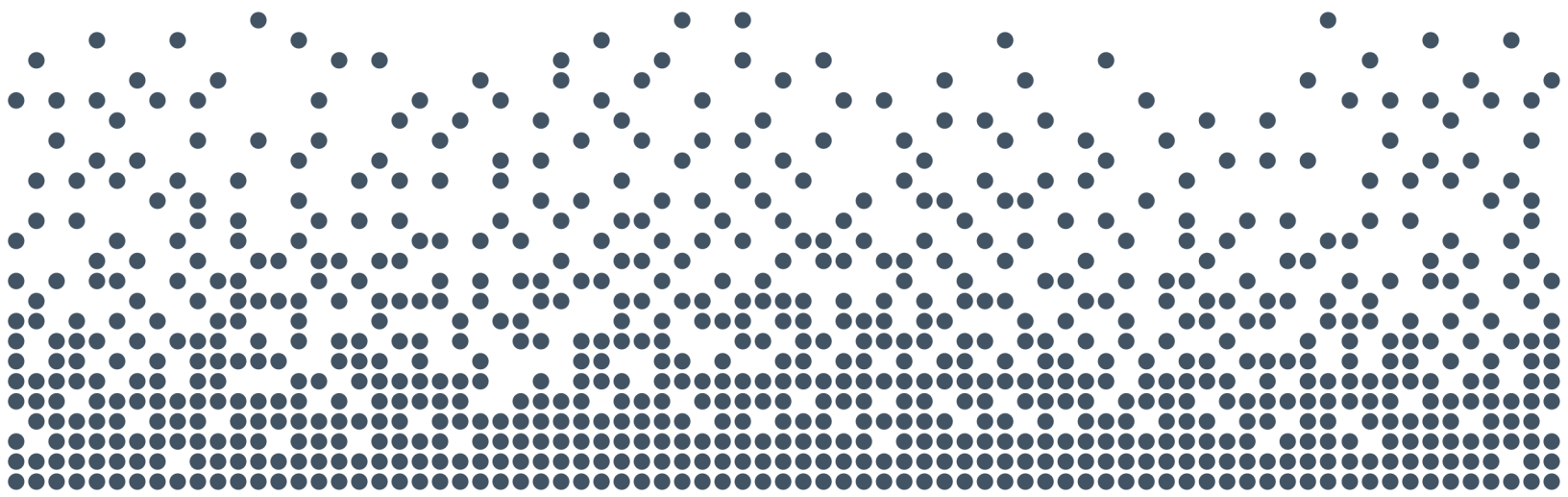
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List of Acronyms and Abbreviations

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



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for City of Pickering (City) required by the *Development Charges Act, 1997* (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Introduction and overview of the legislative requirements of the D.C.A.;
 - Chapter 2 – Current City D.C. policy;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the City;
 - Chapter 4 – Approach to calculating the D.C.;
 - Chapter 5 – Review of historical service standards and identification of D.C. recoverable capital costs to service growth;
 - Chapter 6 – Calculation of the D.C.s;
 - Chapter 7 – D.C. policy recommendations and D.C. by-law rules;
 - Chapter 8 – Asset management plan requirements of the D.C.A.; and
 - Chapter 9 – By-law implementation.
2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below:
 - 1) Identify amount, type and location of growth;
 - 2) Identify servicing needs to accommodate growth;
 - 3) Identify capital costs to provide services to meet the needs;
 - 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 15-year historical service calculation;
 - D.C. reserve funds;



- 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs divided by growth to provide the D.C. calculation.
3. Changes to the D.C.A. were introduced through four bills passed in the Ontario legislature since the City's last D.C. by-law: Bill 23, Bill 97, Bill 134, and Bill 185. The following provides a brief summary of the recent changes.

Bill 23: *More Homes Built Faster Act, 2022*

On November 28, 2022, Bill 23 received Royal Assent. This Act amends a number of pieces of legislation including the *Planning Act* and the D.C.A. Subsequently, further amendments to these provisions were made through Bills 97 and 134. The following provides a summary of the changes to the D.C.A. (further details are provided in subsection 1.3.2 of this report):

- Additional residential unit exemption: Allowance of a third unit to be exempt from D.C.s in existing and new residential dwellings;
- Removal of housing as an eligible D.C. service;
- New statutory exemptions for affordable units, attainable units (to be in effect upon proclamation by the Lieutenant Governor);
- New statutory exemptions for inclusionary zoning units, and non-profit housing developments;
- Historical level of service extended to 15-year period instead of the prior 10-year period;
- Capital cost definition may be revised to prescribe services for which land or an interest in land will be restricted;
- Capital cost definition has been revised to remove studies;
- Mandatory reduction for new D.C. by-laws passed after November 28, 2022, as follows:
 - Year 1 – 80% of the maximum charge;
 - Year 2 – 85% of the maximum charge;
 - Year 3 – 90% of the maximum charge;
 - Year 4 – 95% of the maximum charge; and
 - Year 5 to expiry – 100% of the maximum charge.



- D.C. by-law expiry will be 10 years after the date the by-law comes into force (unless repealed earlier);
- D.C. for rental housing developments to receive a discount as follows:
 - Three or more bedrooms – 25% reduction;
 - Two bedrooms – 20% reduction; and
 - All other bedroom quantities – 15% reduction.
- Maximum interest rate for installments and determination of charge for eligible site plan and zoning by-law amendment applications to be set at the average prime rate plus 1%; and
- Requirement to allocate funds received– municipalities will be required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.

Bill 185: *Cutting Red Tap to Build More Homes Act, 2024*

On June, 6, 2024, Bill 185 received Royal Assent and includes the following changes to the D.C.A.:

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the Planning Act. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);
- Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
- Provide a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date;
- To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and



- To modernize public notice requirements.
4. The City is undertaking a D.C. public process and anticipates passing a new by-law for the eligible services. The mandatory public meeting has been set for June 9, 2025 with adoption of the by-law anticipated for June 23, 2025, with the effective date of the new by-law being July 1, 2025, in advance of the expiry of the current by-law on July 11, 2027.
 5. The growth forecast (Chapter 3) on which the D.C. is based, projects the following population, housing and non-residential floor area for the 14-year period (mid-2025 to mid-2039).



Table ES-1
Summary of Growth Forecast by Planning Period

Measure	Seaton 14-Year 2025 to 2039	Rest of Pickering 14-Year 2025 to 2039
(Net) Population Increase	49,827	14,143
Residential Unit Increase	18,379	5,706
Non-Residential – Gross Floor Area Increase (sq.ft.)	12,243,500	3,597,200

Source: Watson & Associates Economists Ltd. forecast 2025.

6. Chapter 5 herein provides, in detail and by service area, the gross capital costs for the increase in need to service new development and the respective deductions that have been made to arrive at the D.C. recoverable costs included in the calculation of the charge. The following services are calculated based on a City-wide 14-year forecast:

- Other Transportation;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Growth-Related Studies;
- By-Law Enforcement Services; and
- Stormwater Management Services.

The following area specific service is calculated based on the area specific area that is outside of Seaton (rest of Pickering):

- Transportation Services.

A summary of the total growth-related costs is provided below in Table ES-2.



Table ES-2
Summary of Expenditures Anticipated Over the Forecast Period¹

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total Gross Capital Costs	\$1,002,938,000
Less: Benefit to Existing Development	\$283,831,000
Less: Post Planning Period Benefit	\$111,454,000
Less: Other Deductions	\$13,821,000
Less: Existing D.C. Reserve Funds	\$78,034,000
Less: Grants, Subsidies and Other Contributions	\$11,130,000
Net Costs to be Recovered from Development Charges	\$504,669,000

Based on the above table, the City plans to spend \$1.0 billion over the planning period of which \$504.0 million (50%) is recoverable from D.C.s. Of the net \$504.0 million included in the calculation, \$442.4 million is recoverable from residential development and \$61.6 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further. This suggests that non-D.C. costs over the forecast period will total \$498.3 million.

This report has undertaken a calculation of charges based on the anticipated development summarized in Table ES-1 and the future identified needs (presented in Table ES-2) and has incorporated additional financing costs for projects that are planned to be funded with long-term debt as well as financing costs related to the projected reserve fund balances by service area. Charges have been provided on an area-specific basis (i.e. outside of Seaton) for Transportation Services, recognizing the existing agreements in place related to transportation infrastructure within Seaton, and a City-wide basis for all other services. The corresponding charge within Seaton for a single detached unit is \$24,755. The single-detached unit charge in the rest of Pickering is \$42,761. The Seaton non-residential charge is \$83,047 per net ha within the prestige employment lands and \$3.16 per sq.ft. of building area in the rest of Seaton. The non-residential charge outside of Seaton Lands is \$10.54 per sq.ft. of gross floor area. The calculated schedule of charges is presented in Table ES-3.

¹ Costs exclude additional financing costs included in the calculation of the charge



Table ES-3
Calculated Schedule of Development Charges

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Seaton Prestige Employment Lands (per net hectare)	Other Pickering Non-Residential ² (per sq.ft. of Gross Floor Area)
City Wide Services/Class of Service:						
Other Transportation	1,229	948	762	478	16,354	0.62
Fire Protection Services	1,102	851	683	429	14,686	0.55
Parks and Recreation Services	18,736	14,463	11,616	7,296	36,793	1.41
Library Services	2,835	2,189	1,758	1,104	5,560	0.21
By-Law Enforcement Services	196	151	122	76	2,555	0.10
Stormwater Services	474	366	294	185	6,221	0.24
Growth-Related Studies	183	141	113	71	878	0.03
Total City Wide Services/Class of Services	24,755	19,109	15,348	9,639	83,047	3.16
Outside of Seaton Lands ¹						
Transportation Services	18,006	13,899	11,163	7,012		7.38
Total Outside of Seaton Services	18,006	13,899	11,163	7,012	-	7.38
GRAND TOTAL SEATON	24,755	19,109	15,348	9,639	83,047	3.16
GRAND TOTAL REST OF PICKERING	42,761	33,008	26,511	16,651		10.54

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

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

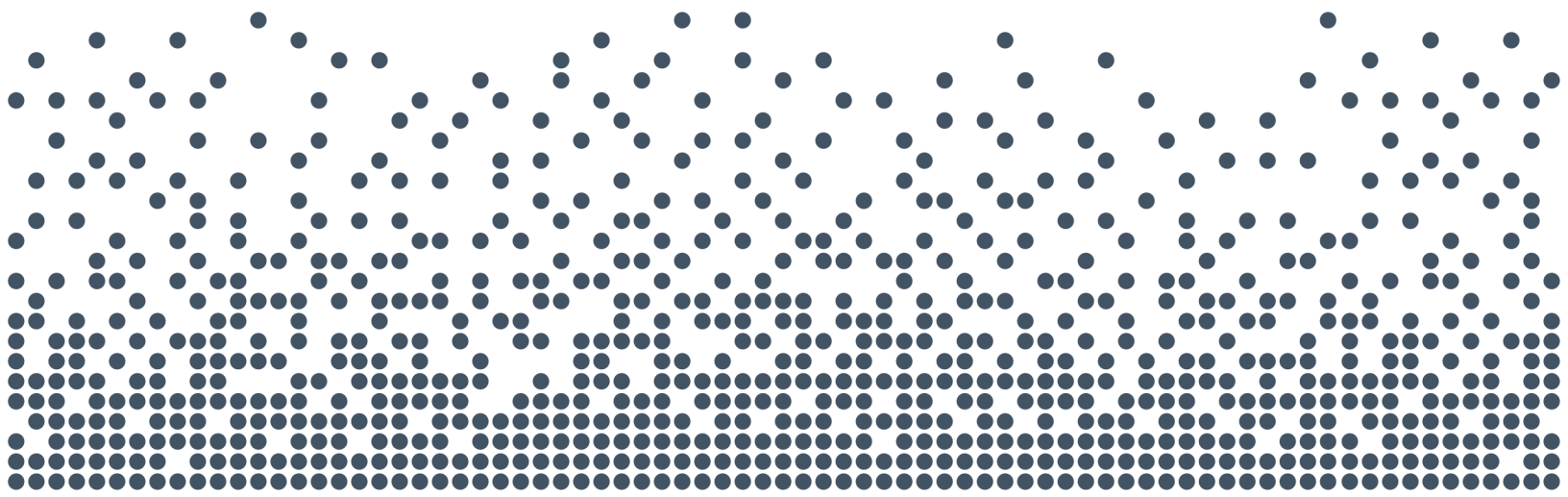


7. Chapter 7 outlines the D.C. by-law policy recommendations and rules as summarized below:

- Timing of Collection:
 - D.C.s to be calculated and payable at the time of building permit issuance
 - D.C.s for developments proceeding through Site Plan or Zoning By-law Amendment applications will be determined based on the charges in effect on the day of the application (charges to be frozen for a maximum period of 18 months after planning application approval)
 - Rental housing and institutional developments would pay D.C.s in six equal annual payments, commencing from the date of occupancy
- Statutory D.C. Exemptions:
 - Upper/Lower Tier Governments and School Boards
 - Development of lands intended for use by a university that received operating funds from the Government
 - Existing industrial building expansions (may expand by 50% with no D.C.)
 - Additional residential units in existing and new residential buildings
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
 - Non-profit housing
 - Inclusionary zoning affordable units
 - Affordable housing
- D.C. Discounts for rental housing development based on dwelling unit type:
 - >2 bedrooms - 25% discount
 - 2 bedrooms - 20% discount
 - <2 bedrooms - 15% discount



- Non-Statutory Deductions:
 - The development of a non-residential farm building used for bona-fide agricultural purposes will be exempt from paying D.C.s for By-law Enforcement Services, Parks and Recreation Services, Library Services, Growth-Related Studies, and Stormwater Management Services.
 - A building or structure that is used in connection with a place of worship and is exempt from taxation under the *Assessment Act* as a result.
 - Development where no addition dwelling units are being created or no additional non-residential gross floor area is being added
 - Nursing homes and hospitals.
 - Redevelopment credits provided where building permit issuance occurs within five years for conversion or demolitions of existing structures
 - Charges to be indexed annually on July 1 of each year, in accordance with the D.C.A.
8. Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix F. These decisions may include:
- adopting the charges and policies recommended herein;
 - considering additional exemptions to the by-law;
 - considering reductions in the charge by class of development (e.g., obtained by removing certain services on which the charge is based and/or by a general reduction in the charge); and
 - Determining the effective date of the by-law.



Development Charge Background Study



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

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

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

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

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

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



1.2 Summary of the Process

A public meeting required under Section 12 of the D.C.A. has been scheduled for June 9, 2025, at least two weeks after the posting of the D.C. background study and draft D.C. by-law on the City's website. Its purpose is to present the background study and draft D.C. by-law to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-law for the City.

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

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

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

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

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

Process Steps	Dates
1. Project initiation meeting with City staff	April 2024
2. Data collection and staff interviews	April 2024 to March 2025
3. Presentation of draft findings and D.C. policy discussion with City staff	March 2025
4. Review draft capital program and rates with senior City Staff.	April 2025
5. D.C. Background Study and draft D.C. by-law available to public	By April 23, 2025



Process Steps	Dates
6. Stakeholder consultation	TBD (May, 2025)
7. Public Meeting of Council	June 9, 2025
8. D.C. By-law passage (anticipated)	June 23, 2025
9. D.C. By-Law effective date	July 1, 2025
10. Newspaper notice given of by-law passage	By 20 days after passage
11. Last day for by-law appeal	40 days after passage
12. Municipality makes available D.C. pamphlet	by 60 days after in force date

1.3 Changes to the Development Charges Act, 1997

Since the City's last D.C. Study in 2022, a number of changes to the *Development Charges Act*, 1997 have been introduced through various legislation including the following:

- *More Homes Built Fast Act*, 2022 (Bill 23);
- *Helping Homebuyers, Protecting Tenants Act*, 2023 (Bill 97)
- *Affordable Homes and Good Jobs Act*, 2023 (Bill 134); and
- *Cutting Red Tape to Build More Homes Act*, 2024 (Bill 185).

The following provides an overview of the changes to the D.C.A. that each of these pieces of legislation provided.

1.3.1 *More Homes Built Fast Act*, 2022 (Bill 23)

On November 28, 2022, Bill 23 received Royal Assent. This Act amends a number of pieces of legislation including the *Planning Act* and the D.C.A. Subsequently the additional residential unit exemptions were amended through Bill 97 and exemptions for



affordable units were further amended through Bill 134. The following provides a summary of the changes to the D.C.A.:

1.3.1.1 Additional Residential Unit Exemption

The rules for these exemptions are now provided in the D.C.A., rather than the regulations and are summarized as follows:

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:
 - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
 - A third unit in a detached, semi-detached, or rowhouse if no ancillary buildings or structures contain any residential units; and
 - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.
- Bill 97 (*The Helping Homebuyers, Protecting Tenants Act*) extended the mandatory exemption from payment of D.C.s for additional residential units in new residential buildings or in existing houses to all lands versus just urban lands.

1.3.1.2 Removal of Housing as an Eligible D.C. Service

Housing services is removed as an eligible service. Municipalities with by-laws that include a charge for housing services can no longer collect for this service.

1.3.1.3 New Statutory Exemptions for Affordable Units, Attainable Units, and Inclusionary Zoning Units

Affordable units, attainable units, inclusionary zoning units and non-profit housing developments will be exempt from the payment of D.C.s, as follows:

- Affordable Rental Units:



- The rent is no greater than the lesser of,
- the income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and
- the average market rent identified for the residential unit set out in the Affordable Residential Units bulletin.
- Affordable Owned Units:
 - The price of the residential unit is no greater than the lesser of,
 - the income-based affordable purchase price for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and
 - 90 per cent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years. Also, exemptions for affordable and attainable units will come into effect on a day to be named by proclamation of the Lieutenant Governor.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.

1.3.1.4 New Statutory Exemption for Non-Profit Housing

Non-profit housing development has been removed from the instalment payment section of the Act (section 26.1), as these units are now exempt from the payment of D.C.s.

1.3.1.5 Rental Housing Discount

The D.C. payable for rental housing development will be reduced based on the number of bedrooms in each unit as follows:

- Three or more bedrooms – 25% reduction;
- Two bedrooms – 20% reduction; and
- All other bedroom quantities – 15% reduction.



1.3.1.6 Historical Level of Service extended to 15-year period instead of the historical 10-year period

Prior to Royal Assent of Bill 23, the increase in need for service was limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average historical level of service is now extended to the historical 15-year period.

1.3.1.7 Revised Definition of Capital Costs

The definition of capital costs has been revised to remove studies. Further, the regulations of the Act will prescribe services for which land or an interest in land will be restricted. As at the time of writing, no services have been prescribed for this purpose.

1.3.1.8 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in annually over the first five years the by-law is in force, as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

1.3.1.9 D.C. By-law Expiry

A D.C. by-law now expires ten years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's maximum life from what was previously five years.

1.3.1.10 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications

The Act allows interest to be charged on D.C.s calculated at the time of Site Plan or Zoning By-law Amendment applications (S.26.2 of the Act) and for mandatory installment payments (S. 26.1 of the Act). No maximum interest rate was previously prescribed, which allowed municipalities to choose the interest rate to impose. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This



maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

1.3.1.11 Requirement to Allocate Funds Received

Annually, beginning in 2023, municipalities will be required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water services, wastewater services, and services related to a highway. Other services may be prescribed by the regulation.

1.3.2 Cutting Red Tape to Build More Homes Act, 2024 (Bill 185)

On June, 6, 2024, Bill 185 received Royal Assent and includes the following changes to the D.C.A.

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the Planning Act. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);
- Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
- Provide a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date;
- To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and
- To modernize public notice requirements.



Chapter 2

Current City of Pickering D.C. Policy



2. Current City of Pickering D.C. Policy

2.1 By-law Enactment

The City adopted their current D.C. by-law on July 11, 2022, which provides for City-wide and area-specific D.C.s to be imposed. The by-law will expire on July 11, 2027 and the following sections review the current D.C. policies within the by-law.

2.2 Services Covered

The following City-wide services are included under the current by-law:

- Fire Protection Services;
- By-law Enforcement Services;
- Other Transportation;
- Parks and Recreation Services;
- Library Services;
- Stormwater Management Services; and
- Growth-Related Studies.

The following area specific services are included under the current by-law:

- Transportation Services.

2.3 Timing of D.C. Calculation and Payment

Calculation and payment of D.C.s are due and payable at the time of building permit issuance for the development. The D.C.A. also allow the City to enter into alternative payment agreements with owners.

2.4 Indexing

The by-law provides for annual indexing of the charges on July 1 of each year. Table 2-1 provides the charges currently in effect, for residential and non-residential development types, as well as the breakdown of the charges by service.



Table 2-1
2025 Development Charges

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Seaton Prestige Employment Lands (per net hectare)	Other Pickering Non-Residential ² (per sq. ft. of Gross Floor Area)
City Wide Services/Class of Service:						
Other Transportation	876	675	510	312	13,738	0.40
Fire Protection Services	1,381	1,064	803	493	21,722	0.62
Parks and Recreation Services	15,591	12,010	9,067	5,564	42,202	1.12
Library Services	2,871	2,212	1,669	1,024	7,868	0.22
By-Law Enforcement Services	121	93	70	43	1,837	0.05
Stormwater Services	540	416	315	193	8,497	25.00
Growth-Related Studies	276	213	161	99	1,272	0.04
Total City Wide Services/Class of Services	21,656	16,683	12,595	7,728	97,136	27.45
Outside of Seaton Lands¹						
Transportation Services	15,812	12,180	9,196	5,644		5.56
Total Outside of Seaton Services	15,812	12,180	9,196	5,644	-	5.56
GRAND TOTAL SEATON	21,656	16,683	12,595	7,728	97,136	27.45
GRAND TOTAL REST OF PICKERING	37,468	28,863	21,791	13,372		33.01

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

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

2.5 Redevelopment Credits

D.C. credits for residential and non-residential redevelopments, are provided for demolitions/conversions of development that pre-exists at least five years prior to building permit issuance. If the property did not have municipal services (sanitary sewer, storm sewer and watermain), D.C. credits are extended to a 10-year period.

No credit is provided unless a D.C. or lot levy under by-law 3322/89 has been paid for the converted or demolished building.

2.6 Area to Which the By-law Applies and Exemptions

The current by-law provides for the following statutory exemptions, including those that have been revised or introduced since the time of by-law passage:

- Upper/Lower Tier Governments and School Boards
- Development of lands intended for use by a university that received operating funds from the Government
- Existing industrial building expansions (may expand by 50% with no D.C.)
- Additional residential units in existing and new residential buildings



- May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
- Non-profit housing
- Inclusionary zoning affordable units
- Affordable housing
- D.C. discounts for rental housing development based on dwelling unit type:
 - >2 bedrooms - 25% discount
 - 2 bedrooms - 20% discount
 - <2 bedrooms - 15% discount

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

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



Chapter 3

Anticipated Development in the City



3. Anticipated Development in the City

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the City will be required to provide services over a 2025 to 2039 time horizon.

Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of subsection 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

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

The D.C. growth forecast has been derived by Watson in consultation with the City of Pickering. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the City over the forecast period, including:

- City of Pickering Official Plan (Edition 9);
- Envision Durham: Regional Official Plan, Consolidated December 13, 2024;
- Durham Region Growth Management Strategy (2022);
- City of Pickering 2022 Development Charges Background Study (July 13, 2022) and 2022 Community Benefits Strategy (May 20, 2022) Reports, by Watson & Associates Economists Ltd.;
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential and non-residential building permit data over the 2015 to 2024 period;
- Residential and non-residential supply opportunities as identified by City of Pickering staff; and
- Discussions with City staff regarding anticipated residential and non-residential development in the City of Pickering.



3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the City and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and Schedule 1 in Appendix A.

As identified in Table 3-1 and Appendix A – Schedule 1, population in the City of Pickering (excluding census undercount) is anticipated to reach approximately 181,180 by mid-2039, resulting in an increase of approximately 64,360 persons. ^{[1],[2]}

^[1] The population figures used in the calculation of the 2025 D.C. exclude the net Census undercount, which is estimated at approximately 4.4%. Population figures presented herein have been rounded.

^[2] The previous Region of Durham Official Plan (Consolidated May 26, 2020) 2031 population target of 225,670 for Pickering, less the growth allocation for Northeast Pickering of approximately 36,500 persons, results in an Official Plan population target for Pickering of 189,200 by Mid-2039.



Figure 3-1
Population and Household Forecast Model

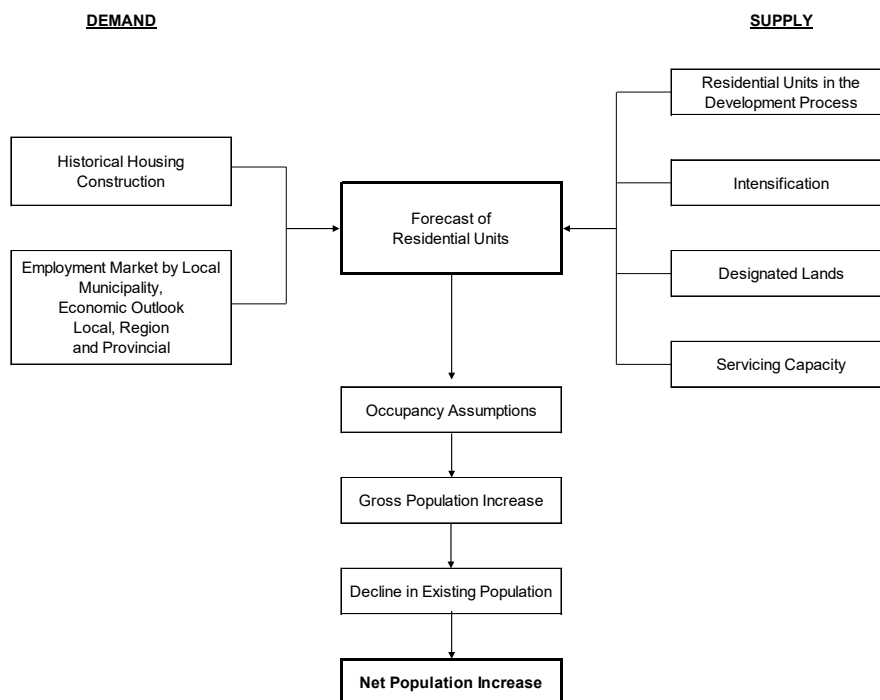




Table 3-1
City of Pickering
Residential Growth Forecast Summary

Year		Population ^[1]	Institutional Population	Population Excluding Institutional Population	Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
					Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	88,721	806	87,915	20,744	5,381	3,190	15	29,330	733	3.025
	Mid 2016	91,771	776	90,995	21,130	6,060	3,695	30	30,915	705	2.968
	Mid 2021	99,186	601	98,585	22,425	6,805	4,165	30	33,425	546	2.967
Forecast	Mid 2025	116,821	704	116,117	24,491	8,230	7,045	30	39,796	640	2.935
	Mid 2039	181,181	1,094	180,087	29,324	17,180	17,347	30	63,881	995	2.836
Incremental	Mid 2011 - Mid 2016	3,050	-30	3,080	386	679	505	15	1,585	-28	
	Mid 2016 - Mid 2021	7,415	-175	7,590	1,295	745	470	0	2,510	-159	
	Mid 2021 - Mid 2025	17,635	103	17,532	2,066	1,425	2,880	0	6,371	94	
	Mid 2025 - Mid 2039	64,360	390	63,970	4,833	8,950	10,302	0	24,085	355	

^[1] Population includes the Census undercount estimated at approximately 4.4% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Notes:

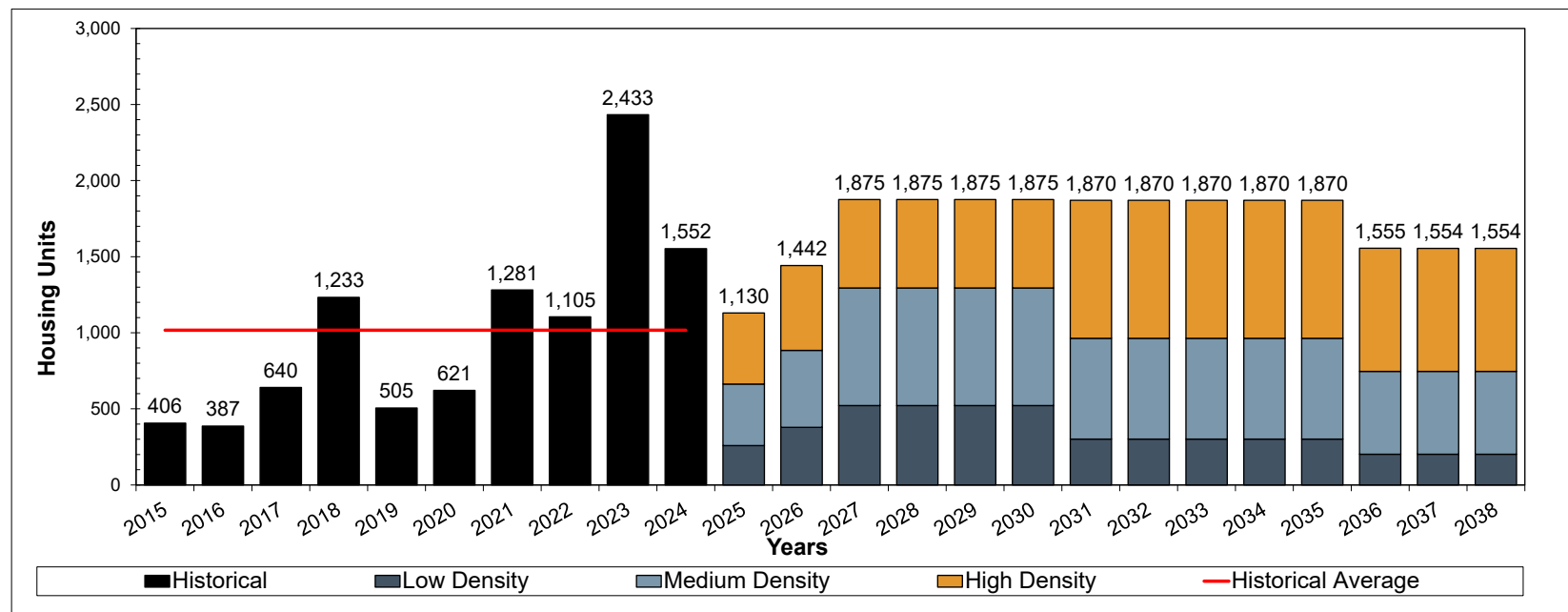
- Numbers may not add due to rounding.

- The previous Region of Durham Official Plan (Consolidated May 26, 2020) 2031 population target of 225,670 for Pickering, less the growth allocation for Northeast Pickering of approximately 36,500 persons, results in an Official Plan population target for Pickering of 189,200 by Mid-2039.

Source: Derived from the Durham Region Official Plan: Envision Durham, by Watson & Associates Economists Ltd



Figure 3-2
City of Pickering
Annual Housing Forecast ^[1]



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from City of Pickering building permit data, 2015 to 2024.



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

1. Unit Mix (Appendix A – Schedules 1 and 5)

- The housing unit mix for the City was derived from a detailed review of historical development activity (as per Schedule 5), as well as active residential development applications and discussions with City staff regarding anticipated development trends for the City of Pickering.
- Based on the above indicators, the 2025 to 2039 household growth forecast for the City is comprised of a unit mix of 20% low density units (single detached and semi-detached), 37% medium density (multiples except apartments) and 43% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development for the Seaton Community and the rest of Pickering.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2025 and 2039 by development location is summarized below.

Table 3-2
City of Pickering
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2025 to 2039	Percentage of Housing Growth, 2025 to 2039
Seaton	18,380	76%
Rest of Pickering	5,705	24%
City-Wide Total	24,085	100%

Note: Figures may not sum precisely due to rounding.



3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

4. Population in New Units (Appendix A – Schedules 3 and 4)

- The number of housing units to be constructed by 2039 in the City of Pickering over the forecast period is presented in Table 3-1. Over the 2025 to 2039 forecast period, the City is anticipated to average approximately 1,720 new housing units per year.
- Institutional population ^[1] is anticipated to increase by approximately 390 people between 2025 to 2039.
- Population in new units is derived from Schedules 3 and 4, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 6 summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the City of Pickering. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 20-year average P.P.U.s by dwelling type are as follows:
 - Low density: 3.626
 - Medium density: 2.799
 - High density: 1.885

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

- Existing households for mid-2025 are based on the 2021 Census households, plus estimated residential units constructed between mid-

^[1] Institutional population largely includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2-or-more-bedroom units in collective households.



2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).

- The change in average occupancy levels for existing housing units is calculated in Schedules 3 and 4.^[1] The forecast population change in existing households over the 2025 to 2039 forecast period is forecast to increase by approximately 1,970.

6. Employment (Appendix A – Schedules 8a, 8b and 8c)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the City divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data ^{[2],[3]} (place of work) for the City of Pickering is outlined in Schedule 8a. The 2016 employment base is comprised of the following sectors:
 - 140 primary (<1%);
 - 3,225 work at home employment (10%);
 - 11,842 industrial (36%);
 - 12,668 commercial/population-related (39%); and
 - 4,885 institutional (15%).
- The 2016 employment by usual place of work, including work at home, is 32,760. An additional 4,690 employees have been identified for the City of Pickering in 2016 that have no fixed place of work (N.F.P.O.W.).^[4]

^[1] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

^[2] 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

^[3] Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

^[4] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."



- Total employment, including work at home and N.F.P.O.W. for the City of Pickering is anticipated to reach approximately 73,970 by mid-2039. This represents an employment increase of approximately 29,720 for the 2025 to 2039 forecast period.
- Schedule 8b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the City of Pickering (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 55,540 by mid-2039. This represents an employment increase of approximately 22,480 for the 2025 to 2039 forecast period.¹

7. Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A – Schedule 8b)

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 1,100 sq.ft. per employee for industrial;
 - 400 sq.ft. per employee for commercial/population-related; and
 - 675 sq.ft. per employee for institutional employment.
- The City-wide incremental G.F.A. is anticipated to increase by 15.8 million sq.ft. over the 2025 to 2039 forecast period.
- In terms of percentage growth, the 2025 to 2039 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 56%;
 - commercial/population-related – 26%; and
 - institutional – 18%.



8. Geographic Location of Non-Residential Development (Appendix A, Schedule 8c)

- Schedule 8c summarizes the anticipated amount, type and location of non-residential development for the Seaton Community and the rest of Pickering.
- The amount and percentage of forecast total non-residential growth between 2025 and 2039 by development location is summarized below.

Table 3-3
City of Pickering
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2025 to 2039	Percentage of Non-Residential G.F.A., 2025 to 2039
Seaton	12.2 million	77%
Rest of Pickering	3.6 million	23%
City of Pickering	15.8 million	100%

Note: Figures may not sum precisely due to rounding



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

Table 4-2 lists the full range of municipal services that are provided by the City.

A number of these services are not listed as eligible services for inclusion in a D.C. by-law as per subsection 2 (4) of the D.C.A. These are shown as “ineligible” on Table 4-2. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the City’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

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



Figure 4-1
The Process of Calculating a Development Charge under the Act
that must be followed

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

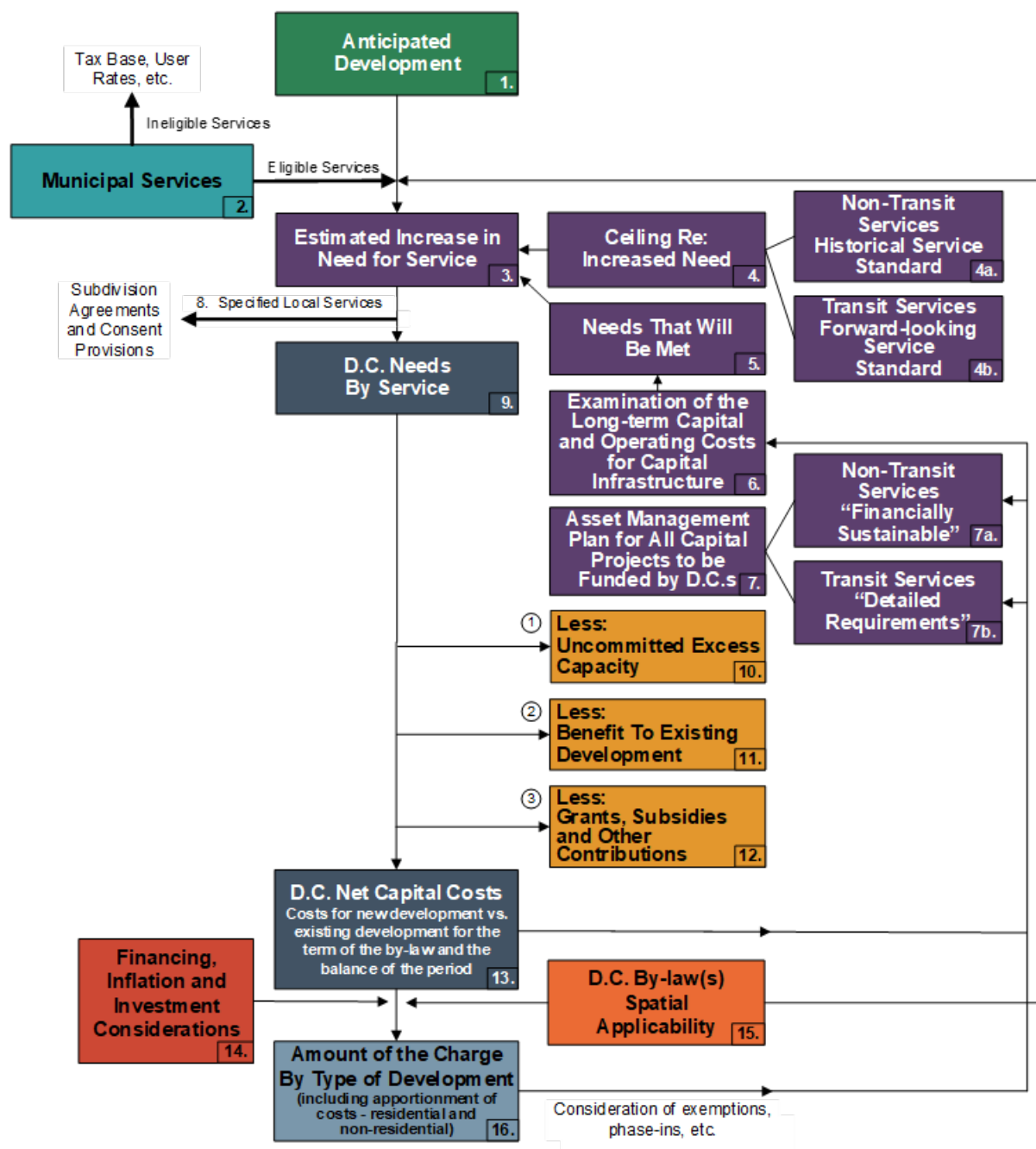




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

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

Table 4-2
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	n/a n/a n/a n/a	1.1 Treatment plants 1.2 Distribution systems 1.3 Local systems 1.4 Vehicles and equipment ¹
2. Wastewater services, including sewers and treatment services	n/a n/a n/a n/a	2.1 Treatment plants 2.2 Sewage trunks 2.3 Local systems 2.4 Vehicles and equipment ¹
3. Stormwater Drainage and Control Services	Yes Yes Yes	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
4. Services Related to a Highway	Yes Yes Yes No Yes Yes Yes Yes Yes	4.1 Arterial roads 4.2 Collector roads 4.3 Bridges, Culverts and Roundabouts 4.4 Local municipal roads 4.5 Traffic signals 4.6 Sidewalks and streetlights 4.7 Active Transportation 4.8 Works Yard 4.9 Rolling stock ¹
5. Electrical Power Services	n/a n/a n/a	5.1 Electrical substations 5.2 Electrical distribution system 5.3 Electrical system rolling stock ¹
6. Transit Services	n/a n/a	6.1 Transit vehicles ¹ & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	n/a n/a	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment ¹
8. Policing Services	n/a n/a n/a	8.1 Police detachments 8.2 Police rolling stock ¹ 8.3 Small equipment and gear
9. Fire Protection Services	Yes Yes Yes	9.1 Fire stations 9.2 Fire Vehicles ¹ 9.3 Fire Equipment and gear
10. Ambulance Services	n/a n/a	10.1 Ambulance station space 10.2 Vehicles ¹
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes Yes Yes	11.1 Public library space (incl. furniture and equipment) 11.2 Library vehicles ¹ 11.3 Library materials
12. Services Related to Long-Term Care	n/a n/a	12.1 Long-Term Care space 12.2 Vehicles ⁴

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock ¹ and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment ¹
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles ¹
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	n/a n/a	15.1 Childcare space 15.2 Vehicles ¹
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	Yes Yes	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles ¹
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	n/a Ineligible	18.1 Airports (in the Regional Municipality of Waterloo) 18.2 Other Airports

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
19. Other	Yes Yes	19.1 Interest on money borrowed to pay for growth-related capital 19.2 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land [2] and facilities, including the D.C. background study cost

[2] same percentage as service component to which it pertains

4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. A copy of the City's Local Service Policy is included in this report as Appendix E.

4.5 Capital Forecast

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

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

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer



equipment), materials acquired for library circulation, reference, or information purposes;

- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the D.C. background study.

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

4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that, “...the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

4.7 Eligible Debt and Committed Excess Capacity

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

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear



intention that it would be paid for by D.C.s or other similar charges. For example, this may have been done as part of previous D.C. processes.

4.8 Existing Reserve Funds

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

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

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

The City’s adjusted D.C. reserve fund balances, by service, as of December 31, 2024, are presented in Table 4-3. The year balances have been adjusted to only include D.C. commitments for projects that are committed in prior budgets and not included in the D.C. capital forecast. These balances have been applied against future spending requirements for all services.

Table 4-3
Projected Uncommitted D.C. Reserve Fund Balances (December 31, 2024)

Service	Totals
Services Related to a Highway	22,959,948
Services Related to a Highway (Other)	(4,371,313)
Fire Protection Services	3,398,609
Parks and Recreation Services	36,437,941
Library Services	11,847,728
By-law	146,850
Growth-Related Studies	(1,509,099)
Stormwater Drainage and Control Services	3,242,724
Total	72,153,389

4.9 Deductions

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

- the level of service ceiling;
- uncommitted excess capacity;



- benefit to existing development; and
- anticipated grants, subsidies, and other contributions.

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

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does “...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Municipality over the 15-year period immediately preceding the preparation of the background study...” O. Reg. 82.98 (s.4) goes further to indicate that, “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita, and a quality measure in terms of the average cost of providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on circumstances. When the quantity and quality factors are multiplied together, they produce a measure of the level of service which meets the requirements of the Act, i.e., cost per unit.

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

4.9.2 Reduction for Uncommitted Excess Capacity

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

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



already available, then widening would not be included as an increase in need, in the first instance.

4.9.3 Reduction for Benefit to Existing Development

Section 5 (1) 6 of the D.C.A. provides that, “The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development.” The general guidelines used to consider benefit to existing development included:

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need by the extent to which such an increase in service would benefit existing development. The level of service cap in section 4.9.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a municipal-wide system basis. For example, facilities of the same type may provide different services (i.e., leisure pool vs. competitive pool), different programs (i.e., hockey vs. figure skating), and different time availability for the same service (i.e., leisure skating available on Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access



the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.9.4 *Reduction for Anticipated Grants, Subsidies and Other Contributions*

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies, and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

4.10 Municipal-Wide vs. Area Rating

This step involves determining whether all the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area-rating. Further discussion is provided in section 7.3.8.

4.11 Allocation of Development

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



Chapter 5

D.C.-Eligible Cost Analysis by Service



5. D.C.-Eligible Cost Analysis by Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform and area-specific basis. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 in the D.C.A. and described in Chapter 4 was followed in determining D.C. eligible costs.

The nature of the capital projects and timing identified in this chapter reflects Council's current intention. Over time, however, City projects and Council priorities change; and accordingly, Council's intentions may alter, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

5.2 Service Levels and City-Wide 14-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for City-wide services over the 14-year planning period (mid-2025 to mid-2039). Each service is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 *Fire Protection Services*

Fire Protection Services are provided through 56,644 sq.ft. of facility space, 30 vehicles, and 1,581 equipment items. This historical level of investment results in an average level of service of \$840 per capita over the past 15 years. When applied against the anticipated population growth over the 14-year forecast period (i.e., 63,970 net population growth, excluding institutional population), and accounting for the 3.1% incline in population in existing dwelling units, this allows for a maximum D.C. eligible amount of \$52.1 million to be included in the charge calculation.

To provide service to new development over the 14-year forecast period, \$32.5 million in gross capital costs of growth-related projects have been identified, including facility, vehicle, equipment, and study costs. \$3.0 million has been deducted as a benefit to existing development. Further, \$3.4 million has been deducted to reflect the existing



D.C. reserve fund surplus. This results in \$25.4 million being included in the calculation of the charge.

These D.C. eligible costs are then attributed 74% to residential development and 26% to non-residential development based on the relationship of population to employment growth anticipated over the 14-year forecast period (i.e., 63,970 population and 22,478 employment). These growth-related projects and costs are detailed in Table 5-1.

5.2.2 Other Transportation

The City provides operations services related to Transportation Services, defined by the D.C.A. as Services Related to a Highway including roads operations facilities, vehicles, and equipment. These services are provided utilizing 61,237 sq.ft. of facility space, 69 vehicles and 107 items of equipment. This total historical level of investment results in an average level of service of \$421 per capita over the past 15 years. When applied against the anticipated population growth over the 14-year forecast period and accounting for the incline in population in existing housing, this allows for a maximum D.C. eligible amount of \$26.1 million to be included in the charge calculation.

To support new development over the 14-year forecast period, \$41.2 million in gross capital costs for growth-related projects have been identified. These costs are based on the capital budget and forecasts, as well as discussions with staff. \$801,900 has been deducted as a benefit to existing development and a further \$12.8 million has been deducted for the benefit to growth beyond the 14-year forecast period. Further, \$4.4 million has been added to reflect the existing D.C. reserve fund deficit. This results in \$27.5 million being included in the calculation of the charge.

These D.C. eligible costs are then attributed 74% to residential development and 26% to non-residential development based on the relationship of population to employment growth anticipated over the 14-year forecast period (i.e., 63,970 population and 22,478 employment). These growth-related projects and costs are detailed in Table 5-3.

5.2.3 Parks and Recreation Services

The City provides Parks and Recreation Services through 398 acres of parkland, 15,333 linear meters of trails, and 551,080 of facility space. The parkland, trails and facilities are maintained and supported through 56 vehicles and 228 items of equipment. This total historical level of investment results in an average level of service of \$7,572 per capita over the past 15 years. When applied against the anticipated population growth



over the 14-year forecast period and accounting for the incline in population in existing housing, this allows for a maximum D.C. eligible amount of \$469.4 million to be included in the charge calculation.

To provide service to new development over the 14-year forecast period \$468.2 million in gross capital costs have been identified primarily related to parks and facility needs. These capital needs are based on the City's capital budget and discussions with staff. \$108.4 million has been deducted as a benefit to existing development and \$10.1 in growth-related grants, subsidies, and other contribution has also been deducted related to the Pickering Heritage and Community Centre. Further, \$36.4 million has been deducted to reflect the existing D.C. reserve fund surplus and \$8.1 million has been deducted to reflect tourism related benefits of the redevelopment of Petticoat Creek. This results in \$305.1 million being included in the calculation of the charge.

These D.C. eligible costs are then attributed 95% to residential development as they are the primary uses of Parks and Recreation Services. These growth-related projects and costs are detailed in Table 5-4.

5.2.4 Library Services

The City provides Library Services through 51,040 sq.ft. of facility space, 324,289 collection items, and two vehicles. This total historical level of investment results in an average level of service of \$686 per capita over the past 15 years. When applied against the anticipated population growth over the 14-year forecast period and accounting for the incline in population in existing housing, this allows for a maximum D.C. eligible amount of \$42.6 million to be included in the charge calculation.

To provide service to new development over the 14-year forecast period, gross capital costs of \$58.0 million have been identified from which \$2.2 million has been deducted for the benefit to existing development and \$1.0 in growth-related grants, subsidies, and other contribution has been deducted related to the Pickering Heritage and Community Centre. Further, \$11.8 million has been deducted to reflect the existing D.C. reserve fund surplus. This results in \$42.9 million being included in the calculation of the charge.

These D.C. eligible costs are then attributed 95% to residential development as they are the primary users for Library Services. These growth-related projects and costs are detailed in Table 5-5.



5.2.5 By-law Enforcement Services

The City provides By-law Enforcement Services through 3,740 sq.ft. of facility space, 11.6 vehicles, and 9.8 equipped officers, which includes adjustments to account for 20% of the vans and 30% of the equipped officers not being enforcement related. This total historical level of investment results in an average level of service of \$61 per capita over the past 15 years. When applied against the anticipated population growth over the 14-year forecast period and accounting for the incline in population in existing housing, this allows for a maximum D.C. eligible amount of \$3.8 million to be included in the charge calculation.

To provide service to new development over the 14-year forecast period, gross capital costs of \$18.5 million have been identified from which \$5.2 million has been deducted for the benefit to existing development and a further \$3.9 million has been deducted for the benefit to growth beyond the 14-year forecast period. Additionally, \$5.5 million (30%) of the new animal shelter and by-law services facility costs have been deducted as it is related to the animals services outside of by-law enforcement and is not a D.C. eligible capital cost. Further, \$146,900 has been deducted to reflect the existing D.C. reserve fund surplus resulting in \$3.8 million being included in the calculation of the charge.

These D.C. eligible costs are then attributed 74% to residential development and 26% to non-residential development based on the relationship of population to employment growth anticipated over the 14-year forecast period. These growth-related projects and costs are detailed in Table 5-6.

5.2.6 Stormwater Management Services

Increased stormwater management needs reflect the need for service in addition to the local service requirements for development, and include erosion control works, conveyance control, new facilities, water quality treatment, and studies.

The growth-related capital cost for these needs is estimated to be \$64.6 million. A \$51.4 million deduction has been made for the benefit to existing development. After deducting \$3.2 million to reflect the existing D.C. reserve fund surplus \$10.0 million has been included in the calculation of the charge. These D.C. eligible costs are then attributed 74% to residential development and 26% to non-residential development



based on the relationship of population to employment growth anticipated over the 14-year forecast period. These growth-related projects and costs are detailed in Table 5-7.

5.2.7 Growth Related Studies

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

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

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

- Fire Protection Services;
- Other Transportation;
- Parks and Recreation Services;
- Library Services;
- By-Law Enforcement Services;
- Stormwater Services; and
- Transportation Services.

The following provides a list of the studies that have been identified for the 2025 to 2039 forecast period:

- D.C. Background Studies (3)
- Municipal Comprehensive Review/Update (2)
- Consolidated Zoning By-Law Review/Update (2)
- Northeast Pickering (Veraine) Land Use Study (1)

For planning related studies, a deduction of 10% of the growth-related costs has been applied to recognize the extent to which the studies relate to non-D.C. eligible services.



Planning related studies and future D.C. background studies have been allocated to the services in the following manner:

- Fire Protection Services – 4.5%
- Other Transportation – 4.8%
- Parks and Recreation Services – 61.7%
- Library Services – 8.7%
- By-Law Enforcement Services – 0.7%
- Stormwater Services – 1.7%
- Transportation Services – 17.9%

The total cost of these studies is \$4.9 million of which \$948,600 is a benefit to existing development. A deduction of \$193,000 has been made to recognize the portion of planning studies related to D.C. ineligible services, as mentioned above, and \$284,200 has been deducted to reflect the benefit to growth beyond the forecast period. After deducting the existing reserve fund balance of \$1.5 million a net D.C. eligible cost of \$3.5 million has been included in the calculation of the charge as presented in Table 5-8 below.

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service area and are presented in Table 5-9 below.



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

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 74%	Non-Residential Share 26%
	2025 to 2039									
	Facilities		-		-	-		-	-	-
1	Fire Station A (Seaton) - Future debt payments (Principal Share)	2025	7,671,300		7,671,300	191,800		7,479,500	5,534,830	1,944,670
2	FS #3 New Fire Station (Seaton)	2025	1,260,000		1,260,000	31,500		1,228,500	909,090	319,410
3	FS #3 New Fire Station (Seaton)	2030	10,040,000		10,040,000	251,000		9,789,000	7,243,860	2,545,140
4	FS #3 New Fire Station (Seaton)	2031	668,000		668,000	16,700		651,300	481,962	169,338
5	Training Centre	2030	2,500,000	666,700	1,833,300	1,612,000		221,300	163,762	57,538
6	Seaton Fire Station 3 - Land & Site Servicing	2025	2,683,963		2,683,963	67,100		2,616,863	1,936,479	680,384
7	Seaton Fire Station 3 - Land & Site Servicing	2026	1,672,811		1,672,811	41,800		1,631,011	1,206,948	424,063
			-		-	-		-	-	-
	Vehicles		-		-	-		-	-	-
8	Aerial (Fire Station B) (Seaton)	2030	2,300,000		2,300,000	57,500		2,242,500	1,659,450	583,050
9	Small vehicles (5) (Seaton)	2025-2039	312,250		312,250	7,800		304,450	225,293	79,157
10	Pumper	2025-2039	2,300,000		2,300,000	57,500		2,242,500	1,659,450	583,050
			-		-	-		-	-	-
	Equipment		-		-	-		-	-	-
11	Equipment for 20 Firefighters incl. Bunker Gear and Breathing Apparatus	2025-2039	442,600		442,600	-		442,600	327,524	115,076
12	Equipment for 20 Firefighters incl. Bunker Gear and Breathing Apparatus	2025-2039	442,600		442,600	-		442,600	327,524	115,076
13	Equipment for 5 FPOs and Training Officers	2025-2039	110,650		110,650	71,300		39,350	29,119	10,231
	Studies		-		-	-		-	-	-
14	Fire Master Plan	2032	130,000		130,000	32,500		97,500	72,150	25,350
			-		-	-		-	-	-
	Adjustment Related to Existing Population Incline		-		-	594,405		(594,405)	(594,405)	-
			-		-	-		-	-	-
	Reserve Fund Adjustments		-		-	-		(3,398,609)	(2,514,971)	(883,638)
			-		-	-		-	-	-
	Total		32,534,174	666,700	31,867,474	3,032,905	-	25,435,960	18,668,065	6,767,895



Table 5-2
Infrastructure Costs Covered in the D.C. Calculation – Other Transportation

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 74%	Non-Residential Share 26%
	2025 to 2039									
	Roads Operations Fleet and Equipment		-	-	-	-		-	-	-
1	4 Ton Dump Truck with Snow Plow and Wing	2026	500,000	-	500,000	-		500,000	370,000	130,000
2	4 Ton Dump Truck with Snow Plow and Wing	2027	500,000	-	500,000	-		500,000	370,000	130,000
3	4 Ton Dump Truck with Snow Plow and Wing	2028	500,000	-	500,000	-		500,000	370,000	130,000
4	4 Ton Dump Truck with Snow Plow, Wing and Brine Tank (2)	2029	1,000,000	-	1,000,000	-		1,000,000	740,000	260,000
5	4 Ton Dump Truck with Snow Plow, Wing & Brine Tank	2027	500,000	-	500,000	-		500,000	370,000	130,000
6	4 Ton Dump Truck with Snow Plow, Wing and Brine Tank (2)	2030	1,000,000	-	1,000,000	-		1,000,000	740,000	260,000
7	4 Ton Dump Truck with Snow Plow and Wing	2031	500,000	-	500,000	-		500,000	370,000	130,000
8	4 Ton Dump Truck with Snow Plow and Wing (2)	2034	1,000,000	946,608	53,392	-		53,392	39,510	13,882
9	5 Ton Dump Truck with Snow Plow and Wing	2029	550,000	-	550,000	-		550,000	407,000	143,000
10	5 Ton Dump Truck with Snow Plow and Wing	2030	550,000	-	550,000	-		550,000	407,000	143,000
11	5 Ton Truck with Snow Plow and Wing	2031	550,000	-	550,000	-		550,000	407,000	143,000
12	5 Ton Dump Truck with Snow Plow and Wing (3)	2032	1,650,000	-	1,650,000	-		1,650,000	1,221,000	429,000
13	5 Ton Dump Truck with Snow Plow and Wing (2)	2033	1,100,000	-	1,100,000	-		1,100,000	814,000	286,000
14	1 Ton Dump Truck with Tailgate Lift	2026	110,000	-	110,000	-		110,000	81,400	28,600
15	1 Ton Dump Truck with Tailgate Lift	2026	150,000	-	150,000	-		150,000	111,000	39,000
16	1 Ton Dump Truck with Tailgate Lift	2027	110,000	-	110,000	-		110,000	81,400	28,600
17	1 Ton Dump Truck with Tailgate Lift (2)	2028	220,000	-	220,000	-		220,000	162,800	57,200
18	Midsize SUV (5)	2034	500,000	473,304	26,696	-		26,696	19,755	6,941
19	Street Sweeper	2032	620,000	-	620,000	-		620,000	458,800	161,200
20	Tractor Snow Blower	2026	200,000	-	200,000	-		200,000	148,000	52,000
21	Sidewalk Plow with Attachments (2)	2027	600,000	-	600,000	-		600,000	444,000	156,000
22	Sidewalk Plow with Attachments	2026	233,800	-	233,800	-		233,800	173,012	60,788
23	Sidewalk Sweeper with Attachments	2025	233,800	-	233,800	-		233,800	173,012	60,788
24	Flail Mower	2027	180,000	-	180,000	-		180,000	133,200	46,800
25	Flail Mower	2033	180,000	-	180,000	-		180,000	133,200	46,800
26	1/2 Ton Pickup Truck (4)	2034	400,000	378,643	21,357	-		21,357	15,804	5,553



Table 5-2 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Other Transportation

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 74%	Non-Residential Share 26%
	2025 to 2039									
	Roads Operations Facilities		-	-	-	-		-	-	-
27	New Operations Centre (Principal Payments)	2025-2037	4,299,890	-	4,299,890	-		4,299,890	3,181,919	1,117,971
28	New Northern Satellite Operations Centre - Land & Site Servicing	2025	2,919,705	-	2,919,705	-		2,919,705	2,160,581	759,123
29	New Northern Satellite Operations Centre - Land & Site Servicing	2026	1,819,740	-	1,819,740	-		1,819,740	1,346,607	473,132
30	New Northern Satellite Operations Centre - Design	2025	674,050	-	674,050	-		674,050	498,797	175,253
31	New Northern Satellite Operations Centre - Construction	2030	11,672,350	11,049,144	623,206	-		623,206	461,172	162,033
32	New Northern Satellite Operations Centre - Construction	2031	207,400	-	207,400	-		207,400	153,476	53,924
			-	-	-	-		-	-	-
	Studies		-	-	-	-		-	-	-
33	Transportation Demand Management Plan/Parking Management Plan (Seaton)	2026	250,000	-	250,000	25,000		225,000	166,500	58,500
34	Neighbourhood Traffic Calming Measures	2025-2027	174,000	-	174,000	17,400		156,600	115,884	40,716
35	ITMP	2029	430,000	-	430,000	43,000		387,000	286,380	100,620
36	ITMP	2034	430,000	-	430,000	43,000		387,000	286,380	100,620
37	City Centre TMP	2030	300,000	-	300,000	30,000		270,000	199,800	70,200
			-	-	-	-		-	-	-
	Adjustment Related to Existing Population Incline		-	-	-	643,491		(643,491)	(643,491)	-
			-	-	-	-		-	-	-
	Reserve Fund Adjustments		4,371,313	-	4,371,313	-		4,371,313	3,234,771	1,136,541
	Total		41,186,047	12,847,700	28,338,347	801,891	-	27,536,455	20,209,669	7,326,786



Table 5-3
Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Parks Code	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2025 to 2039									95%	5%
	Parks			-		-	-		-	-	-
1	Parking lot expansion - Village East Park		2027	250,000		250,000	187,500		62,500	59,375	3,125
2	Community Park - Greenwood Conservation Lands (ph 1)		2025	500,000		500,000	250,000		250,000	237,500	12,500
3	Community Park - Greenwood Conservation Lands (ph 1)		2027	10,210,200		10,210,200	5,105,100		5,105,100	4,849,845	255,255
4	Community Park - Greenwood Conservation Lands (ph 2)		2031	5,903,000		5,903,000	1,905,900		3,997,100	3,797,245	199,855
5	Krosno Creek Valley - Park Construction		2031	405,400		405,400	40,500		364,900	346,655	18,245
6	Celebration Drive Piazza	P-090	2035-2039	3,535,000		3,535,000	353,500		3,181,500	3,022,425	159,075
7	Skate Board Park - (skate spot)		2027	336,900		336,900	168,500		168,400	159,980	8,420
8	D.H. Neighbourhood Park (Dersan & Tillings Road)		2025	1,395,000		1,395,000	34,900		1,360,100	1,292,095	68,005
9	City Centre Urban Park (0.3ha)	P-088	2026	15,756,000		15,756,000	7,878,000		7,878,000	7,484,100	393,900
10	New Urban Park (phase 2 of the Smart Center redevelopment - 1899 Brock Rd)		2035-2039	1,158,300		1,158,300	579,200		579,100	550,145	28,955
11	Beachfront Park Master Plan - Phase 2 Construction		2026-2027	5,750,000		5,750,000	2,875,000		2,875,000	2,731,250	143,750
12	WF trail between West Shore Boulevard and Marksbury Road		2025	2,092,200		2,092,200	1,046,100		1,046,100	993,795	52,305
13	Park Development in the Hydro corridor, Kingston to Finch as part of Highmark Homes development (Old Knob Hill Farms site)		2029	2,316,700		2,316,700	57,900		2,258,800	2,145,860	112,940
14	C10572.2602 Trail connection between parking lots - Alex Robertson Park		2026	100,900		100,900	50,500		50,400	47,880	2,520
15	C10572.2601 Waterfront Trail reconstruction - Alex Robertson Park		2026	228,900		228,900	113,500		113,400	107,730	5,670
	Amberlea Tennis Club, Shaybrook Park (Additional Tennis Court)		2025-2026			-	-		-	-	-
16	Park - William Jackson Drive		2025-2026	110,000		110,000	2,800		107,200	101,840	5,360
17	Village Green - Beachview Homes (Finch and Rosebank)		2026	235,800		235,800	5,900		229,900	218,405	11,495
18	Linear Park - Walnut Lane Extension	P-089	2027	175,000		175,000	17,500		157,500	149,625	7,875
19	Skateboard Park - Dave Ryan Community Park	P-123	2027	350,000		350,000	8,800		341,200	324,140	17,060
20	Maple Ridge Park Master Plan implementation	P-010	2026	1,000,000		1,000,000	500,000		500,000	475,000	25,000
21	Greenwood Park Master Plan implementation	P-076	2026	5,000,000		5,000,000	2,500,000		2,500,000	2,375,000	125,000
22	Trail from Creekside Park to SWM Pond		2028	250,000		250,000	125,000		125,000	118,750	6,250
23	Petticoat Creek Conservation Park		2035-2039	32,500,000	8,125,000	24,375,000	15,716,600		8,658,400	8,225,480	432,920
	Seaton Parkland			-		-	-		-	-	-
24	Village Green	P-108	2026	774,800		774,800	19,400		755,400	717,630	37,770
25	Neighbourhood Park	P-109	2026	1,605,000		1,605,000	40,100		1,564,900	1,486,655	78,245
26	Village Green	P-110	2026	801,800		801,800	20,000		781,800	742,710	39,090
27	Village Green	P-111	2026	498,000		498,000	12,500		485,500	461,225	24,275
28	Village Green	P-116	2028	660,300		660,300	16,500		643,800	611,610	32,190
29	Neighbourhood Park	P-117	2028	1,552,300		1,552,300	38,800		1,513,500	1,437,825	75,675
30	Village Green	P-118	2028	660,300		660,300	16,500		643,800	611,610	32,190
31	Village Green	P-119	2026	1,347,500		1,347,500	33,700		1,313,800	1,248,110	65,690
32	Neighbourhood Park	P-120	2027	1,435,100		1,435,100	35,900		1,399,200	1,329,240	69,960
33	Neighbourhood Park	P-122	2027	1,677,000		1,677,000	41,900		1,635,100	1,553,345	81,755
34	Neighbourhood Park	P-128	2025	1,691,100		1,691,100	42,300		1,648,800	1,566,360	82,440



Table 5-3 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Parks Code	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2025 to 2039									95%	5%
35	Community Park at Recreation Centre II	P-129	2033	1,953,900		1,953,900	48,800		1,905,100	1,809,845	95,255
36	Village Green	P-130	2033	653,500		653,500	16,300		637,200	605,340	31,860
37	Village Green	P-133	2027	599,600		599,600	15,000		584,600	555,370	29,230
38	Neighbourhood Park	P-134	2027	1,991,600		1,991,600	49,800		1,941,800	1,844,710	97,090
39	Neighbourhood Park	P-135	2027	1,595,500		1,595,500	39,900		1,555,600	1,477,820	77,780
40	Village Green	P-136	2027	671,100		671,100	16,800		654,300	621,585	32,715
41	Village Green	P-137	2029	653,500		653,500	16,300		637,200	605,340	31,860
42	Village Green	P-138	2029	652,200		652,200	16,300		635,900	604,105	31,795
43	Village Green	P-139	2029	865,100		865,100	21,600		843,500	801,325	42,175
44	Village Green	P-140	2031	774,800		774,800	19,400		755,400	717,630	37,770
45	Community Park	P-141	2030	7,994,900		7,994,900	199,900		7,795,000	7,405,250	389,750
46	Neighbourhood Park	P-142	2030	2,536,000		2,536,000	63,400		2,472,600	2,348,970	123,630
47	Village Green	P-143	2030	648,000		648,000	16,200		631,800	600,210	31,590
48	District Park (Phase 1)	P-144	2032	16,844,100		16,844,100	421,100		16,423,000	15,601,850	821,150
49	District Park (Phase 2)	P-144	2034	16,699,900		16,699,900	417,500		16,282,400	15,468,280	814,120
50	Park Gateway Feature - Seaton		2025	400,000		400,000	10,000		390,000	370,500	19,500
				-		-	-		-	-	-
	Trails			-		-	-		-	-	-
51	Seaton Primary Neighbourhood Connection Trails	1 major stream crossing	T-1	851,600		851,600	21,300		830,300	788,785	41,515
52	Seaton Primary Neighbourhood Connection Trails	1 minor stream crossing	T-2	520,100		520,100	13,000		507,100	481,745	25,355
53	Seaton Primary Neighbourhood Connection Trails	1 major stream crossing	T-4	2,028,000		2,028,000	50,700		1,977,300	1,878,435	98,865
54	Seaton Primary Neighbourhood Connection Trails	2 major stream crossing	T-6	1,516,000		1,516,000	37,900		1,478,100	1,404,195	73,905
55	Seaton Primary Neighbourhood Connection Trails	2 major stream crossing	T-8	1,210,100		1,210,100	30,300		1,179,800	1,120,810	58,990
56	Seaton Primary Neighbourhood Connection Trails	1 minor stream crossing	T-9	283,000		283,000	7,100		275,900	262,105	13,795
57	Seaton Primary Neighbourhood Connection Trails	1 major stream crossing	T-10	613,100		613,100	15,300		597,800	567,910	29,890
58	Seaton Primary Neighbourhood Connection Trails	1 major stream crossing	T-11	613,100		613,100	15,300		597,800	567,910	29,890
59	Seaton Primary Neighbourhood Connection Trails	1 major stream crossing	T-12	552,500		552,500	13,800		538,700	511,765	26,935
60	Seaton Primary Neighbourhood Connection Trails	1 major stream crossing	T-13	579,400		579,400	14,500		564,900	536,655	28,245
61	Seaton Primary Neighbourhood Connection Trails	1 major stream crossing	T-14	592,900		592,900	14,800		578,100	549,195	28,905
62	Durham Meadoway (Dixie to Valley Farm)		2027	1,324,350		1,324,350	662,200		662,150	629,043	33,108
63	Trail - Bayly Street from Go Station to Hydro Corridor		2027	590,200		590,200	295,100		295,100	280,345	14,755
64	Trail - Finch to Brockridge Park (45m bridge)		2032	1,390,000		1,390,000	695,000		695,000	660,250	34,750
65	Trail - Wharf Street to Sandy Beach Road		2031	674,700		674,700	337,400		337,300	320,435	16,865
66	Durham Meadoway (Townline to Dixie)		2029	2,236,500		2,236,500	1,118,300		1,118,200	1,062,290	55,910
				-		-	-		-	-	-
	Facilities			-		-	-		-	-	-
67	Seaton Recreation Complex (Parks and Recreation share. Excl. Arena Costs)		2026	145,305,866		145,305,866	3,632,600		141,673,266	134,589,603	7,083,663
68	Seaton Recreation Complex (Parks and Recreation share. Excl. Arena Costs)		2025	5,530,246		5,530,246	138,300		5,391,946	5,122,349	269,597
69	City Centre - Youth & Seniors' Centre		2031	7,999,400		7,999,400	4,109,100		3,890,300	3,695,785	194,515
70	City Centre - Youth & Seniors' Centre		2032	71,994,100		71,994,100	36,981,800		35,012,300	33,261,685	1,750,615
71	Community Centre (Part of Pickering Heritage and Community Centre)		2025	45,241,534		45,241,534	9,501,900	10,125,476	25,614,158	24,333,450	1,280,708



Table 5-3 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Parks Code	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2025 to 2039									95%	5%
	Parks Operations Facilities			-		-	-		-	-	-
72	New Operations Centre (Principal Payments)		2025-2037	2,749,110		2,749,110	-		2,749,110	2,611,655	137,456
73	New Northern Satellite Operations Centre - Land & Site Servicing		2025	1,866,696		1,866,696	-		1,866,696	1,773,362	93,335
74	New Northern Satellite Operations Centre - Land & Site Servicing		2026	1,163,440		1,163,440	-		1,163,440	1,105,268	58,172
75	New Northern Satellite Operations Centre - Design		2025	430,950		430,950	-		430,950	409,403	21,548
76	New Northern Satellite Operations Centre - Construction		2030	7,462,650		7,462,650	-		7,462,650	7,089,518	373,133
77	New Northern Satellite Operations Centre - Construction		2031	132,600		132,600	-		132,600	125,970	6,630
				-		-	-		-	-	-
	Parks Operations Vehicles and Equipment			-		-	-		-	-	-
78	Wide Area Mower		2025	225,000		225,000	-		225,000	213,750	11,250
79	Wide Area Mower		2030	225,000		225,000	-		225,000	213,750	11,250
80	Wide Area Mower		2031	225,000		225,000	-		225,000	213,750	11,250
81	Wide Area Mower		2033	225,000		225,000	-		225,000	213,750	11,250
82	Litter Picker Vacuum		2026	66,800		66,800	-		66,800	63,460	3,340
83	Enclosed Trailer		2026	25,000		25,000	-		25,000	23,750	1,250
84	Enclosed Trailer		2029	25,000		25,000	-		25,000	23,750	1,250
85	Enclosed Trailers (2)		2033	50,000		50,000	-		50,000	47,500	2,500
86	Zero Turn Mower (2)		2026	70,000		70,000	-		70,000	66,500	3,500
87	Zero Turn Mower (3)		2033	120,000		120,000	-		120,000	114,000	6,000
88	1 Ton Pickup Truck with Tow Package		2026	100,000		100,000	-		100,000	95,000	5,000
89	Ton Pickup Truck with Tow Package		2026	80,000		80,000	-		80,000	76,000	4,000
90	3/4 Ton Pickup Truck with Tow Package		2028	110,000		110,000	-		110,000	104,500	5,500
91	3/4 Ton Pickup Truck with Plow and Salter		2029	110,000		110,000	-		110,000	104,500	5,500
92	3/4 Ton Pickup Truck with Plow and Salter		2030	110,000		110,000	-		110,000	104,500	5,500
93	1/2 Ton Pickup Truck (3)		2031	255,000		255,000	-		255,000	242,250	12,750
94	1/2 Ton Pickup Truck (2)		2032	170,000		170,000	-		170,000	161,500	8,500
95	1/2 Ton Pickup Truck (2)		2033	170,000		170,000	-		170,000	161,500	8,500
96	1 Ton Dump Truck with Tailgate Lift		2025	150,000		150,000	-		150,000	142,500	7,500
97	1 Ton Dump Truck with Tailgate Lift		2026	110,000		110,000	-		110,000	104,500	5,500
98	1 Ton Dump Truck with Tailgate Lift (2)		2028	220,000		220,000	-		220,000	209,000	11,000
99	1 Ton Dump Truck with Aluminum Dump Body/Liftgate for Seaton		2031	110,000		110,000	-		110,000	104,500	5,500
100	1 Ton Dump Truck with Aluminum Dump Body/Liftgate for Seaton (2)		2031	220,000		220,000	-		220,000	209,000	11,000
101	Midsize 4 Wheel Drive Vehicle (3)		2031	255,000		255,000	-		255,000	242,250	12,750
102	Midsize 4 Wheel Drive Vehicle		2032	85,000		85,000	-		85,000	80,750	4,250
103	Utility Vehicle		2029	35,000		35,000	-		35,000	33,250	1,750
104	Utility Vehicle		2031	35,000		35,000	-		35,000	33,250	1,750
105	Utility Vehicle		2032	35,000		35,000	-		35,000	33,250	1,750



Table 5-3 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Parks Code	Timing (year)	Gross Capital Cost Estimate (2025\$)	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
	2025 to 2039										
	Studies			-		-	-		-	-	-
106	Seaton Primary Trails IO EA Phase 1 & 2 Lands (including site walks, surveying, archaeology)		2025-2039	537,300		537,300	-		537,300	510,435	26,865
107	Recreation and Parks 10-Year Plan		2035	200,000		200,000	50,000		150,000	142,500	7,500
108	Whitevale Park Revitalization Study		2025-2039	107,500		107,500	26,900		80,600	76,570	4,030
109	Thompson Corners Community Centre Planning Process		2030-2034	100,000		100,000	25,000		75,000	71,250	3,750
110	Aquatic, Fitness & Program Strategy		2025-2026	50,000		50,000	12,500		37,500	35,625	1,875
111	Recreation & Parks Level of Service Review		2025-2026	100,000		100,000	50,000		50,000	47,500	2,500
112	Capital Facility Study for Dunbarton Indoor Pool		2027-2029	50,000		50,000	25,000		25,000	23,750	1,250
113	CHDRC – Capital facility study, long term revitalization		2027-2029	75,000		75,000	37,500		37,500	35,625	1,875
114	Arena Needs Assessment		2027-2029	75,000		75,000	37,500		37,500	35,625	1,875
				-		-	-		-	-	-
	Adjustment Related to Existing Population Incline			-		-	9,212,945		(9,212,945)	(9,212,945)	-
				-		-	-		-	-	-
	Reserve Fund Adjustments			-		-	-		(36,437,941)	(34,616,044)	(1,821,897)
	Total			468,157,943	8,125,000	460,032,943	108,411,645	10,125,476	305,057,881	289,344,339	15,713,541



Table 5-4
Infrastructure Costs Covered in the D.C. Calculation – Library Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development ¹	Total	Residential Share	Non-Residential Share
	2025 to 2039									95%	5%
	Facilities		-	-		-	-		-	-	-
1	Seaton Recreation Complex (Library share)	2026-2029	22,938,409	-		22,938,409	573,500		22,364,909	21,246,664	1,118,245
2	Seaton Recreation Complex Design (Library share)	2025	864,718	-		864,718	21,600		843,118	800,962	42,156
3	Seaton Recreation Complex Library Collection Materials	2026-2029	4,017,000	-		4,017,000	100,400		3,916,600	3,720,770	195,830
4	Library (Part of Pickering Heritage and Community Centre)	2025	3,634,901	-		3,634,901	90,900	1,004,068	2,539,933	2,412,936	126,997
5	Provision for City Centre and George Ashe Expansion and Materials	2035-2039	26,029,419	-		26,029,419	-		26,029,419	24,727,948	1,301,471
			-	-		-	-		-	-	-
	Studies		-	-		-	-		-	-	-
6	Library-Facilities/Master Plan	2025	75,000	-		75,000	18,800		56,200	53,390	2,810
7	Library-Strategic Plan	2027	110,000	-		110,000	27,500		82,500	78,375	4,125
8	Library-Strategic Plan	2031	110,000	-		110,000	27,500		82,500	78,375	4,125
9	Library-Strategic Plan	2035	110,000	-		110,000	27,500		82,500	78,375	4,125
10	Library-Facilities/Master Plan	2035	75,000	-		75,000	18,800		56,200	53,390	2,810
			-	-		-	-		-	-	-
	Adjustment Related to Existing Population Incline		-	-		-	1,295,917		(1,295,917)	(1,295,917)	-
			-	-		-	-		-	-	-
	Reserve Fund Adjustments		-	-		-	-		(11,847,728)	(11,255,341)	(592,386)
			-	-		-	-		-	-	-
	Total		57,964,447	-	-	57,964,447	2,202,417	1,004,068	42,910,235	40,699,927	2,210,308

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



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

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 74%	Non-Residential Share 26%
	2025 to 2039										
	Facilities		-	-		-	-		-	-	-
1	Animal Shelter & By-Law Services	2026	14,714,000	3,125,645	4,414,200	7,174,155	4,094,300		3,079,855	2,279,093	800,762
2	Animal Shelter & By-Law Services Land & Site	2025	2,236,636	475,121	670,991	1,090,524	622,400		468,124	346,412	121,712
3	Animal Shelter & By-Law Services Land & Site	2026	1,394,009	296,125	418,203	679,682	387,900		291,782	215,919	75,863
			-	-		-	-		-	-	-
	Vehicles		-	-		-	-		-	-	-
4	Midsized 4 Wheel Drive Vehicle	2029	85,000			85,000	2,100		82,900	61,346	21,554
5	Midsized 4 Wheel Drive Vehicle	2030	85,000			85,000	2,100		82,900	61,346	21,554
			-	-		-	-		-	-	-
	Adjustment Related to Existing Population Incline		-	-		-	88,114		(88,114)	(88,114)	-
			-	-		-	-		-	-	-
	Reserve Fund Adjustments		-	-		-	-		(146,850)	(108,669)	(38,181)
	Total		18,514,645	3,896,891	5,503,394	9,114,361	5,196,914	-	3,770,597	2,767,332	1,003,265



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

Proj. No.	Increased Service Needs Attributable to Anticipated Development			Timing (year)	Gross Capital Cost Estimate (2025\$)	Net Capital Cost	Benefit to Existing Development	Less:	Potential D.C. Recoverable Cost		
								Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 74%	Non-Residential Share 26%
	2025 to 2039										
1	Krosno Creek SWM Facility K12 - Design	B-18 D	SWM Facility at mouth of Hydro Marsh - Design	2035-2039	138,500	138,500	72,000		66,500	49,210	17,290
2	Krosno Creek SWM Facility K12 - Construction	B-18 C	SWM Facility at mouth of Hydro Marsh - Construction	2035-2039	1,274,200	1,274,200	662,600		611,600	452,584	159,016
3	Krosno Creek SWM Facility K16 - Design	B-19 D	SWM Facility at Hydro Marsh - Design	2025-2026	188,542	188,542	98,000		90,542	67,001	23,541
4	Krosno Creek SWM Facility K16 - Construction	B-19 C	SWM Facility at Hydro Marsh - Construction	2027	1,259,900	1,259,900	655,100		604,800	447,552	157,248
5	Krosno Creek SWM Facility K19 - Design	B-30 D	SWM Facility - Krosno Creek (Hydro Corridor, west of Quigely St.) - Design	2035-2039	616,500	616,500	320,600		295,900	218,966	76,934
6	Krosno Creek SWM Facility K19 - Construction	B-30 C	SWM Facility - Krosno Creek (Hydro Corridor, west of Quigely St.) - Construction	2035-2039	2,364,600	2,364,600	1,229,600		1,135,000	839,900	295,100
7	Krosno Creek SWM Facility 17/18 - Design	B-31 D	SWM Facility - Krosno Creek (Hydro Corridor, west of Feldspar Crt.) - Design	2035-2039	436,100	436,100	226,800		209,300	154,882	54,418
8	Krosno Creek SWM Facility 17/18 - Construction	B-31 C	SWM Facility - Krosno Creek (Hydro Corridor, west of Feldspar Crt.) - Construction	2035-2039	2,108,300	2,108,300	1,096,300		1,012,000	748,880	263,120
9	Amberlea Creek SWM Facility A3 - Design	A-8 D	SWM Facility at outfall to tributary of Amberlea Creek - Design	2035-2039	173,400	173,400	137,300		36,100	26,714	9,386
10	Petticoat Creek Erosion Control - Design	H-10 D	Erosion assessment and fixing of erosion channel and banks	2035-2039	406,000	406,000	360,100		45,900	33,966	11,934
11	Petticoat Creek Erosion Control - Construction	H-10 C	Erosion assessment and fixing of erosion channel and banks	2035-2039	2,578,200	2,578,200	2,286,900		291,300	215,562	75,738
12	Oil Grit Separators Installation (15)		Install 1 units per year for water quality treatment	2025-2039	6,064,500	6,064,500	4,345,300		1,719,200	1,272,208	446,992
13	Amberlea Creek Mouth SWM Facility - Design	W-7 D	SWM/Forebay Facility to FB - Design	2035-2039	954,900	954,900	830,800		124,100	91,834	32,266
14	Amberlea Creek Mouth SWM Facility - Construction	W-7 C	SWM/Forebay Facility to FB - Construction	2035-2039	10,694,800	10,694,800	9,304,500		1,390,300	1,028,822	361,478
15	Dunbarton Creek Mouth SWM Facility - Design	W-8 D	SWM/Forebay Facility to FB - Design	2035-2039	954,900	954,900	830,800		124,100	91,834	32,266
16	Dunbarton Creek Mouth SWM Facility - Construction	W-8 C	SWM/Forebay Facility to FB - Construction	2035-2039	10,694,800	10,694,800	9,304,500		1,390,300	1,028,822	361,478
17	Amberlea Creek SWM Facility A3 - Construction	A-8 C	SWM Facility at outfall to tributary of Amberlea Creek - Construction	2035-2039	1,814,400	1,814,400	1,436,200		378,200	279,868	98,332
18	Pine Creek SWM Facility P31 - Design	L-20 D	SWM Facility at outfall to Pine Creek at Glenanna Rd. - Design	2035-2039	186,400	186,400	162,200		24,200	17,908	6,292
19	Pine Creek SWM Facility P31 - Construction	L-20 C	SWM Facility at outfall to Pine Creek at Glenanna Rd. - Construction	2035-2039	1,961,300	1,961,300	1,706,300		255,000	188,700	66,300
20	Pine Creek SWM Facility P29 - Design	B-33 D	SWM Facility at outlet of Pine Creek at Fairview Ave. - Design	2035-2039	105,300	105,300	91,600		13,700	10,138	3,562
21	Pine Creek SWM Facility P29 - Construction	B-33 C	SWM Facility at outlet of Pine Creek at Fairview Ave. - Construction	2035-2039	939,400	939,400	817,300		122,100	90,354	31,746
22	Pine Creek SWM Facility P22 - Design	L-21 D	SWM Facility at outlet of Pine Creek at Cedarwood Crt. - Design	2025	302,500	302,500	263,200		39,300	29,082	10,218
23	Pine Creek SWM Facility P22 - Construction	L-21 C	SWM Facility at outlet of Pine Creek at Cedarwood Crt. - Construction	2027	2,541,700	2,541,700	2,211,300		330,400	244,496	85,904



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

Proj. No.	Increased Service Needs Attributable to Anticipated Development			Timing (year)	Gross Capital Cost Estimate (2025\$)	Net Capital Cost	Benefit to Existing Development	Less:	Potential D.C. Recoverable Cost		
								Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 74%	Non-Residential Share 26%
	2025 to 2039										
24	Pine Creek SWM Facility P27 - Design	L-22 D	SWM Facility at outlet of Pine Creek at Storrington St. - Design	2035-2039	180,500	180,500	157,000		23,500	17,390	6,110
25	Pine Creek SWM Facility P27 - Construction	L-22 C	SWM Facility at outlet of Pine Creek at Storrington St. - Construction	2035-2039	1,894,700	1,894,700	1,648,400		246,300	182,262	64,038
26	Pine Creek Culvert Replacements - Design	TC-23 D	Replace Radom St culverts, Kingston Rd culvert, channel works	2026	1,714,600	1,714,600	1,496,600		218,000	161,320	56,680
27	Pine Creek Culvert Replacements - Construction	TC-23 C	Replace Radom St culverts, Kingston Rd culvert, channel works	2030-2039	8,131,700	8,131,700	7,097,900		1,033,800	765,012	268,788
28	Pine Creek Restoration Sites 1&2&3&4			2034	100,000	100,000	87,400		12,600	9,324	3,276
29	Pine Creek Restoration Site 25			2026	201,700	201,700	176,300		25,400	18,796	6,604
30	Pine Creek Restoration Sites 13-16			2027	101,800	101,800	89,000		12,800	9,472	3,328
31	Pine Creek Restoration Sites 17&18			2032	105,600	105,600	92,300		13,300	9,842	3,458
32	Pine Creek Restoration Sites 17&18			2034	1,050,000	1,050,000	918,000		132,000	97,680	34,320
33	Oklahoma Drive Reconstruction and OGS Installation			2025-2039	1,100,000	1,100,000	788,200		311,800	230,732	81,068
	Studies				-	-	-		-	-	-
34	Brock Industrial Drainage Master Plan			2025-2032	403,000	403,000	40,300		362,700	268,398	94,302
35	Stormwater Management Study for Infill Development			2025-2032	289,900	289,900	72,500		217,400	160,876	56,524
36	Frenchman's Bay Stormwater Management Master Plan Update			2025-2032	600,000	600,000	60,000		540,000	399,600	140,400
	Adjustment Related to Existing Population Incline				-	-	233,300		(233,300)	(233,300)	-
	Reserve Fund Adjustments				-	-	-		(3,242,724)	(2,399,616)	(843,108)
	Total				64,632,642	64,632,642	51,406,500	-	9,983,418	7,327,071	2,656,347



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

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2025 to 2039									89%	11%
1	Development Charges Background Study	2029	100,000	-		100,000	-		100,000	88,594	11,406
2	Development Charges Background Study	2033	100,000	-		100,000	-		100,000	88,594	11,406
3	Development Charges Background Study	2027	100,000	-		100,000	-		100,000	88,594	11,406
4	Municipal Comprehensive Review - 5 Year Review	2030	250,000	-	18,750	231,250	62,500		168,750	149,503	19,247
5	Municipal Comprehensive Review - Comprehensive Update	2035	500,000	-	37,500	462,500	125,000		337,500	299,005	38,495
6	Consolidated Zoning By-Law Review - 5 Year Review	2030	250,000	-	12,500	237,500	125,000		112,500	99,668	12,832
7	Consolidated Zoning By-Law Review - Comprehensive Update	2035	850,000	-	42,500	807,500	425,000		382,500	338,873	43,627
8	Northeast Pickering (Veraine) Land Use Study	2035-2039	1,223,800	284,200	81,720	857,880	122,400		735,480	651,592	83,888
			-	-		-	-		-	-	-
	Adjustment Related to Existing Population Incline		-	-		-	88,736		(88,736)	(88,736)	-
			-	-		-	-		-	-	-
	Reserve Fund Adjustments		1,509,099	-		1,509,099	-		1,509,099	1,336,974	172,125
			-	-		-	-		-	-	-
	Total		4,882,899	284,200	192,970	4,405,729	948,636	-	3,457,092	3,052,662	404,431



Table 5-8
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies – Residential/Non-Residential Shares

Service	Total	Residential Share	Non-Residential Share
Transportation Services	620,460	452,936	167,524
Fire Protection Services	156,631	115,907	40,724
Parks and Recreation Services	2,132,173	2,025,564	106,609
Library Services	299,917	284,921	14,996
By-Law Enforcement Services	22,639	16,753	5,886
Stormwater Services	59,941	44,357	15,585
Other Transportation	165,331	122,345	42,986
Total	3,457,092	3,062,783	394,310
Residential/Non-Residential Share		89%	11%



5.3 Service Levels and 14-Year Capital Costs for area-specific D.C. Calculation

This section evaluates the development-related capital requirements for Transportation Services over the 14-year planning period (mid 2025 to mid 2039) outside of the Seaton Lands. The service is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.3.1 Transportation Services

The City currently provides Transportation Services utilizing an inventory of 155.4 km of roads, 72 bridges and culverts, 346,700 meters of sidewalks and active transportation routes, and 25 traffic/pedestrian signals. This historical level of investment results in an average level of service of \$6,949 per capita over the past 15 years. When applied against the anticipated population growth over the 14-year forecast period (i.e., 14,143 net population growth, excluding institutional population) and accounting for the 12.6% incline in population in existing dwelling units, this allows for a maximum D.C. eligible amount of \$85.9 million to be included in the charge calculation.

To provide service to new development over the 14-year forecast period, \$315.1 million in gross capital costs of growth-related projects have been identified based on the City’s capital budget and discussions with staff. \$111.8 million has been deducted as a benefit to existing development and a further \$94.4 million has been deducted for the benefit to growth beyond the 14-year forecast period. Further, \$23.0 million has been deducted to reflect the existing D.C. reserve fund surplus resulting in \$85.9 million being included in the calculation of the charge.

These D.C. eligible costs are then attributed 73% to residential development and 27% to non-residential development based on the relationship of population to employment growth anticipated over the 14-year forecast period (i.e., 14,143 population and 5,236 employment). These growth-related projects and costs are detailed in Table 5-10.



Table 5-10
Infrastructure Costs Covered in the D.C. Calculation – Transportation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development		Roads Codes	2025 Budget Code	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2025 to 2039												
	Roads												
1	DH-13 William Jackson Drive (Old Taunton Road) - Road Reconstruction	Urfe Creek to Taunton Road 3-lane Road Reconstruction, Rural, incl. pedestrian trail	DH-13	C10570.2804	2028	4,264,500	-	4,264,500	426,500		3,838,000	2,801,740	1,036,260
2	DH-14 William Jackson Drive (Old Taunton Road) - Culvert Replacement	Urfe Creek Culvert Structure	DH-14	C10570.2306	2027	5,399,700	-	5,399,700	540,000		4,859,700	3,547,581	1,312,119
3	DH-1 Palmer Sawmill Road (Valley Farm Road) - Road Construction	North of Third Concession to Tillings Road. 3-lane Road Construction, Urbanization, incl. storm and MUP	DH-1		2035-2039	4,566,800	2,686,366	1,880,434	456,700		1,423,734	1,039,326	384,408
4	RO-3 Twyn Rivers Drive - Road Reconstruction	Hoover Drive to West Boundary Limit. 2-lane Road Reconstruction, Urbanization, incl. storm and sidewalk	RO-3	C10575.3001	2030	1,095,800	-	1,095,800	821,900		273,900	199,947	73,953
5	RO-3 Twyn Rivers Drive - Road Reconstruction	Hoover Drive to West Boundary Limit. 2-lane Road Reconstruction, Urbanization, incl. storm and sidewalk	RO-3	C10575.3001	2032	4,383,200	-	4,383,200	3,287,400		1,095,800	799,934	295,866
6	RP-4a Finch Avenue - Road Reconstruction	Altona Road to Culvert Structure. 3-lane Road Reconstruction, Urbanization, incl. storm and sidewalk	RP-4a	C10575.2804	2028	1,963,300	-	1,963,300	490,800		1,472,500	1,074,925	397,575
7	RP-4c Finch Avenue - Road Reconstruction	Woodview Avenue to 190m West. 3-lane Road Reconstruction, Urbanization, incl. storm and sidewalk	RP-4c	C10575.3003	2030	746,500	-	746,500	186,600		559,900	408,727	151,173
8	RP-4d Finch Avenue - Road Reconstruction	190m West of Woodview Avenue to Townline. 3-lane Road Reconstruction, Urbanization, incl. storm and sidewalk	RP-4d	C10575.3201	2032	3,616,800	-	3,616,800	904,200		2,712,600	1,980,198	732,402
9	WO-5 Sheppard Avenue - New Sidewalk Installation	Whites Road to Rosebank Road (West Jog) (north side)	WO-5	C10515.2701	2027	381,300	-	381,300	286,000		95,300	69,569	25,731
10	WO-9 Sheppard Avenue - New Sidewalk Installation	Whites Road to Fairport Road (south side), incl. structure extension	WO-9	C10515.2901	2029	617,300	-	617,300	463,000		154,300	112,639	41,661
11	RU-4 Audley Road (Sideline 2) - Road Reconstruction	Fifth Concession Road to Hwy 7. 2-lane Road Reconstruction, Rural, incl. structures	RU-4a	C10575.2905	2029	6,887,000	-	6,887,000	3,443,500		3,443,500	2,513,755	929,745
12	RU-4 Audley Road (Sideline 2) - Culvert Replacement with Design and Approvals	Fifth Concession Road to Hwy 7.	RU-4b	C10575.2603	2026	981,000	-	981,000	490,500		490,500	358,065	132,435
13	D-4 Dunbarton Walkway - New Walkway Installation	Dunbarton Road to Rambleberry Avenue	D-4	C10305.3201	2032	609,100	-	609,100	456,800		152,300	111,179	41,121
14	DH-2 Palmer Sawmill Road (Valley Farm Road) New Bridge Construction - EA & Design	Over the Ganatsekiagion Creek	DH-2		2035-2039	1,158,300	681,379	476,921	115,800		361,121	263,618	97,503
15	DH-2 Palmer Sawmill Road (Valley Farm Road) New Bridge Construction	Over the Ganatsekiagion Creek	DH-2		2035-2039	18,122,000	10,660,102	7,461,898	1,812,200		5,649,698	4,124,280	1,525,419
16	R-4a Oakwood Drive - Road Reconstruction	Rougemount Drive to Mountain Ash Drive. 2-lane Road Reconstruction, Urbanization, incl. storm and sidewalk	R-4a	C10575.3008	2030	2,243,800	-	2,243,800	1,121,900		1,121,900	818,987	302,913
17	R-4b Oakwood Drive - Road Reconstruction	Mountain Ash Drive to Toynevale Road. 2-lane Road Reconstruction, Urbanization, incl. storm and sidewalk	R-4b	C10575.2703	2028	1,123,280	-	1,123,280	561,600		561,680	410,026	151,654
18	R-5b Rougemount Drive - Road Reconstruction	Toynevale Road to 200m South. 2-lane Road Reconstruction, Urbanization, incl. storm and sidewalk	R-5b	C10575.2701	2027	1,277,500	-	1,277,500	638,800		638,700	466,251	172,449
19	R-5a Rougemount Drive - Road Reconstruction	From 200m south of Toynevale Road to Oakwood Drive. 2-lane Road Reconstruction, Urbanization, incl. storm and sidewalk	R-5a	C10575.2901	2029	4,979,100	-	4,979,100	2,489,600		2,489,500	1,817,335	672,165



Table 5-10 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Transportation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development		Roads Codes	2025 Budget Code	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 73%	Non-Residential Share 27%
	2025 to 2039												
20	RP-2 Finch Avenue - Culvert Replacement	275m West of Altona Road.	RP-2	C10575.2601	2026	324,220	-	324,220	162,100		162,120	118,348	43,772
21	RP-2 Finch Avenue - Culvert Replacement	275m West of Altona Road.	RP-2	C10575.2601	2028	1,296,880	-	1,296,880	648,400		648,480	473,390	175,090
22	RU-7a Scarborough / Pickering Townline - Road Reconstruction	CPR to Third Concession Road (Taunton/Steeles). 2-lane Road Reconstruction, Rural, incl. widening	RU-7a	C10575.2705	2027	7,393,400	-	7,393,400	3,696,700		3,696,700	2,698,591	998,109
23	RU-7b Scarborough / Pickering Townline - Culvert Replacement with Design and Approvals	60m South of Third Concession Road.	RU-7b	C10575.2702	2027	1,347,500	-	1,347,500	673,800		673,700	491,801	181,899
24	TC-13 Dixie Road - New Sidewalk Installation	Kingston Road to South Limit (East side)	TC-13		2035-2039	72,600	11,830	60,770	54,500		6,270	4,577	1,693
25	W-4b Granite Court - from Bridge to Whites Road	CNR Bridge to Whites (north side). Upgrade existing asphalt to 1.8m concrete	W-4b	C10515.2402 W-4b	2025	26,700	-	26,700	20,000		6,700	4,891	1,809
26	B-27 Plummer Street Extension - New Bridge Construction	At Krosno Creek	B-27	C10575.3004	2030	3,373,100	-	3,373,100	843,300		2,529,800	1,846,754	683,046
27	B-28 Plummer Street Extension - New Road Construction	Krosno Creek to Bayly Street. 3-lane Road Construction, Urbanization, incl. storm and sidewalk. Oversizing to Collector	B-28	C10575.3005	2030	84,400	-	84,400	21,100		63,300	46,209	17,091
28	L-17a Rosebank Road - Road Reconstruction	CPR Overpass to Third Concession Road. 2-lane Road Reconstruction, Rural, incl. widening	L-17a		2035-2039	5,168,500	2,533,619	2,634,881	1,292,100		1,342,781	980,230	362,551
29	L-17b Rosebank Road - Bridge Replacement with Design and Approvals	350m south of Third Concession Road	L-17b		2035-2039	579,200	283,924	295,276	144,800		150,476	109,847	40,628
30	L-18 Rosebank Road - Road Reconstruction	Third Concession Road to Taunton Road. 2-lane Road Reconstruction, Rural, incl. widening	L-18		2035-2039	4,215,400	2,066,360	2,149,040	1,053,900		1,095,140	799,452	295,688
31	BI-21 Montgomery Park Road - Road Reconstruction	Sandy Beach Road to Mckay Road. 3-lane Road Reconstruction, Rural, incl. full load base	BI-21	C10570.2805	2028	5,798,000	-	5,798,000	2,899,000		2,899,000	2,116,270	782,730
32	Third Concession Rd. - Dixie Rd. To Whites Rd.	Reconstruction/widen	L-12		2035-2039	6,131,700	3,005,780	3,125,920	1,532,900		1,593,020	1,162,904	430,115
33	L-13a Third Concession Road - Road Reconstruction	Whites Road to Rosebank Road (west leg)	L-13a		2035-2039	2,759,100	1,352,497	1,406,603	689,800		716,803	523,267	193,537
34	L-13b Third Concession Road - Culvert Replacement	East of Rosebank Road (east leg) 188m	L-13b		2035-2039	513,100	251,506	261,594	128,300		133,294	97,305	35,989
35	L-13c Third Concession Road - Road Reconstruction	Rosebank Road (west leg) to Altona Road	L-13c	C10570.2601	2026	2,868,900	-	2,868,900	717,200		2,151,700	1,570,741	580,959
36	L-13d Third Concession Road - Culvert Replacement	West of Rosebank Road (west leg) 340m	L-13d	C10570.2501	2025	597,000	-	597,000	149,300		447,700	326,821	120,879
37	L-14 Third Concession Road - Road Reconstruction	Altona Road to Scarborough / Pickering Townline	L-14		2035-2039	6,131,700	3,005,780	3,125,920	1,532,900		1,593,020	1,162,904	430,115
38	L-15 Fairport Road - Road Reconstruction	Lynn Heights Drive To Third Concession Road	L-15		2035-2039	5,748,400	2,817,870	2,930,530	1,437,100		1,493,430	1,090,204	403,226
39	L-16 Dixie Road - Road Reconstruction	Hydro Corridor Gossamer Drive to Third Concession Road	L-16		2035-2039	5,365,100	2,629,960	2,735,140	1,341,300		1,393,840	1,017,503	376,337
40	B-24 Plummer Street - Road Reconstruction	Brock Rd. To Salk Road Oversize to Collector Road	B-24	C10575.3101	2031	774,000	-	774,000	193,500		580,500	423,765	156,735
41	B-25 Plummer Street - Road Construction	Salk Road To Hydro Corridor (centre). New Collector Road	B-25	C10575.3102	2031	619,200	-	619,200	154,800		464,400	339,012	125,388



Table 5-10 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Transportation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development		Roads Codes	2025 Budget Code	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 73%	Non-Residential Share 27%
	2025 to 2039												
42	B-26A Plummer Street - Road Reconstruction	Hydro Corridor (centre) to Sandy Beach Road. New Collector Road	B-26A	C10575.3202	2032	1,521,400	-	1,521,400	380,400		1,141,000	832,930	308,070
43	EA Study - Plummer Street (B-24, B-25, B-26a)	Legacy Reference A-8 / A-9 + A-10 only		C10575.3006	2030	781,400	-	781,400	195,400		586,000	427,780	158,220
44	Highway 401 Road Crossing Land			C10575.2002 for \$4.5m	2034	5,300,000	2,078,451	3,221,549	2,120,000		1,101,549	804,131	297,418
45	Highway 401 Road Crossing Design			C10575.2002 for \$4.5m	2034	4,500,000	1,764,723	2,735,277	1,800,000		935,277	682,752	252,525
46	Highway 401 Road Crossing Construction			C10575.2002 for \$4.5m	2035-2039	122,700,000	48,118,107	74,581,893	49,080,000		25,501,893	18,616,382	6,885,511
47	W-9 West Shore Boulevard - Road Reconstruction with on-street Parking	Sunrise Avenue to south terminus. 2-lane Road Reconstruction, Urban (9.75m) incl. on-street parking (2.5m) and 2m Sidewalk	W-9	C10570.2705	2027	2,127,700	-	2,127,700	531,900		1,595,800	1,164,934	430,866
48	Clements Road Extension - Road Construction (Oversizing)	Dillingham to west side of Hydro Corridor. Oversizing from 9.75m to 11m 3-lane Road Construction, Urban (storm sewer / sidewalk streetlights already done)	B-32a		2035-2039	127,300	74,903	52,397	12,700		39,697	28,979	10,718
49	Clements Road Extension - New Road Construction	West side of Hydro Corridor to Sandy Beach Road. 3-lane Road Construction, Urban (11m) incl. storm sewer and sidewalk and Streetlights	B-32b		2035-2039	2,047,100	1,204,195	842,905	204,700		638,205	465,890	172,315
50	Clements Road Extension - New Bridge and Culvert Installation	West side of Hydro Corridor to Sandy Beach Road. Perhaps 2 Structures, Krosno Watercourse Bridge + Hydro Field Box Culvert	B-32c		2035-2039	2,895,800	1,703,415	1,192,385	289,600		902,785	659,033	243,752
	Streetlights and Sidewalks					-	-	-	-		-	-	-
51	D-10 Finch Avenue - New Sidewalk Installation	Darwin to Fairport Road (south side)	D-10	C10515.3001	2030	395,400	-	395,400	197,700		197,700	144,321	53,379
52	V-12 Finch Avenue - New Multiple Use Path Installation	Brock Road to Hydro Corridor (west edge) (north side)	V-12	C10515.3002	2030	842,200	-	842,200	421,100		421,100	307,403	113,697
53	W-5 Whites Road - New Sidewalk Installation	Granite Court to Hwy 401 (west side)	W-5	C10515.2503	2025	148,500	-	148,500	74,300		74,200	54,166	20,034
54	RU-8 Whites Road - New Sidewalk, Multi-use Path, and Streetlight installation (both sides)	Third Concession Road north to Taunton Road.	RU-8	C10575.3009	2030	5,929,100	-	5,929,100	296,500		5,632,600	4,111,798	1,520,802
55	L-19 Whites Road - New Sidewalk, Multi-use Path, and Streetlight installation (both sides)	From Sunbird Trail / Craighurst Court to the Third Concession Road.	L-19	C10575.2907	2029	3,476,600	-	3,476,600	347,700		3,128,900	2,284,097	844,803
56	A-10 Whites Road - New Sidewalks, and Streetlight installation (both sides)	Finch Avenue to Sunbird Trail / Craighurst Court. Install new sidewalks, and streetlights (to infill both sides)	A-10	C10575.2910	2029	566,000	-	566,000	56,600		509,400	371,862	137,538
57	RU-9 Whites Road - New Streetlights on structure	Regional Bridge over West Duffins Creek (both sides).	RU-9	C10575.2908	2029	1,264,900	-	1,264,900	63,200		1,201,700	877,241	324,459
58	BI-4 Brock Road - New Sidewalk and Streetlight Installation (both sides)	Bayly Street to Montgomery Road (both sides).	BI-4	C10575.3401	2034	2,909,300	-	2,909,300	1,454,700		1,454,600	1,061,858	392,742
59	A-6 Whites Road at CPR Overpass	Install new sidewalk (both sides), and streetlights on structure (one side)	A-6	C10575.2909	2029	421,600	-	421,600	63,200		358,400	261,632	96,768
60	BI-1 Bayly Street - New Sidewalk and Streetlight Installation (both sides)	Sandy Beach Road to Brock Road. Install new sidewalk and streetlights (both sides)	BI-1	C10575.2502	2026	26,000	-	26,000	13,000		13,000	9,490	3,510
61	BI-1 Bayly Street - New Sidewalk and Streetlight Installation (both sides)	Sandy Beach Road to Brock Road. Install new sidewalk and streetlights (both sides)	BI-1	C10575.2502	2033	324,400	-	324,400	162,200		162,200	118,406	43,794



Table 5-10 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Transportation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Roads Codes	2025 Budget Code	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost			
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share	
													73%
2025 to 2039													
62	BI-35 Bayly Street - New Sidewalk and Streetlight Installation	Brock Road to Squires Beach Road Install new sidewalk (both sides) and streetlights (south side)	BI-35	C10575.3302	2033	610,400	-	610,400	91,600		518,800	378,724	140,076
63	BI-36 Bayly Street - New Sidewalk and Streetlight Installation (both sides)	Squires Beach Road to Church Street (both sides)	BI-36	C10575.3303	2033	937,900	-	937,900	140,700		797,200	581,956	215,244
64	RU-10 Hwy 7 - New Sidewalk and Streetlight Installation (both sides)	Brock Road to West Townline (both sides)	RU-10		2035-2039	9,057,000	5,031,682	4,025,318	1,358,600		2,666,718	1,946,704	720,014
65	H1 Altona Road - New Sidewalk and Streetlight Installation (both sides)	Strouds Lane to North Side of Hydro Corridor (both sides)	H1		2035-2039	1,683,100	550,005	1,133,095	841,600		291,495	212,791	78,704
66	L-6 Finch Avenue - New Sidewalk and Streetlight Installation (north side)	Fairport Road to Duncannon Drive (north side)	L-6	C10515.3102	2031	277,600	-	277,600	138,800		138,800	101,324	37,476
67	L-7 Finch Avenue - New Sidewalk Installation (north side)	Lynn Heights to 80m east (north side)	L-7	C10515.3103	2031	62,500	-	62,500	31,300		31,200	22,776	8,424
68	L-9 Finch Avenue - New Sidewalk Installation (south side)	Valley Farm Road to 600m west (south side)	L-9	C10515.3101	2031	468,800	-	468,800	234,400		234,400	171,112	63,288
69	L-10 Finch Avenue - New Multi use Path Installation (north side)	Valley Farm Road to 245m east (north side)	L-10	C10515.3104	2031	234,500	-	234,500	117,300		117,200	85,556	31,644
70	RP-8 Altona Road - New Sidewalk and Streetlight Installation (west side)	Finch Avenue south to Hydro Corridor (north limit), (west side)	RP-8		2035-2039	201,500	65,818	135,682	100,800		34,882	25,464	9,418
71	RP-9 Altona Road - New Sidewalk and Streetlight Installation (east side)	Finch Avenue south to Hydro Corridor (north limit), (east side)	RP-9		2027	201,500	-	201,500	100,800		100,700	73,511	27,189
72	RP-10 Altona Road - New Sidewalk and Streetlight Installation (west side)	Finch Avenue north to CPR Tracks (west side)	RP-10		2035-2039	201,500	65,818	135,682	100,800		34,882	25,464	9,418
73	RP-11 Altona Road - New Sidewalk and Streetlight Installation (east side)	Finch Avenue north to CPR Tracks	RP-11		2035-2039	201,500	65,818	135,682	100,800		34,882	25,464	9,418
74	RU-11 North Road - New Sidewalk and Streetlight Installation (both sides)	Hwy 7 to 1.35kms south (both sides)	RU-11	C10575.2810	2028	2,071,000	-	2,071,000	310,700		1,760,300	1,285,019	475,281
75	RU-14 Whitevale Road - New Sidewalk, Multi-use Path, and Streetlight installation (both sides)	Altona Road to York/Durham Townline (both sides)	RU-14		2035-2039	3,086,900	1,714,984	1,371,916	463,000		908,916	663,509	245,407
76	RU-17 Taunton Road - New Sidewalk, Multi-use Path, and Streetlight installation (both sides)	CPR Rail Structure to Church Street (Ajax) (both sides)	RU-17	C10515.3201	2032	1,821,900	-	1,821,900	273,300		1,548,600	1,130,478	418,122
77	RU-18 Taunton Road - New Sidewalk, Multi-use Path, and Streetlight installation (both sides)	Whites Road to West Townline (both sides)	RU-18	C10575.3007	2030	3,834,800	-	3,834,800	575,200		3,259,600	2,379,508	880,092
78	BRT-1 Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Toronto Border to Altona Road BRT - Toronto Stage 5 (both sides)	BRT-1	C10575.2805	2028	72,800	-	72,800	36,400		36,400	26,572	9,828
79	BRT-2a Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Altona Road to Rougemount Drive BRT - Durham Stage 2 (both sides)	BRT-2a	C10575.2813	2028	312,600	-	312,600	156,300		156,300	114,099	42,201
80	BRT-2b Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Rougemount Drive to Rosebank Road BRT - Durham Stage 2 (both sides)	BRT-2b	C10575.2814	2028	597,000	-	597,000	298,500		298,500	217,905	80,595
81	BRT-2c Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Rosebank Road to Steeple Hill BRT - Durham Stage 2 (both sides)	BRT-2c	C10575.2815	2028	592,900	-	592,900	296,500		296,400	216,372	80,028
82	BRT-4 Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Merriton Road to Dixie Road BRT - Durham Stage 2 (both sides)	BRT-4	C10575.2706	2027	1,202,000	-	1,202,000	601,000		601,000	438,730	162,270
83	BRT-6 Kingston Road - New Sidewalk, Cycle Track, and Streetlight installation (both sides)	Bainbridge Drive to Notion Road BRT - Durham Stage 2 (both sides)	BRT-6	C10575.2816	2028	455,600	-	455,600	227,800		227,800	166,294	61,506
84	BI-22 Squires Beach Road - New Sidewalk installation	Bayly Avenue south to 335m Install new sidewalk (side to be determined)	BI-22	C10575.2610	2026	141,500	-	141,500	70,800		70,700	51,611	19,089



Table 5-10 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Transportation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Roads Codes	2025 Budget Code	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost			
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share	
	2025 to 2039										73%	27%	
	Traffic Signals					-	-	-		-	-	-	
85	D-8 Traffic Signalization - Glenanna Road at Fairport Road	Full Traffic Signals	D-8	C10520.2701	2027	471,600	-	471,600	47,200	424,400	309,812	114,588	
86	D-12 Traffic Signalization - Welrus Street at Fairport Road	Full Traffic Signals	D-12	C10520.2801	2028	471,600	-	471,600	47,200	424,400	309,812	114,588	
87	A-5 Traffic Signalization - Rosebank Road at Highway Road / Summerpark Crescent	Full Traffic Signals	A-5	C10520.3003	2030	471,600	-	471,600	47,200	424,400	309,812	114,588	
88	A-7 Traffic Signalization - Strouds Lane at Aspen Road / Shadybrook Drive	Full Traffic Signals	A-7	C10520.3103	2031	471,600	-	471,600	47,200	424,400	309,812	114,588	
89	RP-1 Traffic Signalization - Finch Avenue at Woodview Avenue	Full Traffic Signals	RP-1	C10520.2903	2029	471,600	-	471,600	47,200	424,400	309,812	114,588	
90	W-9 Traffic Signalization - Oklahoma Drive at Eyer Drive	Full Traffic Signals	W-9	C10520.2703	2027	471,600	-	471,600	47,200	424,400	309,812	114,588	
						-	-	-	-	-	-	-	
	Adjustment Related to Existing Population Incline					-	-	-	8,719,363	(8,719,363)	(8,719,363)	-	
						-	-	-				-	
	Reserve Fund Adjustments					-	-	-		(22,959,948)	(16,760,762)	(6,199,186)	
	Total					315,065,480	94,424,889	220,640,591	111,815,063	-	85,865,580	60,327,645	25,537,935



Chapter 6

D.C. Calculation



6. D.C. Calculation

The calculation of the maximum D.C.s that could be imposed by Council has been undertaken using a cash-flow approach for the growth-related capital costs identified in Chapter 5. Table 6-1 presents the City-wide D.C. calculation for all City-wide services over the 14-year planning horizon (i.e., mid-2025 to mid-2039). Table 6-2 presents the D.C. calculation for area specific services over the same 14-year planning horizon.

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartment's bachelor and 1 bedroom, all other multiples). The non-residential D.C. for the Seaton prestige employment lands have 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 sq.ft. of G.F.A. basis.

The cash-flow calculations of the maximum D.C.s that could be imposed by Council have been undertaken 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, and non-residential. D.C. cash flow calculation tables are provided in Appendix C and have been undertaken to account for 1% of earnings on D.C. reserve fund balances and 3% interest charged for reserve fund borrowing.

Table 6-3 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type, per net hectare for non-residential Seaton prestige employment lands and, per sq.ft. of G.F.A. for all other areas of non-residential development.

Tables 6-4 to 6-6 compare the City's existing charges to the charges proposed herein (Table 6-3), for single detached residential and non-residential development respectively.



Table 6-1
D.C. Calculation for City-Wide Services
2025-2039

SERVICE/CLASS	2025\$ D.C.-Eligible Cost			2025\$ D.C.-Eligible Cost		
	Residential	Non-Residential		Residential S.D.U.	Non-Residential	
		Seaton Prestige Employment Land	Other Pickering Non-Residential		Seaton Prestige Employment Land (per net hectare)	Other Pickering Non-Residential (per sq.ft.)
	\$	\$	\$	\$	\$	\$
1. Other Transportation Services	20,209,669	2,670,538	4,656,248	1,229	16,354	0.62
2. Fire Protection Services	19,146,199	2,530,010	4,411,227	1,102	14,686	0.55
3. Parks and Recreation Services	289,344,339	5,727,424	9,986,117	18,736	36,793	1.41
4. Library Services	40,699,927	805,634	1,404,673	2,835	5,560	0.21
5. By-Law Enforcement Services	2,767,332	365,680	637,585	196	2,555	0.10
6. Stormwater Services	7,327,071	968,211	1,688,136	474	6,221	0.24
7. Growth-Related Studies	3,052,662	147,411	257,020	183	878	0.03
TOTAL	\$382,547,199	\$13,214,908	\$23,041,006	\$24,755	83,047	3.16
Financing Costs/(Earnings)	\$40,700,881	\$811,780	\$1,713,623			
D.C.-Eligible Capital Cost	\$423,248,081	\$14,026,688	\$24,754,629			
14-Year Gross Population/Net Hectares/GFA Growth (sq.ft.)	61,996	169	7,834,975			
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$6,827.02	\$83,047.30	\$3.16			
<u>By Residential Unit Type</u>	<u>P.P.U.</u>					
Single and Semi-Detached Dwelling	3.626	\$24,755				
Other Multiples	2.799	\$19,109				
Apartments - 2 Bedrooms +	2.248	\$15,347				
Apartments - Bachelor and 1 Bedroom	1.412	\$9,640				



Table 6-2
D.C. Calculation for Area-Specific Services (Outside of Seaton Lands)
2025-2039

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
8. Transportation Services	60,327,645	25,537,935	18,006	7.38
TOTAL	\$60,327,645	\$25,537,935	\$18,006	\$7.38
Financing Costs/(Earnings)	\$1,033,929	\$1,019,074		
D.C.-Eligible Capital Cost	\$61,361,575	\$26,557,008		
14-Year Gross Population/GFA Growth (sq.ft.)	12,357	3,597,200		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,965.73	\$7.38		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.626	\$18,006		
Other Multiples	2.799	\$13,899		
Apartments - 2 Bedrooms +	2.248	\$11,163		
Apartments - Bachelor and 1 Bedroom	1.412	\$7,012		



Table 6-3
Schedule of Calculated D.C.s

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Seaton Prestige Employment Lands (per net hectare)	Other Pickering Non-Residential ² (per sq.ft. of Gross Floor Area)
City Wide Services/Class of Service:						
Other Transportation	1,229	948	762	478	16,354	0.62
Fire Protection Services	1,102	851	683	429	14,686	0.55
Parks and Recreation Services	18,736	14,463	11,616	7,296	36,793	1.41
Library Services	2,835	2,189	1,758	1,104	5,560	0.21
By-Law Enforcement Services	196	151	122	76	2,555	0.10
Stormwater Services	474	366	294	185	6,221	0.24
Growth-Related Studies	183	141	113	71	878	0.03
Total City Wide Services/Class of Services	24,755	19,109	15,348	9,639	83,047	3.16
Outside of Seaton Lands ¹						
Transportation Services	18,006	13,899	11,163	7,012		7.38
Total Outside of Seaton Services	18,006	13,899	11,163	7,012	-	7.38
GRAND TOTAL SEATON	24,755	19,109	15,348	9,639	83,047	3.16
GRAND TOTAL REST OF PICKERING	42,761	33,008	26,511	16,651		10.54

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

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



Table 6-4
Comparison of Current and Calculated D.C.s
Residential (Single Detached)

Service/Class of Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services/Classes:				
Other Transportation	876	1,229	353	40%
Fire Protection Services	1,381	1,102	(279)	-20%
Parks and Recreation Services	15,591	18,736	3,145	20%
Library Services	2,871	2,835	(36)	-1%
Growth-Related Studies	276	183	(93)	-34%
By-Law Enforcement Services	121	196	75	62%
Stormwater Services	540	474	(66)	-12%
Total Municipal Wide Services/Classes	21,656	24,755	3,099	14%
Outside of Seaton Lands ¹				
Transportation Services	15,812	18,006	2,194	14%
Total Area Specific Services	15,812	18,006	2,194	14%
Grand Total - Urban Area	37,468	42,761	5,293	14%

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

Table 6-5
Comparison of Current and Calculated D.C.s
Non-Residential – Other Pickering (per sq.ft.)

Service/Class of Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services/Classes:				
Other Transportation	0.40	0.62	0.22	54%
Fire Protection Services	0.62	0.55	(0.07)	-11%
Parks and Recreation Services	1.21	1.41	0.20	16%
Library Services	0.22	0.21	(0.01)	-3%
Growth-Related Studies	0.04	0.03	(0.01)	-17%
By-Law Enforcement Services	0.05	0.10	0.05	96%
Stormwater Services	0.25	0.24	(0.01)	-4%
Total Municipal Wide Services/Classes	2.79	3.16	0.37	13%
Outside of Seaton Lands ¹				
Transportation Services	5.56	7.38	1.82	33%
Total Area Specific Services	5.56	7.38	1.82	33%
Grand Total - Urban Area	8.35	10.54	2.19	26%

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



Table 6-6
Comparison of Current and Calculated D.C.s
Non-Residential – Seaton Prestige Employment Lands (per net ha)

Service/Class of Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services/Classes:				
Other Transportation	13,738	16,354	2,616	19%
Fire Protection Services	21,722	14,686	(7,036)	-32%
Parks and Recreation Services	42,202	36,793	(5,409)	-13%
Library Services	7,868	5,560	(2,308)	-29%
Growth-Related Studies	1,272	878	(394)	-31%
By-Law Enforcement Services	1,837	2,555	718	39%
Stormwater Services	8,497	6,221	(2,276)	-27%
Total Municipal Wide Services/Classes	97,136	83,047	(14,089)	-15%
Outside of Seaton Lands 1				
Transportation Services		-	-	
Total Area Specific Services	-	-	-	0%
Grand Total - Urban Area	97,136	83,047	(14,089)	-15%

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



Chapter 7

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



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

7.1 Introduction

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

Subsection 5 (1) 9 of the D.C.A. states that rules must be developed:

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

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

Subsection 5 (6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under subsection 5 (1) 2-7 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

With respect to “the rules,” section 6 states that a D.C. by-law must expressly address the matters referred to above re subsection 5 (1) paragraphs 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided give consideration for the recent changes to the D.C.A. resulting from Bills 23, 97, 134, and 185. However, these policies are provided for Council’s consideration and may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

- The City uses a uniform City-wide D.C. calculation for Fire Protection Services, Other Transportation, Parks and Recreation Services, Library Services, By-law Enforcement Services, Stormwater Management Services, and Growth-Related Studies. Area-specific D.C. calculations are to be used for Transportation Services in the City outside of the Seaton Lands.
- The City uses one by-law for all services.

7.3 D.C. By-law Rules

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

7.3.1 *Payment in any Particular Case*

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

- (a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- (b) the approval of a minor variance under section 45 of the *Planning Act*;
- (c) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (e) a consent under section 53 of the *Planning Act*;
- (f) the approval of a description under section 9 of the *Condominium Act*, 1998;
- or
- (g) the issuing of a permit under the *Building Code Act*, 1992 in relation to a building or structure.



7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous 15-year period. Costs allocated to non-residential uses will be assigned to development within the Seaton prestige employment lands based on the net hectare of land area, and to non-residential development in all other areas of the City based gross floor area constructed.
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:
 - For Fire Protection Services, Other Transportation, By-law Enforcement Services, and Stormwater Management Services, a 74% residential and 26% non-residential attribution has been made based on a population vs. employment growth ratio over the City-wide forecast period;
 - For Transportation Services a 73% residential and 27% non-residential attribution has been made based on a population vs. employment growth ratio over the City-wide forecast period that excludes the Seaton area;
 - For Parks and Recreation Services and Library Services, a 5% non-residential attribution has been made to recognize use by the non-residential sector; and
 - For Growth-Related Studies, an 89% residential and 11% non-residential attribution has been made based on the allocations summarized in Table 5-8.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

- the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.



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

The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

7.3.4 Exemptions (full or partial)

Statutory

- The municipality or local board thereof;
- A board of education;
- Industrial additions of up to and including 50% of the existing G.F.A. of the building – for industrial additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s. Exemptions will only apply to 50% of the G.F.A. prior to the first expansion for which there was an exemption to the payment of D.C.s;
- An enlargement to an existing dwelling unit;
- Additional units in existing and new residential buildings:
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
- Affordable Units, Attainable Units, and Inclusionary Zoning Units;
- Non-Profit Housing; and
- Universities.

Non-Statutory

- The development of a non-residential farm building used for bona-fide agricultural purposes will be exempt from paying D.C.s for By-law Enforcement Services, Parks and Recreation Services, Library Services, Growth Studies, and Stormwater Management Services.



- Bona-Fide Farm Buildings.
- A building or structure that is used in connection with a place of worship and is exempt from taxation under the *Assessment Act* as a result.
- Development where no addition dwelling units are being created or no additional non-residential gross floor area is being added.
- Nursing homes and hospitals.

7.3.5 Transition

Transition options such as the timing of the by-law becoming effective, phase-in policies, and policies related to active development applications will be considered through the public consultation process.

7.3.6 Timing of Collection

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

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within 18 months of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the City can impose is the average prime rate plus 1% as defined in subsection 26.3 (1) of the Act. Interest imposed will be subject to the City's Interest Rate Policy.

Further to the statutory installment payments that are described above, the City will be offering D.C. deferrals for high-rise residential buildings and commercial and industrial developments. The deferrals will be for a until the earlier of occupancy, or a period of up to two years (for high-rise residential buildings that do not include affordable units) and three years for high-rise residential buildings including affordable units as well as commercial and industrial developments.



7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually on July 1 each year (commencing in 2026) in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period.

7.3.8 D.C Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. The D.C.A. now requires municipalities to consider the application of municipal-wide and area-specific D.C.s. s.10(2)(c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. The City's approach in prior by-laws has been to use area-specific charges for Transportation Services outside of the Seaton Lands. City-wide charges are imposed for all other services.

Based on current practice, and associated agreements, no changes are being recommended to the structure of the charges.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

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

- Transportation Services;

¹ O. Reg. 82/98 referenced "The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007" as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-laws provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



- Other Transportation;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Growth-Related Studies;
- By-Law Enforcement Services; and
- Stormwater Management Services.

7.4.2 By-law In-force Date

The by-law will come into effect on a July 1, 2025.

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

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

7.5 Other Recommendations

It is recommended that Council:

“Adopt the D.C. approach to calculate the charges on an area-specific bases for Transportation Services, and on a uniform City-wide bases for all other services within this background study.”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated April 23, 2025, subject to further annual review during the capital budget process.”

“Approve the D.C. Background Study dated April 23, 2025.”

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

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



Chapter 8

Asset Management Plan



8. Asset Management Plan

8.1 Introduction

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

The A.M.P. shall,

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

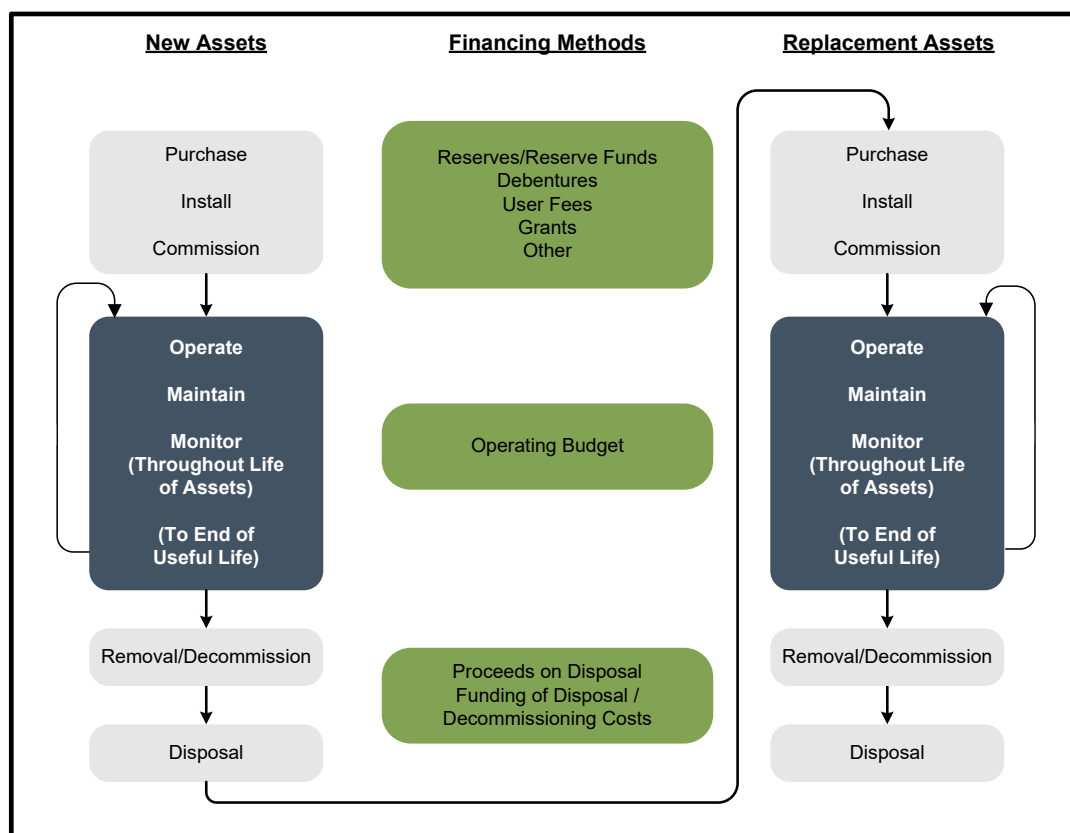
At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. Non-growth-related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

The Province's Infrastructure for *Jobs and Prosperity Act*, 2015 (IIPA) was proclaimed on May 1, 2016. This legislation detailed principles for evidence-based and sustainable long-term infrastructure planning. The IIPA also gave the Province the authority to guide municipal asset management planning by way of regulation. In late 2017, the Province introduced O. Reg. 588/17 under the IIPA. The intent of O. Reg. 588/17 is to establish standard content for municipal asset management plans. Specifically, the regulations require that asset management plans be developed that define the current levels of service, identify the lifecycle activities that would be undertaken to achieve these levels of service, and provide a financial strategy to support the levels of service and lifecycle activities. The requirements of O. Reg. 588/17 generally align with previous provincial AMP requirements, as follows:



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

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



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

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



The asset management requirement for this D.C. background study has been undertaken independently of any City A.M.P.s.

8.2 Asset Management Plan

In recognition to the schematic in Section 8.1, the following table (presented in 2025\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As such, the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from City financial resources (i.e., taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2025 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$71.4 million. Of this total, \$16.2 million relates the annual debt payment costs for benefit to existing development of growth-related needs.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$54.9 million. This amount, totalled with the existing operating revenues of \$172.0 million, provides annual revenues of \$226.9 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable when considering the impacts on a City-wide basis.



Table 8-1
Asset Management – Future Expenditures and Associated Revenues (2025\$)

	Sub-Total	2039 (Total)
Expenditures (Annualized)		
Annual Debt Payment on Non-Growth Related Capital ¹		\$16,216,432
Annual Debt Payment on Post Period Capital ²		\$7,319,983
Lifecycle:		
Annual Lifecycle Costs		\$16,766,493
Incremental Operating Costs (for D.C. Services)		\$31,136,037
Total Expenditures		\$71,438,945
Revenue (Annualized)		
Total Existing Revenue ³		\$171,999,146
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)		\$54,939,176
Total Revenues		\$226,938,322

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Chapter 9

By-law Implementation



9. By-law Implementation

9.1 Public Consultation Process

9.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (section 9.1.2), as well as the optional, informal consultation process (section 9.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 9.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

9.1.2 Public Meeting of Council

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

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

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

9.1.3 Other Consultation Activity

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

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C.



policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and municipal policy with respect to development agreements, D.C. credits and front-ending requirements.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional/primary development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings, institutional buildings, and buildings on agricultural lands. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in City D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

9.2 Anticipated Impact of the Charge on Development

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

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



9.3 Implementation Requirements

9.3.1 Introduction

Once the City has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters. These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections that follow present an overview of the requirements in each case.

9.3.2 Notice of Passage

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

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

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

9.3.3 By-law Pamphlet

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

- a description of the general purpose of the D.C.s;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;



- the services to which the D.C.s relate; and
- a description of the general purpose of the Treasurer's statement and where it may be received by the public.

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

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

9.3.4 Appeals

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

The City is conducting a public consultation process in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

9.3.5 Complaints

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

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

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



9.3.6 Credits

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

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

9.3.7 Front-Ending Agreements

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

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

9.3.8 Severance and Subdivision Agreement Conditions

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

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

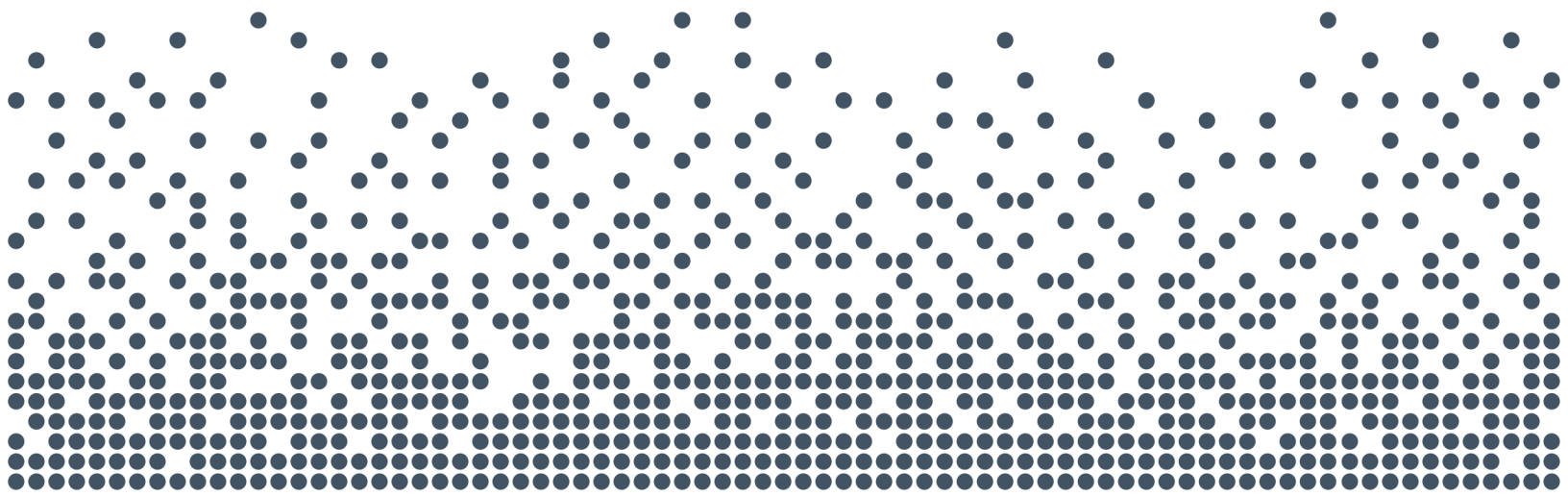


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 City of Pickering Residential Growth Forecast Summary

Year		Population ^[1]	Institutional Population	Population Excluding Institutional Population	Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
					Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	88,721	806	87,915	20,744	5,381	3,190	15	29,330	733	3.025
	Mid 2016	91,771	776	90,995	21,130	6,060	3,695	30	30,915	705	2.968
	Mid 2021	99,186	601	98,585	22,425	6,805	4,165	30	33,425	546	2.967
Forecast	Mid 2025	116,821	704	116,117	24,491	8,230	7,045	30	39,796	640	2.935
	Mid 2039	181,181	1,094	180,087	29,324	17,180	17,347	30	63,881	995	2.836
Incremental	Mid 2011 - Mid 2016	3,050	-30	3,080	386	679	505	15	1,585	-28	
	Mid 2016 - Mid 2021	7,415	-175	7,590	1,295	745	470	0	2,510	-159	
	Mid 2021 - Mid 2025	17,635	103	17,532	2,066	1,425	2,880	0	6,371	94	
	Mid 2025 - Mid 2039	64,360	390	63,970	4,833	8,950	10,302	0	24,085	355	

^[1] Population excludes Census undercount which is estimated at approximately 4.4%. Note: Population including the undercount is 189,200 in 2039.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

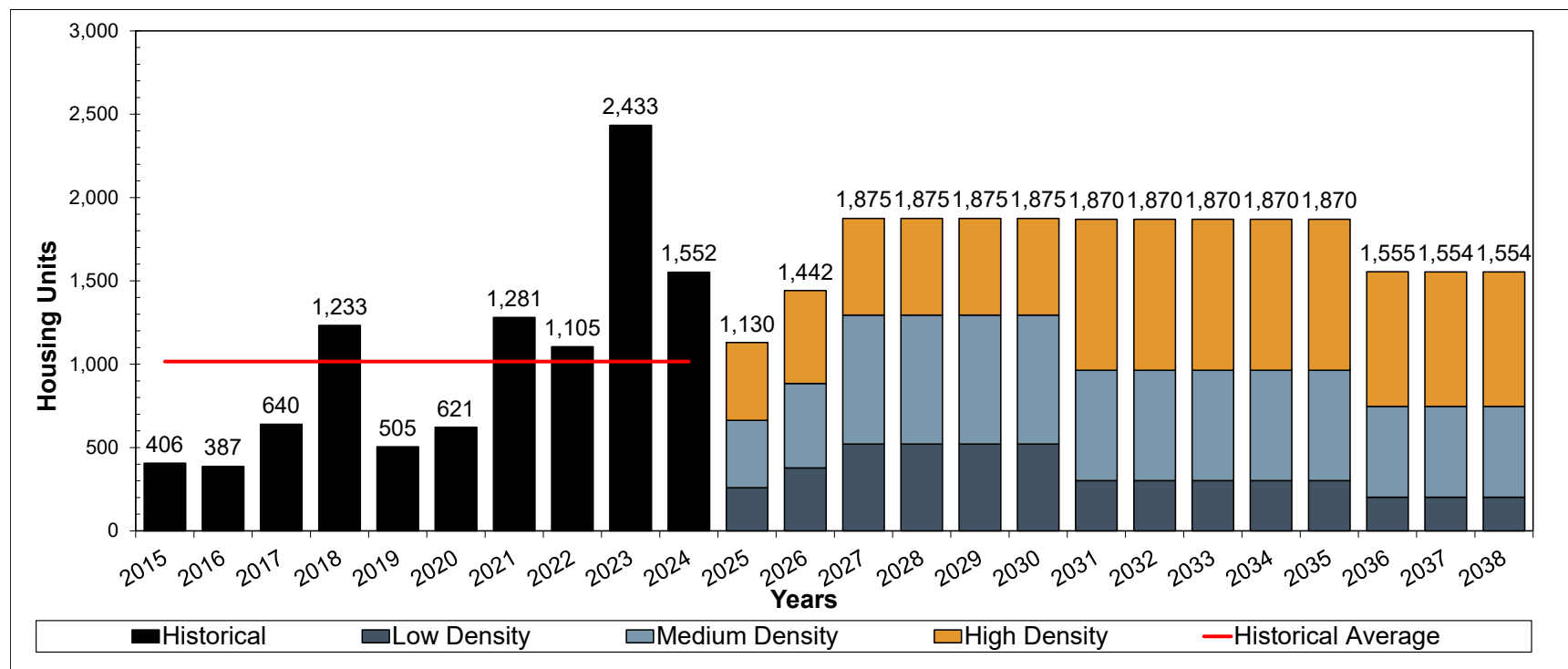
Notes:

- Numbers may not add due to rounding.
- The previous Region of Durham Official Plan (Consolidated May 26, 2020) 2031 population target of 225,670 for Pickering, less the growth allocation for Northeast Pickering of approximately 36,500 persons, results in an Official Plan population target for Pickering of 189,200 by Mid-2039.

Source: Derived from the Durham Region Official Plan: Envision Durham, by Watson & Associates Economists Ltd.



Figure 1
City of Pickering
Annual Housing Forecast ^[1]



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from City of Pickering building permit data, 2015 to 2024.



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

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Seaton	2025 - 2039	4,598	7,647	6,134	18,379	49,639	188	49,827	0	49,827
Rest of Pickering	2025 - 2039	235	1,303	4,168	5,706	12,357	1,786	14,143	390	14,533
City of Pickering	2025 - 2039	4,833	8,950	10,302	24,085	61,996	1,974	63,970	390	64,360

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Watson & Associates Economists Ltd.



Schedule 3 City of Pickering Current Year Growth Forecast Mid-2021 to Mid-2025

		Population
Mid 2021 Population		99,186
Occupants of New Housing Units, Mid 2021 to Mid 2025	Units (2)	6,371
	multiplied by P.P.U. (3)	2.516
	gross population increase	16,030
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2025	Units	94
	multiplied by P.P.U. (3)	1.100
	gross population increase	103
Change in Housing Unit Occupancy, Mid 2021 to Mid 2025	Units (4)	33,425
	multiplied by P.P.U. change rate (5)	0.045
	total change in population	1,502
Population Estimate to Mid 2025		116,821
Net Population Increase, Mid 2021 to Mid 2025		17,635

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

Structural Type	Persons Per Unit ^[1] (P.P.U.)	% Distribution of Estimated Units ^[2]	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.545	32%	1.150
<i>Multiples (6)</i>	2.665	22%	0.596
<i>Apartments (7)</i>	1.704	45%	0.770
Total		100%	2.516

^[1] Based on 2021 Census custom database.

^[2] Based on Building permit/completion activity.

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

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



Schedule 4 City of Pickering Growth Forecast Mid-2025 to Mid-2039

		Population
Mid 2025 Population		116,821
Occupants of New Housing Units, Mid 2025 to Mid 2039	Units (2)	24,085
	multiplied by P.P.U. (3)	2.574
	gross population increase	61,996
Occupants of New Equivalent Institutional Units, Mid 2025 to Mid 2039	Units	355
	multiplied by P.P.U. (3)	1.100
	gross population increase	390
Change in Housing Unit Occupancy, Mid 2025 to Mid 2039	Units (4)	39,796
	multiplied by P.P.U. change rate (5)	0.050
	total change in population	1,974
Population Estimate to Mid 2039		181,181
Net Population Increase, Mid 2025 to Mid 2039		64,360

(1) Mid 2025 Population based on:

2021 Population (99,186) + Mid 2021 to Mid 2025 estimated housing units to beginning of forecast period (6,371 x 2.516 = 16,030) + (94 x 1.1 = 103) + (33,425 x 0.045 = 1,502) = 116,821

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

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

Structural Type	Persons Per Unit ^[1] (P.P.U.)	% Distribution of Estimated Units ^[2]	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.626	20%	0.728
<i>Multiples (6)</i>	2.799	37%	1.040
<i>Apartments (7)</i>	1.885	43%	0.806
<i>one bedroom or less</i>	1.412		
<i>two bedrooms or more</i>	2.248		
Total		100%	2.574

^[1] Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

^[2] Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2025 households based upon 2021 Census (33,425 units) + Mid 2021 to Mid 2025 unit estimate (6,371 units) = 39,796 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5
City of Pickering
Historical Residential Building Permits
Years 2015 to 2024

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2015	154	24	228	406
2016	205	89	93	387
2017	134	226	280	640
2018	258	350	625	1,233
2019	165	130	210	505
Sub-total	916	819	1,436	3,171
Average (2015 - 2019)	183	164	287	634
% Breakdown	28.9%	25.8%	45.3%	100.0%
2020	207	149	265	621
2021	351	172	758	1,281
2022	565	382	158	1,105
2023	668	491	1,274	2,433
2024	482	380	690	1,552
Sub-total	2,273	1,574	3,145	6,992
Average (2020 - 2024)	455	315	629	1,398
% Breakdown	32.5%	22.5%	45.0%	100.0%
2015 - 2024				
Total	3,189	2,393	4,581	10,163
Average	319	239	458	1,016
% Breakdown	31.4%	23.5%	45.1%	100.0%

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Historical housing activity derived from City of Pickering data, by Watson & Associates Economists Ltd.



Schedule 6
City of Pickering
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						20 Year Average	20 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.375	3.472	4.865	3.545		
6-10	-	-	-	3.636	4.667	3.731		
11-15	-	-	-	3.587	4.000	3.608		
16-20	-	-	-	3.358	3.800	3.506	3.598	3.626
21-25	-	-	2.273	3.403	4.054	3.465		
26-30	-	-	-	3.303	4.169	3.420		
30+	-	1.762	2.041	2.908	4.119	3.011		
Total	2.250	2.143	2.210	3.094	4.166	3.196		

Age of Dwelling	Multiples ^[1]						20 Year Average	20 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.269	3.141	-	2.665		
6-10	-	-	2.214	3.302	-	3.139		
11-15	-	-	2.083	3.230	-	3.000		
16-20	-	-	2.474	3.013	-	2.821	2.906	2.799
21-25	-	-	1.947	2.706	-	2.513		
26-30	-	-	2.500	2.856	-	2.872		
30+	-	1.700	2.088	2.861	3.683	2.786		
Total	1.053	1.594	2.202	2.948	3.964	2.801		

Age of Dwelling	Apartments ^[2]						20 Year Average	20 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.364	1.871	-	-	1.704		
6-10	-	1.345	1.737	-	-	1.596		
11-15	-	1.333	1.733	3.000	-	1.951		
16-20	-	1.375	1.625	-	-	1.846	1.774	1.885
21-25	-	1.467	1.655	3.048	-	1.929		
26-30	-	1.105	1.632	2.600	-	1.745		
30+	0.308	1.162	1.816	2.399	-	1.945		
Total	0.333	1.276	1.748	2.541	-	1.859		

Age of Dwelling	All Density Types						20 Year Average	20 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.423	2.124	3.343	4.732	2.937		
6-10	-	1.389	1.977	3.489	4.909	3.203		
11-15	-	1.632	2.030	3.380	4.033	3.144		
16-20	-	1.577	2.061	3.250	3.895	3.033		
21-25	-	1.520	1.744	3.268	4.081	3.062		
25-30	-	1.154	1.810	3.178	4.196	3.085		
30+	-	1.432	1.945	2.868	4.007	2.867		
Total	3.800	1.434	1.956	3.033	4.114	2.950		

^[1] Includes townhomes and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartments.

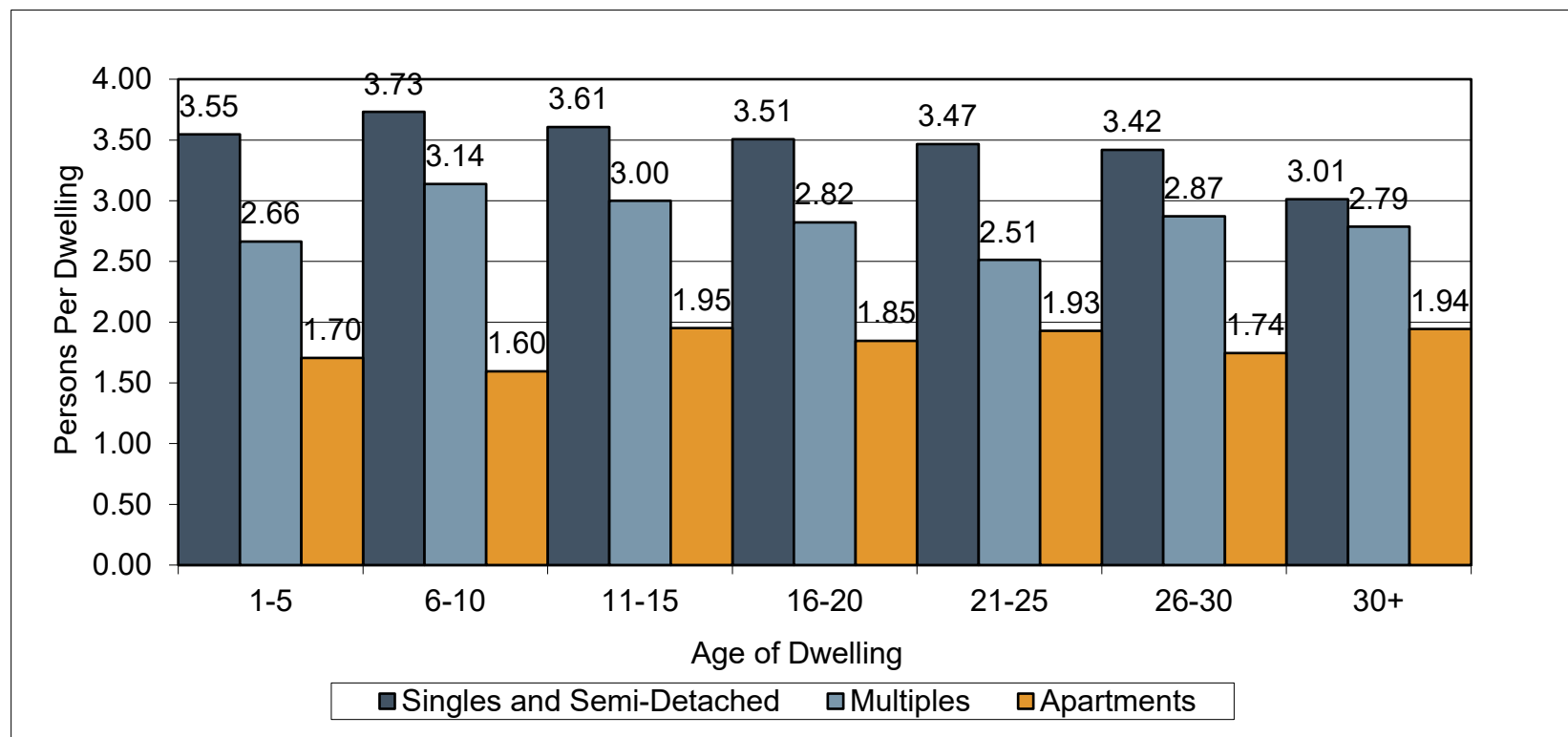
^[3] Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as "Other."

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



Schedule 7
City of Pickering
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)





Schedule 8a City of Pickering Employment Forecast, 2025 to 2039

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	
Mid 2016	91,771	0.002	0.035	0.129	0.138	0.053	0.357	0.051	0.408	140	3,225	11,842	12,668	4,885	32,760	4,694	37,454	29,535
Mid 2025	116,821	0.001	0.049	0.110	0.129	0.042	0.332	0.047	0.379	140	5,670	12,849	15,125	4,946	38,730	5,519	44,249	33,060
Mid 2039	181,181	0.001	0.051	0.116	0.139	0.051	0.357	0.051	0.408	140	9,184	20,973	25,251	9,174	64,722	9,248	73,970	55,538
Incremental Change																		
Mid 2016 - Mid 2025	25,050	0.000	0.013	-0.019	-0.009	-0.011	-0.025	-0.004	-0.029	0	2,445	1,007	2,457	61	5,970	825	6,795	3,525
Mid 2025 - Mid 2039	64,360	0.000	0.002	0.006	0.010	0.008	0.026	0.004	0.029	0	3,514	8,124	10,126	4,228	25,992	3,729	29,721	22,478
Annual Average																		
Mid 2016 - Mid 2025	2,783	0.000	0.001	-0.002	-0.001	-0.001	-0.003	0.000	-0.003	0	272	112	273	7	663	92	755	392
Mid 2025 - Mid 2039	4,597	0.000	0.000	0.000	0.001	0.001	0.002	0.000	0.002	0	251	580	723	302	1,857	266	2,123	1,606

^[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: Derived from Durham Region Official Plan: Envision Durham, by Watson & Associates Economists Ltd.



Schedule 8b
City of Pickering
Employment and Gross Floor Area (G.F.A.) Forecast, 2025 to 2039

Period	Population	Employment				Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2016	91,771	140	11,842	12,668	4,885	29,535				
Mid 2025	116,821	140	12,849	15,125	4,946	33,060				
Mid 2039	181,181	140	20,973	25,251	9,174	55,538				
Incremental Change										
Mid 2016 - Mid 2025	25,050	0	1,007	2,457	61	3,525				
Mid 2025 - Mid 2039	64,360	0	8,124	10,126	4,228	22,478	8,936,400	4,050,400	2,853,900	15,840,700
Annual Average										
Mid 2011 - Mid 2016	610	13	-12	-19	-11	-29				
Mid 2016 - Mid 2025	2,783	0	112	273	7	392				
Mid 2025 - Mid 2039	4,597	0	580	723	302	1,606	638,314	289,314	203,850	1,131,479

^[1] Square Foot Per Employee Assumptions

Industrial	1,100
Commercial/Population-Related	400
Institutional	675

*Reflects Mid-2025 to Mid-2039 forecast period.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Schedule 8c
City of Pickering
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^[1]	Total Non- Residential G.F.A. S.F.	Employment Increase ^[2]
Seaton	2025 - 2039	7,164,300	3,146,000	1,933,100	12,243,400	17,242
Rest of Pickering	2025 - 2039	1,772,100	904,400	920,700	3,597,200	5,236
City of Pickering	2025 - 2039	8,936,400	4,050,400	2,853,900	15,840,700	22,478

^[1] Square Foot Per Employee Assumptions

Industrial	1,100
Commercial/Population-Related	400
Institutional	675

^[2] Employment Increase does not include No Fixed Place of Work.

*Reflects Mid-2025 to Mid-2039 forecast period.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Schedule 9
City of Pickering
Employment Categories by Major Employment Sector

NAICS	Employment by industry	Comments
	<u>Primary Industry Employment</u>	
11	<i>Agriculture, forestry, fishing and hunting</i>	Categories which relate to local land-based resources
21	<i>Mining and oil and gas extraction</i>	
	<u>Industrial and Other Employment</u>	
22	<i>Utilities</i>	Categories which relate primarily to industrial land supply and demand
23	<i>Construction</i>	
31-33	<i>Manufacturing</i>	
41	<i>Wholesale trade</i>	
48-49	<i>Transportation and warehousing</i>	
56	<i>Administrative and support</i>	
	<u>Population Related Employment</u>	
44-45	<i>Retail trade</i>	Categories which relate primarily to population growth within the municipality
51	<i>Information and cultural industries</i>	
52	<i>Finance and insurance</i>	
53	<i>Real estate and rental and leasing</i>	
54	<i>Professional, scientific and technical services</i>	
55	<i>Management of companies and enterprises</i>	
56	<i>Administrative and support</i>	
71	<i>Arts, entertainment and recreation</i>	
72	<i>Accommodation and food services</i>	
81	<i>Other services (except public administration)</i>	
	<u>Institutional</u>	
61	<i>Educational services</i>	
62	<i>Health care and social assistance</i>	
91	<i>Public administration</i>	

Note: Employment is classified by North American Industry Classification System (NAICS) Code.

Source: Watson & Associates Economists Ltd.



Appendix B

Level of Service



Table B-1
Service Standard Calculation – Fire Protection Services – Facilities

City of Pickering
Service Standard Calculation Sheet

Service: Fire Protection Services - Facilities
Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Station # 5 - 1616 Bayly Street	13,360	13,360	13,360	13,360	13,360	13,360	13,360	13,360	13,360	13,360	13,360	13,360	13,360	13,360	13,360	\$1,190	\$1,424
Station # 2 - 553 Kingston Road	7,955	7,955	7,955	7,955	7,955	7,955	7,955	7,955	7,955	7,955	7,955	7,955	7,955	7,955	7,955	\$1,190	\$1,424
Station #4 - 4941 Old Brock (Claremount)	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	\$1,190	\$1,424
Station #6 - 1115 Finch Ave.	9,130	9,130	9,130	9,130	9,130	9,130	9,130	9,130	9,130	9,130	9,130	9,130	9,130	9,130	9,130	\$1,190	\$1,424
Station 1 - Headquarters - 1700 Zents Drive														20,925	20,925	\$1,190	
Total	35,719	35,719	35,719	35,719	35,719	35,719	35,719	35,719	35,719	35,719	35,719	35,719	35,719	35,719	56,644	56,644	

Population	87,841	87,915	89,029	89,411	90,242	90,565	90,995	92,008	93,381	96,042	97,169	98,586	101,955	105,920	116,117
Per Capita Standard	0.4066	0.4063	0.4012	0.3995	0.3958	0.3944	0.3925	0.3882	0.3825	0.3719	0.3676	0.3623	0.3503	0.5348	0.4878

15 Year Average	2010 to 2024
Quantity Standard	0.4028
Quality Standard	\$1,335
Service Standard	\$538

D.C. Amount (before deductions)	14 Year
Forecast Population	63,970
\$ per Capita	\$538
Eligible Amount	\$34,397,309



Table B-2
Service Standard Calculation – Fire Protection Services – Vehicles & Equipment

City of Pickering
Service Standard Calculation Sheet

Service: Fire Protection Services - Vehicles & Equipment
Unit Measure: No. of vehicles

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Quint / 32m Aerial	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,100,000
Quint / 17m Ladder			1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,400,000
Ladder 55 (Aerial Ladder Truck)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$2,300,000
Telesquirts	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$2,400,000
Tanker	3	3	3	3	3	3	3	3	3	1	1	1	1	1	1	\$1,500,000
Pumper	2	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$2,300,000
Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,300,000
Pumper/Rescue	2	3	4	4	5	5	5	5	5	6	6	6	6	6	6	\$2,300,000
Car, SUV & Pick-up	15	15	15	15	15	15	13	13	13	13	13	13	13	13	14	\$62,450
Platoon Chief SUV	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$37,800
Grass Fire Truck	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$528,900
Support Vehicle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$755,500
Antique	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$151,200
Trailer	1	1	1	1	2	2	2	1	1	1	1	-	-	-	-	\$25,000
Pumper/Tanker	1	1														\$2,300,000
Total	33	33	33	33	33	33	31	30	30	29	29	28	29	29	30	

Population	87,841	87,915	89,029	89,411	90,242	90,565	90,995	92,008	93,381	96,042	97,169	98,586	101,955	105,920	116,117
Per Capita Standard	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003

15 Year Average	2010 to 2024
Quantity Standard	0.0003
Quality Standard	\$906,267
Service Standard	\$272

D.C. Amount (before deductions)	14 Year
Forecast Population	63,970
\$ per Capita	\$272
Eligible Amount	\$17,392,164



Table B-3
Service Standard Calculation – Fire Protection Services – Small Equipment & Gear

City of Pickering
Service Standard Calculation Sheet

Service: Fire Protection Services - Small Equipment and Gear
Unit Measure: No. of equipment and gear

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Self Contained Breathing Apparatus	88	88	88	88	88	88	88	88	71	71	71	71	77	77	77	\$9,800
SCBA Cylinders	150	150	150	150	150	150	150	150	150	162	162	162	174	184	200	\$1,700
SCBA Mask	88	88	88	88	88	88	88	88	107	107	107	107	110	120	140	\$500
Turnout Bunker Kit (Includes hood, gloves)	176	176	176	176	176	176	176	176	185	189	193	203	203	227	235	\$3,800
Fire Helmet	108	108	108	108	108	108	108	108	108	108	136	145	145	149	150	\$530
Station Wear Ensemble	98	98	98	98	98	98	98	98	100	102	105	110	110	116	120	\$1,000
Uniform Ensemble	98	98	98	98	98	98	98	98	100	102	105	110	110	116	120	\$1,100
Voice Amplifier			102	102	102	102	102	102	102	102	102	102	110	120	130	\$800
SCBA Regulator			110	110	110	110	110	110	110	110	110	110	130	136	146	\$2,200
SCOTT Sight TIC									35	35	35	35	55	55	55	\$4,000
Portable Radio			65	65	65	65	65	65	70	70	70	70	70	88	88	\$5,200
Firefighting Boots			95	95	95	95	95	95	97	99	102	107	116	120	120	\$700
Total	806	806	1,178	1,178	1,178	1,178	1,178	1,178	1,235	1,257	1,298	1,332	1,410	1,508	1,581	

Population	87,841	87,915	89,029	89,411	90,242	90,565	90,995	92,008	93,381	96,042	97,169	98,586	101,955	105,920	116,117
Per Capita Standard	0.0092	0.0092	0.0132	0.0132	0.0131	0.0130	0.0129	0.0128	0.0132	0.0131	0.0134	0.0135	0.0138	0.0142	0.0136

15 Year Average	2010 to 2024
Quantity Standard	0.0128
Quality Standard	\$2,355
Service Standard	\$30

D.C. Amount (before deductions)	14 Year
Forecast Population	63,970
\$ per Capita	\$30
Eligible Amount	\$1,928,056



Table B-4
Service Standard Calculation – Other Transportation – Public Works – Facilities

City of Pickering
Service Standard Calculation Sheet

Class of Service: Other Transportation - Facilities
Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Operations Centre ¹ (shared)	15,749	15,749	15,749	15,749	15,749	21,874	21,874	21,874	21,874	21,874						\$500	\$601
Roads Drive Shed	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500						\$66	\$122
Roads Storage Shed	750	750	750	750	750	750	750	750	750	750						\$43	\$97
Roads Sign Storage	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900						\$47	\$101
Salt Dome	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850						\$80	\$138
Sand Dome	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850						\$69	\$126
New Operations Centre (shared with Parks & Recreation)											61,237	61,237	61,237	61,237	61,237	\$500	\$601
Total	46,599	46,599	46,599	46,599	46,599	52,724	52,724	52,724	52,724	52,724	61,237	61,237	61,237	61,237	61,237		

Population	87,841	87,915	89,029	89,411	90,242	90,565	90,995	92,008	93,381	96,042	97,169	98,586	101,955	105,920	116,117
Per Capita Standard	0.5305	0.5300	0.5234	0.5212	0.5164	0.5822	0.5794	0.5730	0.5646	0.5490	0.6302	0.6212	0.6006	0.5781	0.5274

15 Year Average	2010 to 2024
Quantity Standard	0.5618
Quality Standard	\$409
Service Standard	\$230

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

D.C. Amount (before deductions)	14 Year
Forecast Population	63,970
\$ per Capita	\$230
Eligible Amount	\$14,695,828



Table B-5
Service Standard Calculation – Other Transportation – Public Works – Vehicles & Equipment

City of Pickering
Service Standard Calculation Sheet

Class of Service: Other Transportation - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Vehicles																
D.01-01 - Car	1	1	1	1	1	1	-	1	1	-	-	-	-	-	-	\$24,200
D.01-02 - Sport Utility Vehicles (SUVs)	8	8	8	9	7	7	9	10	9	9	8	8	7	8	10	\$100,000
D.01-04 - Truck - Pick-up	5	6	8	8	9	11	8	9	8	9	12	10	13	20	23	\$85,000
D.01-05 - Truck - Mid-Size	11	9	9	11	11	11	10	10	10	13	13	11	11	11	16	\$113,800
D.01-06 - Dump Truck / Snow Plow	14	15	14	14	14	14	17	16	15	19	19	19	21	21	19	\$500,000
D.01-07 - Garbage Packer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$280,000
Equipment																
C.01-01 - Excavators	1	1	3	2	2	2	2	2	2	2	2	2	3	4	3	\$770,000
C.01-02 - Graders	3	3	3	4	3	2	2	2	2	3	3	3	2	2	3	\$600,000
C.01-03 - Loaders	2	2	2	2	2	2	3	3	3	3	2	2	2	2	2	\$250,000
C.01-04 - Backhoes	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	\$175,000
C.01-05 - Street Sweepers	2	2	2	2	1	2	2	3	2	3	3	3	3	3	3	\$339,300
C.02-01 - Enclosed Trailer	-	-	1	2	2	3	3	3	3	3	4	4	7	7	6	\$18,000
C.02-02 - Trailers	5	5	5	5	5	5	4	6	6	7	4	4	8	8	8	\$13,500
C.02-03 - Asphalt Equipment	4	5	6	5	5	5	6	7	8	9	10	10	10	12	13	\$28,200
C.02-04 - Utility Tractors	2	2	2	2	2	2	2	2	2	3	3	4	4	4	4	\$115,300
C.02-05 - Mowers	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$21,700
C.03-01 - Plows	3	4	4	5	5	5	4	3	3	3	3	3	3	3	3	\$7,800
C.03-02 - Snow Blowers	2	2	2	2	2	2	2	3	4	4	4	3	3	3	3	\$16,700
C.03-03 - Other Attachments	2	2	2	2	2	2	2	3	3	3	3	5	5	6	6	\$29,000
Miscellaneous Equipment	15	17	17	21	24	30	34	36	38	40	45	44	45	46	49	\$34,600
Total	84	88	93	101	101	110	114	123	123	138	142	139	151	164	176	

Population	87,841	87,915	89,029	89,411	90,242	90,565	90,995	92,008	93,381	96,042	97,169	98,586	101,955	105,920	116,117
Per Capita Standard	0.0010	0.0010	0.0010	0.0011	0.0011	0.0012	0.0013	0.0013	0.0013	0.0014	0.0015	0.0014	0.0015	0.0015	0.0015

15 Year Average	2010 to 2024
Quantity Standard	0.0013
Quality Standard	\$147,262
Service Standard	\$191



Table B-6
Service Standard Calculation – Parks and Recreation Services – Parkland Development

City of Pickering
Service Standard Calculation Sheet

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Acre)
Village Green				0.63	0.63	0.63	1.38	1.38	1.38	1.38	1.38	1.38	2.30	3.21	4.13	\$875,200
Neighbourhood Active	143.82	143.82	144.82	149.82	149.82	149.82	149.82	149.82	149.82	149.82	149.82	149.82	149.82	149.82	149.82	\$442,000
Community Active	181.87	181.87	181.87	181.87	181.87	181.87	181.87	181.87	181.87	181.87	181.87	181.87	181.87	181.87	181.87	\$482,000
District Active	62.27	62.27	62.27	62.27	62.27	62.27	62.27	62.27	62.27	62.27	62.27	62.27	62.27	62.27	62.27	\$468,000
Total	387.96	387.96	388.96	394.59	394.59	394.59	395.34	395.34	395.34	395.34	395.34	395.34	396.25	397.17	398.09	

Population	87,841	87,915	89,029	89,411	90,242	90,565	90,995	92,008	93,381	96,042	97,169	98,586	101,955	105,920	116,117
Per Capita Standard	0.0044	0.0044	0.0044	0.0044	0.0044	0.0044	0.0043	0.0043	0.0042	0.0041	0.0041	0.0040	0.0039	0.0037	0.0034

15 Year Average	2010 to 2024
Quantity Standard	0.0042
Quality Standard	\$462,062
Service Standard	\$1,941

D.C. Amount (before deductions)	14 Year
Forecast Population	63,970
\$ per Capita	\$1,941
Eligible Amount	#####



Table B-7
Service Standard Calculation – Parks and Recreation Services – Parkland Trails

City of Pickering
Service Standard Calculation Sheet

Service: Parkland Trails
Unit Measure: Linear Metres of Paths and Trails

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/ Linear Metre)
Duffins Creek Trail: Ajax to Finch Ave.	630	630	630	630	630	630	630	630	630	630	630	630	630	630	630	\$140
Alex Robertson Park walk	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	\$140
Diana, Princess of Wales Park walk	2,074	2,074	2,074	2,074	2,074	2,074	2,074	2,074	2,074	2,074	2,074	2,074	2,074	2,074	2,074	\$140
Progress Frenchman's Bay East Park	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	\$140
Pine Creek Trail walkway - Kitley Ave. to Storrington St.	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	\$140
Pine Creek Trail walkway - Storrington Bridge	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	\$7,550
Waterfront Trail system:																
Peak Trail: Frisco Road to Beachfront Park	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	\$200
Peak Trail: Beachfront Park boardwalk	566	566	566	566	566	566	566	566	566	566	566	566	566	566	566	\$2,030
Peak Trail: Annland St., Liverpool to Front St.	190	190	190	190	190	190	190	190	190	190	190	190	190	190	190	\$200
Monarch Trail along Bayly St.: St. Martin's Dr. to West Shore CC	673	673	673	673	673	673	673	673	673	673	673	673	673	673	673	\$200
Monarch Trail: West Shore CC to Vistula Dr. (less bridge)	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	\$200
Monarch Trail: Amberlea Bridge	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	\$9,480
Monarch Trail: Elvira Court to Breezy Drive (Bruce Hanscombe Park)	486	486	486	486	486	486	486	486	486	486	486	486	486	486	571	\$200
Monarch Trail: Sunrise Ave. to Beachpoint Promenade	314	314	314	314	314	314	314	314	314	314	314	314	314	314	314	\$200
First Nations Trail: Marksbury to Rodd Ave. (less bridge)	324	324	324	324	324	324	324	324	324	324	324	324	324	324	324	\$200
First Nations Trail: Petticoat Creek Bridge	172	172	172	172	172	172	172	172	172	172	172	172	172	172	172	\$9,480
First Nations Trail: Rodd Ave. to Rouge River (less bridge)	642	642	642	642	642	642	642	642	642	642	642	642	642	642	642	\$200
First Nations Trail: Western Gateway Bridge	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	\$9,480



Table B-7 (cont'd)
Service Standard Calculation – Parks and Recreation Services – Parkland Trails

City of Pickering
Service Standard Calculation Sheet

Service: Parkland Trails
Unit Measure: Linear Metres of Paths and Trails

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/ Linear Metre)
Duffins Creek Trail system:																
Duffins Creek Trail: Finch Ave. east of Brock Road	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	\$200
Duffins Creek Trail: Brockridge Park to Liverpool Road	2,189	2,189	2,189	2,189	2,189	2,189	2,189	2,189	2,189	2,189	2,189	2,189	2,189	2,189	2,189	\$200
Seaton TPL Corridor - Dashwood to Burkholder															546	\$200
Frisco Road Trail to Waterfront													275	275	275	\$200
Total	14,427	14,427	14,427	14,427	14,427	14,427	14,427	14,427	14,427	14,427	14,427	14,427	14,702	14,702	15,333	

Population	87,841	87,915	89,029	89,411	90,242	90,565	90,995	92,008	93,381	96,042	97,169	98,586	101,955	105,920	116,117
Per Capita Standard	0.1642	0.1641	0.1620	0.1614	0.1599	0.1593	0.1585	0.1568	0.1545	0.1502	0.1485	0.1463	0.1442	0.1388	0.1320

15 Year Average	2010 to 2024
Quantity Standard	0.1534
Quality Standard	\$427
Service Standard	\$66

D.C. Amount (before deductions)	14 Year
Forecast Population	63,970
\$ per Capita	\$66
Eligible Amount	\$4,194,513



Table B-8
Service Standard Calculation – Parks and Recreation Services – Facilities

City of Pickering
Service Standard Calculation Sheet

Service: Recreation Facilities
Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Community Centres	132,766	132,766	132,766	132,766	132,766	130,716	131,616	131,616	131,616	131,616	131,616	131,616	131,616	131,616	131,616	\$1,056	\$1,213
Seniors Recreation Centres	10,850	10,850	10,850	10,850	10,850	10,850	10,850	10,850	10,850	10,850	10,850	10,850	10,850	10,850	10,850	\$1,056	\$1,213
Indoor Pools	35,650	35,650	35,650	35,650	35,650	35,650	35,650	35,650	35,650	35,650	35,650	35,650	35,650	35,650	35,650	\$1,056	\$1,213
Arenas	151,252	167,593	167,593	167,593	167,593	167,593	167,593	167,593	167,593	167,593	167,593	167,593	167,593	167,593	167,593	\$1,042	\$1,199
Fitness Facilities/Racquet Sports	61,909	61,909	61,909	61,909	61,909	61,909	61,909	61,909	61,909	61,909	61,909	61,909	61,909	61,909	61,909	\$1,056	\$1,213
Indoor Soccer Centre	-	-	-	-	105,293	105,293	105,293	105,293	105,293	105,293	105,293	105,293	105,293	105,293	105,293	\$94	\$153
Parks Drive Shed	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	\$66	\$122
Parks Storage Shed	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	2,235	\$43	\$97
935 Dillingham Rd. (Rental Storage Space)	-	4,400	4,400	4,400	4,400	4,400	4,400									\$263	\$339
Operations Centre ¹ (shared)	9,966	9,966	9,966	9,966	9,966	13,841	13,841	13,841	13,841	13,841						\$500	\$601
New Operations Centre (shared with Transportation)											33,699	33,699	33,699	33,699	33,699	\$500	\$601
Total	406,863	427,604	427,604	427,604	532,897	534,722	535,622	531,222	531,222	531,222	551,080	551,080	551,080	551,080	551,080		
Population	87,841	87,915	89,029	89,411	90,242	90,565	90,995	92,008	93,381	96,042	97,169	98,586	101,955	105,920	116,117		
Per Capita Standard	4.6318	4.8638	4.8030	4.7825	5.9052	5.9043	5.8863	5.7737	5.6888	5.5311	5.6714	5.5898	5.4051	5.2028	4.7459		

15 Year Average	2010 to 2024
Quantity Standard	5.3590
Quality Standard	\$1,016
Service Standard	\$5,443

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

D.C. Amount (before deductions)	14 Year
Forecast Population	63,970
\$ per Capita	\$5,443
Eligible Amount	\$348,190,629



Table B-9
Service Standard Calculation – Parks and Recreation Services – Vehicles & Equipment

City of Pickering
Service Standard Calculation Sheet

Service: Parks & Recreation Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Vehicles																
D.01-01 - Car	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$24,200
D.01-02 - Sport Utility Vehicles (SUVs)	3	3	3	2	1	1	1	2	2	4	6	6	6	9	11	\$100,000
D.01-03 - Van	3	3	3	5	5	6	4	4	4	4	4	5	5	5	6	\$59,100
D.01-04 - Truck - Pick-up	10	10	11	10	9	11	9	11	12	8	10	10	12	13	16	\$85,000
D.01-05 - Truck - Mid-Size	9	9	9	9	9	9	9	12	12	11	13	12	12	13	18	\$100,200
D.01-06 - Dump Truck / Snow Plow	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$500,000
D.01-07 - Garbage Packer	2	2	3	2	2	2	3	3	3	3	4	4	4	4	4	\$243,100
Equipment																
C.01-01 - Excavators	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	\$770,000
C.01-03 - Loaders	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$206,900
C.01-04 - Backhoes	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$175,000
C.01-06 - Multi-Purpose Tractors	6	6	7	7	7	10	10	10	11	11	11	10	12	12	17	\$189,600
C.01-07 - Area Mowers	4	5	5	5	6	6	5	5	5	5	6	5	7	7	8	\$192,100
C.01-08 - Ice Resurfacers	4	5	5	6	5	5	5	5	6	5	6	6	5	5	6	\$122,100
C.02-01 - Enclosed Trailer	-	1	1	2	3	3	4	5	6	7	7	6	8	10	10	\$23,000
C.02-02 - Trailers	1	1	2	2	3	4	4	4	4	5	4	4	4	4	4	\$13,200
C.02-04 - Utility Tractors	6	6	6	6	6	8	9	10	9	9	7	7	7	10	10	\$61,200
C.02-05 - Mowers	21	22	20	24	28	32	30	34	25	31	28	22	24	25	29	\$34,000
C.03-02 - Snow Blowers	2	2	2	2	2	3	3	3	3	3	2	2	2	2	2	\$6,900
C.03-03 - Other Attachments	-	-	-	-	-	-	-	-	1	2	2	2	2	2	2	\$27,400
Miscellaneous Equipment	74	84	87	95	101	104	102	113	117	123	121	116	118	149	137	\$18,500
Total	149	163	168	180	189	206	200	223	222	233	233	219	231	273	284	

Population	87,841	87,915	89,029	89,411	90,242	90,565	90,995	92,008	93,381	96,042	97,169	98,586	101,955	105,920	116,117
Per Capita Standard	0.0017	0.0019	0.0019	0.0020	0.0021	0.0023	0.0022	0.0024	0.0024	0.0024	0.0024	0.0022	0.0023	0.0026	0.0024

15 Year Average	2010 to 2024
Quantity Standard	0.0022
Quality Standard	\$55,632
Service Standard	\$122

D.C. Amount (before deductions)	14 Year
Forecast Population	63,970
\$ per Capita	\$122
Eligible Amount	\$7,829,288



Table B-10
Service Standard Calculation – Library Services – Facilities

City of Pickering
Service Standard Calculation Sheet

Service: Library Services - Facilities
Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Central Library	34,165	34,165	34,165	34,165	34,165	34,165	34,165	34,165	34,165	34,165	34,165	34,165	34,165	34,165	34,165	\$824	\$1,045
Claremont Branch	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	\$824	\$1,045
Greenwood Branch	4,900	4,900	4,900	4,900	4,900	4,900	-	-	-	-	-	-	-	-	-	\$824	\$1,045
Greenwood Branch Storage Facility							4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	\$261	\$365
Whitevale Branch	900	900	900	-	-	-	-	-	-	-	-	-	-	-	-	\$824	\$1,045
George Ashe Branch (Formerly Petticoat Creek)	9,369	9,369	9,369	9,369	9,369	9,369	9,369	9,369	10,309	10,309	10,309	10,309	10,309	10,309	10,309	\$824	\$1,045
Total	51,000	51,000	51,000	50,100	50,100	50,100	50,100	50,100	51,040	51,040	51,040	51,040	51,040	51,040	51,040		

Population	87,841	87,915	89,029	89,411	90,242	90,565	90,995	92,008	93,381	96,042	97,169	98,586	101,955	105,920	116,117
Per Capita Standard	0.5806	0.5801	0.5728	0.5603	0.5552	0.5532	0.5506	0.5445	0.5466	0.5314	0.5253	0.5177	0.5006	0.4819	0.4396

15 Year Average	2010 to 2024
Quantity Standard	0.5360
Quality Standard	\$1,007
Service Standard	\$540

D.C. Amount (before deductions)	14 Year
Forecast Population	63,970
\$ per Capita	\$540
Eligible Amount	\$34,535,484



Table B-11
Service Standard Calculation – Library Services – Materials

City of Pickering
Service Standard Calculation Sheet

Service: Library Services - Collection Materials
Unit Measure: No. of library collection items

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Books	215,357	247,434	183,883	198,883	229,907	192,347	166,535	158,517	153,034	150,830	127,584	147,338	130,194	126,393	129,018	\$34
Non-books	29,921	40,499	46,230	52,230	41,903	52,785	51,088	47,839	46,594	46,610	40,408	32,612	28,480	25,767	25,448	\$41
Magazine Titles	428	441	430	429	218	203	203	183	209	218	142	127	123	105	91	\$139
Electronic Collections	20,267	30,849	46,070	60,729	91,485	102,450	132,063	218,513	162,107	166,173	129,493	135,138	145,135	142,127	169,719	\$53
Electronic Products	55	29	29	29	28	27	18	23	16	18	17	19	18	13	13	\$6,543
Total	266,028	319,252	276,642	312,300	363,541	347,812	349,907	425,075	361,960	363,849	297,644	315,234	303,950	294,405	324,289	

Population	87,841	87,915	89,029	89,411	90,242	90,565	90,995	92,008	93,381	96,042	97,169	98,586	101,955	105,920	116,117
Per Capita Standard	3.0285	3.6314	3.1073	3.4929	4.0285	3.8405	3.8453	4.6200	3.8762	3.7884	3.0632	3.1976	2.9812	2.7795	2.7928

15 Year Average	2010 to 2024
Quantity Standard	3.4716
Quality Standard	\$42
Service Standard	\$146

D.C. Amount (before deductions)	14 Year
Forecast Population	63,970
\$ per Capita	\$146
Eligible Amount	\$9,337,701



Table B-12
Service Standard Calculation – Library Services – Vehicles

City of Pickering
Service Standard Calculation Sheet

Service: Library Services - Vehicles
Unit Measure: No. of library vehicles

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Cargo Van	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$36,500
Library Outreach Vehicle														1	1	\$91,300
Total	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	

Population	87,841	87,915	89,029	89,411	90,242	90,565	90,995	92,008	93,381	96,042	97,169	98,586	101,955	105,920	116,117
Per Capita Standard	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

15 Year Average	2010 to 2024
Quantity Standard	0.000012
Quality Standard	\$42,462
Service Standard	\$1

D.C. Amount (before deductions)	14 Year
Forecast Population	63,970
\$ per Capita	\$1
Eligible Amount	\$31,985



Table B-13
Service Standard Calculation – By-law Enforcement Services – Facilities

City of Pickering
Service Standard Calculation Sheet

Service: By-law Enforcement Facilities
Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Animal Services (Lease)	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	\$1,257	\$1,436
By-Law	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$1,257	\$1,436
Total	3,740	3,740	3,740	3,740	3,740	3,740	3,740	3,740	3,740	3,740	3,740	3,740	3,740	3,740	3,740		

Population	87,841	87,915	89,029	89,411	90,242	90,565	90,995	92,008	93,381	96,042	97,169	98,586	101,955	105,920	116,117
Per Capita Standard	0.0426	0.0425	0.0420	0.0418	0.0414	0.0413	0.0411	0.0406	0.0401	0.0389	0.0385	0.0379	0.0367	0.0353	0.0322

15 Year Average	2010 to 2024
Quantity Standard	0.0395
Quality Standard	\$1,437
Service Standard	\$57

D.C. Amount (before deductions)	14 Year
Forecast Population	63,970
\$ per Capita	\$57
Eligible Amount	\$3,632,217



Table B-14
Service Standard Calculation – By-law Enforcement Services – Vehicles

City of Pickering
Service Standard Calculation Sheet

Service: By-law Enforcement Vehicles & Equipment
Unit Measure: No. of Vehicles and Equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Item)
D.01-01 - Car (By-law)	3	3	4	4	5	3	2	1	-	-	-	-	-	-	-	\$24,200
D.01-04 - Truck - Pick-up (By-law)	2	2	2	1	1	1	2	2	2	2	2	2	2	2	3.0	\$53,700
D.01-02 - Sport Utility Vehicles (SUVs) (By-law)	1	1	1	1	1	3	3	4	5	5	5	5	6	6	7.0	\$41,500
D.01-03 - Van (Animal Services)	1	1	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	\$37,200
Equipped Officers ¹	7.7	7.7	7.7	7.7	7.7	7.7	7.7	8.4	8.4	8.4	8.4	8.4	8.4	8.4	9.8	\$5,000
Total	14.7	14.7	16.3	15.3	16.3	16.3	16.3	17.0	17.0	17.0	17.0	17.0	18.0	18.0	21.4	

Population	87,841	87,915	89,029	89,411	90,242	90,565	90,995	92,008	93,381	96,042	97,169	98,586	101,955	105,920	116,117
Per Capita Standard	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002

15 Year Average	2010 to 2024
Quantity Standard	0.0002
Quality Standard	\$20,200
Service Standard	\$4

D.C. Amount (before deductions)	14 Year
Forecast Population	63,970
\$ per Capita	\$4
Eligible Amount	\$258,439

1. By-law Enforcement share (i.e., 70%)



Table B-15
Service Standard Calculation – Transportation Services – Roads

City of Pickering
Service Standard Calculation Sheet

Service: Transportation Services - Roads
Unit Measure: km of roadways

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/km)
Asphalt - Collector - 3 Lane	37.0	37.8	40.2	42.7	41.3	41.3	41.3	41.3	43.0	43.0	46.0	46.0	46.0	45.0	43.5	\$6,000,000
Asphalt - Arterial C - 4 Lane	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	13.5	13.5	13.5	\$8,000,000
Gravel - Rural - 2 Lane	107.2	107.2	106.7	106.7	104.5	101.0	101.2	105.5	94.0	94.0	100.0	100.0	98.9	98.4	98.4	\$1,200,000
Total	156.7	157.5	159.4	161.9	158.3	154.8	155.0	159.3	149.5	149.5	158.5	158.5	158.4	156.9	155.4	

Population	87,841	87,915	89,029	89,411	90,242	90,565	90,995	92,008	93,381	96,042	97,169	98,586	101,955	105,920	116,117
Per Capita Standard	0.0018	0.0018	0.0018	0.0018	0.0018	0.0017	0.0017	0.0017	0.0016	0.0016	0.0016	0.0016	0.0016	0.0015	0.0013

15 Year Average	2010 to 2024
Quantity Standard	0.0017
Quality Standard	\$2,965,571
Service Standard	\$5,041

D.C. Amount (before deductions)	14 Year (Outside Seaton)
Forecast Population	14,143
\$ per Capita	\$5,041
Eligible Amount	\$71,301,510



Table B-16
Service Standard Calculation – Transportation Services – Bridges and Culverts

City of Pickering
Service Standard Calculation Sheet

Service: Transportation Services - Bridges, Culverts & Structures
Unit Measure: Number of Bridges, Culverts & Structures

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Bridge (over3m)	31	31	31	31	31	31	29	29	29	29	29	29	29	29	29	\$1,700,000
Culvert (over3m)	25	25	27	27	26	26	24	24	24	24	27	30	33	33	33	\$840,000
Pedestrian Bridge (over3m)	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$670,000
Pedestrian Culvert (over3m)									1	1	1	1	1	1	1	\$330,000
Total	65	65	67	67	66	66	62	62	63	63	66	69	72	72	72	

Population	87,841	87,915	89,029	89,411	90,242	90,565	90,995	92,008	93,381	96,042	97,169	98,586	101,955	105,920	116,117
Per Capita Standard	0.0007	0.0007	0.0008	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0006

15 Year Average	2010 to 2024
Quantity Standard	0.0007
Quality Standard	\$1,202,186
Service Standard	\$842

D.C. Amount (before deductions)	14 Year (Outside Seaton)
Forecast Population	14,143
\$ per Capita	\$842
Eligible Amount	\$11,901,759



Table B-17
Service Standard Calculation – Transportation Services – Sidewalks

City of Pickering
Service Standard Calculation Sheet

Service: Transportation Services - Sidewalks and Active Transportation
Unit Measure: m of sidewalks and active transportation

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/m)
Sidewalk - Concrete	286,663	290,055	290,670	290,670	290,670	290,670	290,670	290,670	290,670	295,304	300,433	306,563	311,519	320,807	323,675	\$300
Sidewalk - Concrete (Block)	3,731	3,731	3,731	3,731	3,731	3,788	3,856	3,856	4,070	4,166	4,166	4,166	3,968	3,968	4,012	\$500
Sidewalk - Concrete Multi Use Path	95	95	648	648	648	1,020	1,020	1,151	1,151	1,151	1,151	1,151	1,599	2,540	3,659	\$500
Sidewalk - Temporary Asphalt	6,235	6,745	4,637	4,637	4,637	4,637	4,637	4,637	4,637	4,637	4,637	4,637	5,380	5,380	5,380	\$200
Sidewalk - Asphalt Multi Use Path	1,997	1,997	1,997	2,813	3,981	5,061	5,744	5,744	6,450	8,306	8,502	8,502	9,598	9,598	9,974	\$400
Total	298,721	302,623	301,683	302,499	303,667	305,176	305,927	306,058	306,978	313,564	318,889	325,019	332,064	342,293	346,700	

Population	87,841	87,915	89,029	89,411	90,242	90,565	90,995	92,008	93,381	96,042	97,169	98,586	101,955	105,920	116,117
Per Capita Standard	3.4007	3.4422	3.3886	3.3832	3.3650	3.3697	3.3620	3.3264	3.2874	3.2649	3.2818	3.2968	3.2570	3.2316	2.9858

15 Year Average	2010 to 2024
Quantity Standard	3.3095
Quality Standard	\$303
Service Standard	\$1,004

D.C. Amount (before deductions)	14 Year (Outside Seaton)
Forecast Population	14,143
\$ per Capita	\$1,004
Eligible Amount	\$14,203,391



Table B-18
Service Standard Calculation – Transportation Services – Traffic Signals & Streetlights

City of Pickering
Service Standard Calculation Sheet

Service: Transportation Services - Traffic Signals & Streetlights
Unit Measure: No. of Traffic Signals

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Traffic Signals	9	10	10	12	12	13	14	14	14	14	14	14	14	14	14	\$250,000
Intersection Pedestrian Signals (IPS)	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	\$240,000
Total	20	21	21	23	23	24	25	25	25	25	25	25	25	25	25	

Population	87,841	87,915	89,029	89,411	90,242	90,565	90,995	92,008	93,381	96,042	97,169	98,586	101,955	105,920	116,117
Per Capita Standard	0.0002	0.0002	0.0002	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0002	0.0002	0.0002

15 Year Average	2010 to 2024
Quantity Standard	0.0003
Quality Standard	\$204,900
Service Standard	\$61

D.C. Amount (before deductions)	14 Year (Outside Seaton)
Forecast Population	14,143
\$ per Capita	\$61
Eligible Amount	\$869,370



Appendix C

D.C. Cash Flow Calculations



Appendix C: D.C. Cash Flow Calculations



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long- Term Debt	Development Related Long- Term Debt	Population Growth	\$303.90	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost (Before Incline Adjustment)	Project Cost Inflated at 3% (Includes Incline Adjustment of 3.1%)	Existing Debt Payments (Includes Incline Adjustment of 3.1%)	New Debt Payments (Includes Incline Adjustment of 3.1%)		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2025	2,514,971	1,468,764	1,423,440	550,098	-	4,695	303.90	1,426,876	1,968,308	22,416	1,990,724
2026	1,990,724	492,648	491,769	549,889	76,948	4,695	313.02	1,469,682	2,341,799	21,663	2,363,462
2027	2,363,462	171,261	176,084	549,697	76,948	4,695	322.41	1,513,772	3,074,505	27,190	3,101,695
2028	3,101,695	171,261	181,366	549,684	76,948	4,695	332.08	1,559,185	3,852,882	34,773	3,887,655
2029	3,887,655	171,261	186,807	550,473	76,948	4,695	342.04	1,605,961	4,679,388	42,835	4,722,223
2030	4,722,223	9,731,691	10,933,564	549,957	76,948	4,695	352.30	1,654,140	(5,184,106)	(6,928)	(5,191,035)
2031	(5,191,035)	653,223	755,913	408,983	76,948	4,695	362.87	1,703,764	(4,729,115)	(148,802)	(4,877,917)
2032	(4,877,917)	243,411	290,127	408,692	76,948	4,695	373.76	1,754,877	(3,898,808)	(131,651)	(4,030,458)
2033	(4,030,458)	171,261	210,253	408,623	76,948	4,695	384.97	1,807,523	(2,918,759)	(104,238)	(3,022,997)
2034	(3,022,997)	171,261	216,561	408,741	76,948	4,695	396.52	1,861,749	(1,863,499)	(73,297)	(1,936,796)
2035	(1,936,796)	171,261	223,058	408,316	76,948	3,009	408.42	1,228,846	(1,416,271)	(50,296)	(1,466,567)
2036	(1,466,567)	171,261	229,749	408,195	76,948	3,009	420.67	1,265,712	(915,748)	(35,735)	(951,483)
2037	(951,483)	171,261	236,642	408,352	76,948	3,009	433.29	1,303,683	(369,741)	(19,818)	(389,560)
2038	(389,560)	171,261	243,741	408,057	76,948	3,009	446.29	1,342,794	224,487	(2,476)	222,011
2039	222,011	171,261	251,053	816,503	538,637	3,009	459.68	1,383,077	(1,104)	1,105	-
Total		14,302,342	16,050,128	7,384,261	1,538,962	61,996		22,881,641		(423,261)	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long- Term Debt	Development Related Long- Term Debt	Net Hectares	\$14,685.652	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	New Debt Payments		per net ha per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2025	322,077	188,096	188,096	72,691	-	5.3	14,685.652	77,987	139,278	2,307	141,584
2026	141,584	63,090	64,983	72,663	10,168	9.7	15,126.222	146,942	140,712	1,462	142,174
2027	142,174	21,932	23,268	72,638	10,168	9.2	15,580.009	143,873	179,973	1,662	181,635
2028	181,635	21,932	23,966	72,636	10,168	9.7	16,047.409	155,034	229,898	2,109	232,007
2029	232,007	21,932	24,685	72,740	10,168	9.7	16,528.831	159,685	284,099	2,631	286,730
2030	286,730	1,246,279	1,444,779	72,672	10,168	9.7	17,024.696	164,476	(1,076,414)	(11,693)	(1,088,106)
2031	(1,088,106)	83,654	99,888	54,044	10,168	9.7	17,535.437	169,410	(1,082,796)	(32,411)	(1,115,207)
2032	(1,115,207)	31,172	38,338	54,005	10,168	11.8	18,061.500	213,338	(1,004,380)	(31,641)	(1,036,021)
2033	(1,036,021)	21,932	27,783	53,996	10,168	14.0	18,603.345	259,750	(868,219)	(28,411)	(896,630)
2034	(896,630)	21,932	28,617	54,012	10,168	14.0	19,161.445	267,542	(721,884)	(24,125)	(746,009)
2035	(746,009)	21,932	29,475	53,955	10,168	14.0	19,736.289	275,568	(564,040)	(19,498)	(583,538)
2036	(583,538)	21,932	30,359	53,940	10,168	14.0	20,328.377	283,835	(394,169)	(14,513)	(408,682)
2037	(408,682)	21,932	31,270	53,960	10,168	14.8	20,938.229	310,479	(193,602)	(8,882)	(202,484)
2038	(202,484)	21,932	32,208	53,921	10,168	15.7	21,566.376	338,466	39,685	(2,289)	37,395
2039	37,395	21,932	33,175	107,894	71,176	7.8	22,213.367	174,310	(540)	540	-
Total		1,831,615	2,120,890	975,768		168.9		3,140,695		(162,753)	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long- Term Debt	Development Related Long- Term Debt	Sq. Ft. of Gross Floor Area	\$0.554	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	New Debt Payments		per sq.ft. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2025	561,561	327,956	327,956	126,741	-	257,650	0.554	142,806	249,670	4,056	253,726
2026	253,726	110,002	113,302	126,693	17,729	587,200	0.571	335,228	331,231	3,013	334,244
2027	334,244	38,240	40,569	126,649	17,729	645,250	0.588	379,420	528,718	4,403	533,121
2028	533,121	38,240	41,786	126,646	17,729	631,400	0.606	382,414	729,375	6,401	735,776
2029	735,776	38,240	43,040	126,827	17,729	631,400	0.624	393,886	942,066	8,478	950,544
2030	950,544	2,172,964	2,519,061	126,709	17,729	631,400	0.643	405,703	(1,307,251)	(5,085)	(1,312,335)
2031	(1,312,335)	145,856	174,160	94,229	17,729	631,400	0.662	417,874	(1,180,578)	(37,128)	(1,217,706)
2032	(1,217,706)	54,351	66,844	94,162	17,729	569,950	0.682	388,521	(1,007,919)	(33,118)	(1,041,038)
2033	(1,041,038)	38,240	48,442	94,145	17,729	508,500	0.702	357,031	(844,322)	(28,014)	(872,337)
2034	(872,337)	38,240	49,895	94,173	17,729	509,400	0.723	368,393	(665,740)	(22,805)	(688,545)
2035	(688,545)	38,240	51,392	94,075	17,729	509,738	0.745	379,696	(472,044)	(17,143)	(489,187)
2036	(489,187)	38,240	52,934	94,047	17,729	509,175	0.767	390,656	(263,241)	(11,020)	(274,261)
2037	(274,261)	38,240	54,522	94,083	17,729	494,613	0.790	390,867	(49,727)	(4,594)	(54,321)
2038	(54,321)	38,240	56,157	94,015	17,729	478,963	0.814	389,855	167,633	655	168,288
2039	168,288	38,240	57,842	188,120	124,100	238,938	0.838	200,319	(1,455)	1,455	-
Total		3,193,533	3,697,902	1,701,312		7,834,975		5,322,670		(130,446)	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$54.11	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost (Before Incline Adjustment)	Project Cost Inflated at 3% (Includes Incline Adjustment of 3.1%)	New Debt Payments (Includes Incline Adjustment of 3.1%)		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2025	108,669	69,482	67,338	-	4,695	54.11	254,072	295,403	2,020	297,423
2026	297,423	57,495	57,392	20,099	4,695	55.74	261,694	481,626	3,895	485,521
2027	485,521	-	-	202,321	4,695	57.41	269,545	552,744	5,191	557,936
2028	557,936	-	-	202,321	4,695	59.13	277,631	633,246	5,956	639,202
2029	639,202	61,346	66,915	202,321	4,695	60.90	285,960	655,926	6,476	662,401
2030	662,401	61,346	68,922	202,321	4,695	62.73	294,539	685,697	6,740	692,437
2031	692,437	-	-	202,321	4,695	64.61	303,375	793,491	7,430	800,921
2032	800,921	-	-	202,321	4,695	66.55	312,476	911,076	8,560	919,636
2033	919,636	-	-	202,321	4,695	68.55	321,851	1,039,165	9,794	1,048,959
2034	1,048,959	-	-	202,321	4,695	70.61	331,506	1,178,144	11,136	1,189,280
2035	1,189,280	-	-	202,321	3,009	72.72	218,810	1,205,769	11,975	1,217,744
2036	1,217,744	-	-	202,321	3,009	74.91	225,375	1,240,798	12,293	1,253,091
2037	1,253,091	-	-	202,321	3,009	77.15	232,136	1,282,905	12,680	1,295,585
2038	1,295,585	-	-	202,321	3,009	79.47	239,100	1,332,364	13,140	1,345,504
2039	1,345,504	-	-	1,598,471	3,009	81.85	246,273	(6,694)	6,694	-
Total		249,669	260,568	4,046,425	61,996		4,074,344		123,980	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long- Term Debt	Net Hectares	\$2,554.861	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	New Debt Payments		per net ha per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2025	13,917	8,898	8,898	-	5.3	2,554.861	13,567	18,586	163	18,748
2026	18,748	7,363	7,584	2,656	9.7	2,631.507	25,563	34,072	264	34,336
2027	34,336	-	-	26,735	9.2	2,710.452	25,030	32,631	335	32,965
2028	32,965	-	-	26,735	9.7	2,791.766	26,971	33,202	331	33,532
2029	33,532	7,856	8,842	26,735	9.7	2,875.519	27,780	25,735	296	26,032
2030	26,032	7,856	9,108	26,735	9.7	2,961.785	28,614	18,803	224	19,027
2031	19,027	-	-	26,735	9.7	3,050.638	29,472	21,764	204	21,968
2032	21,968	-	-	26,735	11.8	3,142.157	37,114	32,348	272	32,619
2033	32,619	-	-	26,735	14.0	3,236.422	45,189	51,073	418	51,491
2034	51,491	-	-	26,735	14.0	3,333.515	46,544	71,301	614	71,914
2035	71,914	-	-	26,735	14.0	3,433.520	47,941	93,120	825	93,945
2036	93,945	-	-	26,735	14.0	3,536.526	49,379	116,589	1,053	117,642
2037	117,642	-	-	26,735	14.8	3,642.621	54,014	144,921	1,313	146,233
2038	146,233	-	-	26,735	15.7	3,751.900	58,883	178,381	1,623	180,004
2039	180,004	-	-	211,224	7.8	3,864.457	30,325	(896)	896	-
Total		31,974	34,432	534,701	168.9		546,386		8,830	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long- Term Debt	Sq. Ft. of Gross Floor Area	\$0.098	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	New Debt Payments		per sq.ft. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2025	24,264	15,515	15,515	-	257,650	0.098	25,283	34,033	291	34,324
2026	34,324	12,838	13,223	4,631	587,200	0.101	59,349	75,820	551	76,370
2027	76,370	-	-	46,614	645,250	0.104	67,173	96,929	866	97,796
2028	97,796	-	-	46,614	631,400	0.107	67,703	118,885	1,083	119,968
2029	119,968	13,698	15,417	46,614	631,400	0.110	69,734	127,672	1,238	128,910
2030	128,910	13,698	15,879	46,614	631,400	0.114	71,826	138,243	1,336	139,578
2031	139,578	-	-	46,614	631,400	0.117	73,981	166,945	1,533	168,478
2032	168,478	-	-	46,614	569,950	0.121	68,785	190,648	1,796	192,444
2033	192,444	-	-	46,614	508,500	0.124	63,210	209,039	2,007	211,047
2034	211,047	-	-	46,614	509,400	0.128	65,221	229,654	2,204	231,857
2035	231,857	-	-	46,614	509,738	0.132	67,222	252,465	2,422	254,887
2036	254,887	-	-	46,614	509,175	0.136	69,162	277,435	2,662	280,096
2037	280,096	-	-	46,614	494,613	0.140	69,200	302,682	2,914	305,596
2038	305,596	-	-	46,614	478,963	0.144	69,021	328,002	3,168	331,170
2039	331,170	-	-	368,283	238,938	0.148	35,465	(1,648)	1,648	-
Total		55,748	60,034	932,284	7,834,975		942,336		25,718	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$4,957.77	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost (Before Incline Adjustment)	Project Cost Inflated at 3% (Includes Incline Adjustment of 12.6%)		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2025	16,760,762	385,878	337,149	888	4,957.77	4,401,506	20,825,119	187,929	21,013,048
2026	21,013,048	2,108,255	1,897,282	888	5,106.50	4,533,551	23,649,318	223,312	23,872,629
2027	23,872,629	9,570,592	8,871,249	888	5,259.70	4,669,557	19,670,938	217,718	19,888,656
2028	19,888,656	9,212,425	8,795,431	888	5,417.49	4,809,644	15,902,869	178,958	16,081,826
2029	16,081,826	8,548,373	8,406,280	888	5,580.01	4,953,933	12,629,480	143,557	12,773,036
2030	12,773,036	11,001,246	11,142,933	888	5,747.41	5,102,551	6,732,655	97,528	6,830,183
2031	6,830,183	1,453,357	1,516,237	888	5,919.83	5,255,628	10,569,574	86,999	10,656,573
2032	10,656,573	4,854,719	5,216,704	888	6,097.43	5,413,297	10,853,166	107,549	10,960,715
2033	10,960,715	1,079,086	1,194,333	888	6,280.35	5,575,696	15,342,078	131,514	15,473,592
2034	15,473,592	4,317,493	4,921,961	888	6,468.76	5,742,967	16,294,598	158,841	16,453,439
2035	16,453,439	6,655,270	7,814,648	696	6,662.82	4,635,993	13,274,784	148,641	13,423,425
2036	13,423,425	6,655,270	8,049,087	696	6,862.71	4,775,073	10,149,411	117,864	10,267,275
2037	10,267,275	6,655,270	8,290,560	696	7,068.59	4,918,325	6,895,041	85,812	6,980,853
2038	6,980,853	6,655,270	8,539,276	696	7,280.65	5,065,875	3,507,451	52,442	3,559,893
2039	3,559,893	6,655,270	8,795,455	696	7,499.07	5,217,851	(17,711)	17,711	-
Total		85,807,771	93,788,583	12,357		75,071,448		1,956,373	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Sq. Ft. of Gross Floor Area	\$7.371	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		per sq.ft. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2025	6,199,186	142,722	142,722	239,813	7.371	1,767,710	7,824,174	70,117	7,894,291
2026	7,894,291	779,765	803,158	239,813	7.592	1,820,742	8,911,874	84,031	8,995,905
2027	8,995,905	3,539,808	3,755,382	239,813	7.820	1,875,364	7,115,887	80,559	7,196,446
2028	7,196,446	3,407,335	3,723,287	239,813	8.055	1,931,625	5,404,784	63,006	5,467,790
2029	5,467,790	3,161,727	3,558,552	239,813	8.296	1,989,574	3,898,812	46,833	3,945,645
2030	3,945,645	4,068,954	4,717,033	239,813	8.545	2,049,261	1,277,873	26,118	1,303,990
2031	1,303,990	537,543	641,854	239,813	8.802	2,110,739	2,772,875	20,384	2,793,259
2032	2,793,259	1,795,581	2,208,338	239,813	9.066	2,174,061	2,758,982	27,761	2,786,743
2033	2,786,743	399,114	505,586	239,813	9.338	2,239,283	4,520,440	36,536	4,556,976
2034	4,556,976	1,596,881	2,083,567	239,813	9.618	2,306,461	4,779,870	46,684	4,826,554
2035	4,826,554	2,461,538	3,308,101	239,813	9.906	2,375,655	3,894,108	43,603	3,937,711
2036	3,937,711	2,461,538	3,407,344	239,813	10.203	2,446,925	2,977,291	34,575	3,011,866
2037	3,011,866	2,461,538	3,509,565	239,813	10.510	2,520,332	2,022,634	25,173	2,047,806
2038	2,047,806	2,461,538	3,614,852	239,813	10.825	2,595,942	1,028,897	15,384	1,044,281
2039	1,044,281	2,461,538	3,723,297	239,813	11.150	2,673,821	(5,196)	5,195	-
Total		31,737,121	39,702,639	3,597,200		32,877,494		625,959	

Note: Numbers may not add due to rounding



Table C-9
Cash Flow Calculation
Other Transportation
Residential per capita

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long- Term Debt		Population Growth	\$338.87	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost (Before Incline Adjustment)	Project Cost Inflated at 3% (Includes Incline Adjustment of 3.1%)	Existing Debt Payments (Includes Incline Adjustment of 3.1%)	New Debt Payments (Includes Incline Adjustment of 3.1%)		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2025	(3,234,771)	844,522	818,461	296,186	-	4,695	338.87	1,591,063	(2,758,356)	(89,897)	(2,848,253)
2026	(2,848,253)	1,447,116	1,444,534	295,067	147,083	4,695	349.04	1,638,794	(3,096,142)	(89,166)	(3,185,308)
2027	(3,185,308)	1,437,228	1,477,704	294,762	220,945	4,695	359.51	1,687,958	(3,490,761)	(100,141)	(3,590,902)
2028	(3,590,902)	532,800	564,239	294,618	220,945	4,695	370.29	1,738,597	(2,932,107)	(97,845)	(3,029,953)
2029	(3,029,953)	1,433,380	1,563,499	294,521	220,945	4,695	381.40	1,790,755	(3,318,163)	(95,222)	(3,413,385)
2030	(3,413,385)	1,531,269	1,720,382	294,457	220,945	4,695	392.84	1,844,478	(3,804,691)	(108,271)	(3,912,962)
2031	(3,912,962)	838,390	970,190	294,504	244,227	4,695	404.63	1,899,812	(3,522,072)	(111,526)	(3,633,598)
2032	(3,633,598)	1,679,800	2,002,191	294,291	252,207	4,695	416.77	1,956,806	(4,225,481)	(117,886)	(4,343,367)
2033	(4,343,367)	947,200	1,162,858	294,051	252,207	4,695	429.27	2,015,510	(4,036,974)	(125,705)	(4,162,679)
2034	(4,162,679)	361,449	457,055	293,891	252,207	4,695	442.15	2,075,976	(3,089,857)	(108,788)	(3,198,645)
2035	(3,198,645)	-	-	293,773	252,207	3,009	455.41	1,370,247	(2,374,379)	(83,595)	(2,457,975)
2036	(2,457,975)	-	-	293,797	252,207	3,009	469.08	1,411,354	(1,592,625)	(60,759)	(1,653,384)
2037	(1,653,384)	-	-	293,364	252,207	3,009	483.15	1,453,695	(745,260)	(35,980)	(781,240)
2038	(781,240)	-	-	-	252,207	3,009	497.64	1,497,305	463,858	(4,761)	459,098
2039	459,098	-	-	-	2,003,606	3,009	512.57	1,542,225	(2,284)	2,284	-
Total		11,053,153	12,181,114	3,827,283	5,044,147	61,996		25,514,573		(1,227,257)	

Note: Numbers may not add due to rounding



Table C-10
Cash Flow Calculation
Other Transportation
Non-Residential Seaton Prestige Employment Land per net ha

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt		Net Hectares	\$16,354.164	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	New Debt Payments		per net ha per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2025	(414,258)	108,153	108,153	39,139	-	5.3	16,354.164	86,848	(474,701)	(13,334)	(488,036)
2026	(488,036)	185,323	190,883	38,991	19,436	9.7	16,844.789	163,637	(573,708)	(15,926)	(589,635)
2027	(589,635)	184,057	195,266	38,950	29,196	9.2	17,350.132	160,219	(692,828)	(19,237)	(712,065)
2028	(712,065)	68,232	74,559	38,931	29,196	9.7	17,870.636	172,648	(682,104)	(20,913)	(703,016)
2029	(703,016)	183,564	206,603	38,919	29,196	9.7	18,406.755	177,828	(799,906)	(22,544)	(822,450)
2030	(822,450)	196,100	227,334	38,910	29,196	9.7	18,958.958	183,162	(934,728)	(26,358)	(961,086)
2031	(961,086)	107,368	128,203	38,916	32,273	9.7	19,527.727	188,657	(971,820)	(28,994)	(1,000,813)
2032	(1,000,813)	215,122	264,573	38,888	33,327	11.8	20,113.559	237,577	(1,100,024)	(31,513)	(1,131,537)
2033	(1,131,537)	121,302	153,662	38,856	33,327	14.0	20,716.965	289,261	(1,068,121)	(32,995)	(1,101,116)
2034	(1,101,116)	46,289	60,396	38,835	33,327	14.0	21,338.474	297,939	(935,736)	(30,553)	(966,288)
2035	(966,288)	-	-	38,820	33,327	14.0	21,978.629	306,877	(731,558)	(25,468)	(757,026)
2036	(757,026)	-	-	38,823	33,327	14.0	22,637.988	316,083	(513,092)	(19,052)	(532,144)
2037	(532,144)	-	-	38,766	33,327	14.8	23,317.127	345,754	(258,482)	(11,859)	(270,342)
2038	(270,342)	-	-	-	33,327	15.7	24,016.641	376,921	73,252	(2,956)	70,296
2039	70,296	-	-	-	264,760	7.8	24,737.140	194,114	(350)	350	-
Total		1,415,511	1,609,632	505,743	666,542	168.9		3,497,525		(301,351)	

Note: Numbers may not add due to rounding



Table C-11
Cash Flow Calculation
Other Transportation
Non-Residential per ft²

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt		Sq. Ft. of Gross Floor Area	\$0.615	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	New Debt Payments		per sq.ft. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2025	(722,284)	188,571	188,571	68,240	-	257,650	0.615	158,455	(820,640)	(23,144)	(843,784)
2026	(843,784)	323,123	332,816	67,982	33,887	587,200	0.633	371,962	(906,508)	(26,254)	(932,763)
2027	(932,763)	320,915	340,459	67,912	50,905	645,250	0.652	420,996	(971,043)	(28,557)	(999,600)
2028	(999,600)	118,968	129,999	67,879	50,905	631,400	0.672	424,318	(824,065)	(27,355)	(851,420)
2029	(851,420)	320,056	360,225	67,857	50,905	631,400	0.692	437,048	(893,360)	(26,172)	(919,531)
2030	(919,531)	341,913	396,371	67,842	50,905	631,400	0.713	450,159	(984,490)	(28,560)	(1,013,051)
2031	(1,013,051)	187,202	223,529	67,853	56,269	631,400	0.734	463,664	(897,038)	(28,651)	(925,689)
2032	(925,689)	375,078	461,299	67,804	58,108	569,950	0.756	431,095	(1,081,805)	(30,112)	(1,111,917)
2033	(1,111,917)	211,498	267,919	67,749	58,108	508,500	0.779	396,154	(1,109,539)	(33,322)	(1,142,861)
2034	(1,142,861)	80,707	105,304	67,712	58,108	509,400	0.802	408,761	(965,223)	(31,621)	(996,845)
2035	(996,845)	-	-	67,684	58,108	509,738	0.827	421,303	(701,334)	(25,473)	(726,807)
2036	(726,807)	-	-	67,690	58,108	509,175	0.851	433,463	(419,142)	(17,189)	(436,331)
2037	(436,331)	-	-	67,590	58,108	494,613	0.877	433,698	(128,331)	(8,470)	(136,801)
2038	(136,801)	-	-	-	58,108	478,963	0.903	432,574	237,665	504	238,170
2039	238,170	-	-	-	461,625	238,938	0.930	222,270	(1,185)	1,185	-
Total		2,468,030	2,806,493	881,795	1,162,156	7,834,975		5,905,919		(333,192)	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt		Population Growth	\$5,167.07	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost (Before Incline Adjustment)	Project Cost Inflated at 3% (Includes Incline Adjustment of 3.1%)	Existing Debt Payments (Includes Incline Adjustment of 3.1%)	New Debt Payments (Includes Incline Adjustment of 3.1%)		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2025	34,616,044	29,801,023	28,881,416	243,104	-	4,695	5,167.07	24,260,433	29,751,958	321,840	30,073,798
2026	30,073,798	18,373,993	18,341,215	242,185	492,501	4,695	5,322.08	24,988,246	35,986,144	330,300	36,316,443
2027	36,316,443	15,270,848	15,700,913	241,934	10,614,661	4,695	5,481.75	25,737,894	35,496,828	359,066	35,855,894
2028	35,855,894	6,354,290	6,729,240	241,817	10,614,661	4,695	5,646.20	26,510,031	44,780,206	403,181	45,183,387
2029	45,183,387	5,451,220	5,946,069	241,737	10,614,661	4,695	5,815.58	27,305,332	55,686,251	504,348	56,190,599
2030	56,190,599	15,727,396	17,669,744	241,684	10,614,661	4,695	5,990.05	28,124,491	55,789,001	559,898	56,348,899
2031	56,348,899	10,026,522	11,602,751	241,723	10,972,568	4,695	6,169.75	28,968,226	62,500,083	594,245	63,094,328
2032	63,094,328	50,973,479	60,756,418	241,548	10,979,118	4,695	6,354.85	29,837,273	20,954,516	420,244	21,374,760
2033	21,374,760	3,005,319	3,689,569	241,351	10,979,118	4,695	6,545.49	30,732,391	37,197,113	292,859	37,489,972
2034	37,489,972	16,925,859	21,402,921	241,220	10,979,118	4,695	6,741.86	31,654,363	36,521,076	370,055	36,891,131
2035	36,891,131	2,541,244	3,309,831	241,123	10,979,118	3,009	6,944.11	20,893,444	43,254,502	400,728	43,655,231
2036	43,655,231	2,398,744	3,217,960	241,142	10,979,118	3,009	7,152.44	21,520,247	50,737,257	471,962	51,209,220
2037	51,209,220	2,398,744	3,314,499	240,787	10,979,118	3,009	7,367.01	22,165,854	58,840,670	550,249	59,390,920
2038	59,390,920	2,398,744	3,413,934	-	10,979,118	3,009	7,588.02	22,830,830	67,828,698	636,098	68,464,796
2039	68,464,796	2,398,744	3,516,352	-	88,804,821	3,009	7,815.66	23,515,755	(340,621)	340,621	-
Total		184,046,166	207,492,833	3,141,357	219,582,362	61,996		389,044,811		6,555,696	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt		Net Hectares	\$36,793.266	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	New Debt Payments		per net ha per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2025	664,063	571,693	571,693	4,812	-	5.3	36,793.266	195,388	282,946	4,735	287,681
2026	287,681	352,481	363,055	4,794	9,749	9.7	37,897.064	368,146	278,230	2,830	281,059
2027	281,059	292,951	310,792	4,789	210,112	9.2	39,033.976	360,457	115,824	1,984	117,808
2028	117,808	121,899	133,202	4,787	210,112	9.7	40,204.995	388,420	158,128	1,380	159,508
2029	159,508	104,574	117,699	4,785	210,112	9.7	41,411.145	400,073	226,985	1,932	228,917
2030	228,917	301,709	349,764	4,784	210,112	9.7	42,653.479	412,075	76,333	1,526	77,859
2031	77,859	192,345	229,671	4,785	217,196	9.7	43,933.084	424,438	50,645	643	51,288
2032	51,288	977,858	1,202,642	4,781	217,326	11.8	45,251.076	534,495	(838,967)	(11,815)	(850,783)
2033	(850,783)	57,653	73,033	4,777	217,326	14.0	46,608.608	650,774	(495,145)	(20,189)	(515,334)
2034	(515,334)	324,700	423,660	4,775	217,326	14.0	48,006.867	670,297	(490,798)	(15,092)	(505,890)
2035	(505,890)	48,750	65,516	4,773	217,326	14.0	49,447.073	690,406	(103,099)	(9,135)	(112,234)
2036	(112,234)	46,017	63,698	4,773	217,326	14.0	50,930.485	711,118	313,087	1,004	314,091
2037	314,091	46,017	65,609	4,766	217,326	14.8	52,458.399	777,871	804,261	5,592	809,852
2038	809,852	46,017	67,577	-	217,326	15.7	54,032.151	847,988	1,372,938	10,914	1,383,852
2039	1,383,852	46,017	69,604	-	1,757,846	7.8	55,653.116	436,714	(6,885)	6,885	-
Total		3,530,681	4,107,215	62,182	4,346,521	168.9		7,868,661		(16,806)	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt		Sq. Ft. of Gross Floor Area	\$1.406	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments	New Debt Payments		per sq.ft. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2025	1,157,834	996,782	996,782	8,390	-	257,650	1.406	362,382	515,044	8,364	523,408
2026	523,408	614,572	633,009	8,359	16,998	587,200	1.449	850,666	715,710	6,196	721,905
2027	721,905	510,778	541,884	8,350	366,343	645,250	1.492	962,805	768,134	7,450	775,584
2028	775,584	212,538	232,246	8,346	366,343	631,400	1.537	970,403	1,139,053	9,573	1,148,626
2029	1,148,626	182,332	205,216	8,343	366,343	631,400	1.583	999,515	1,568,239	13,584	1,581,824
2030	1,581,824	526,049	609,834	8,341	366,343	631,400	1.631	1,029,501	1,626,806	16,043	1,642,849
2031	1,642,849	335,366	400,445	8,343	378,695	631,400	1.679	1,060,386	1,915,752	17,793	1,933,545
2032	1,933,545	1,704,956	2,096,881	8,337	378,921	569,950	1.730	985,901	435,307	11,844	447,152
2033	447,152	100,522	127,338	8,330	378,921	508,500	1.782	905,993	838,556	6,429	844,984
2034	844,984	566,135	738,677	8,325	378,921	509,400	1.835	934,824	653,885	7,494	661,379
2035	661,379	84,999	114,232	8,322	378,921	509,738	1.890	963,507	1,123,411	8,924	1,132,335
2036	1,132,335	80,233	111,061	8,323	378,921	509,175	1.947	991,317	1,625,347	13,788	1,639,135
2037	1,639,135	80,233	114,393	8,310	378,921	494,613	2.005	991,854	2,129,365	18,842	2,148,207
2038	2,148,207	80,233	117,825	-	378,921	478,963	2.065	989,285	2,640,746	23,945	2,664,691
2039	2,664,691	80,233	121,360	-	3,064,913	238,938	2.127	508,325	(13,257)	13,257	-
Total		6,155,959	7,161,183	108,417	7,578,428	7,834,975		13,506,666		183,528	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$781.90	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost (Before Incline Adjustment)	Project Cost Inflated at 3% (Includes Incline Adjustment of 3.1%)	New Debt Payments (Includes Incline Adjustment of 3.1%)		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2025	11,255,341	3,267,288	3,166,465	-	4,695	781.90	3,671,192	11,760,068	115,077	11,875,145
2026	11,875,145	930,193	928,533	-	4,695	805.36	3,781,328	14,727,940	133,015	14,860,955
2027	14,860,955	1,008,568	1,036,971	1,588,340	4,695	829.52	3,894,768	16,130,412	154,957	16,285,368
2028	16,285,368	930,193	985,081	1,588,340	4,695	854.41	4,011,611	17,723,558	170,045	17,893,603
2029	17,893,603	930,193	1,014,633	1,588,340	4,695	880.04	4,131,959	19,422,589	186,581	19,609,170
2030	19,609,170	-	-	1,588,340	4,695	906.44	4,255,918	22,276,748	209,430	22,486,177
2031	22,486,177	78,375	90,696	1,588,340	4,695	933.63	4,383,595	25,190,737	238,385	25,429,121
2032	25,429,121	-	-	1,588,340	4,695	961.64	4,515,103	28,355,884	268,925	28,624,809
2033	28,624,809	-	-	1,588,340	4,695	990.49	4,650,556	31,687,026	301,559	31,988,585
2034	31,988,585	-	-	1,588,340	4,695	1,020.21	4,790,073	35,190,318	335,895	35,526,212
2035	35,526,212	5,077,355	6,612,978	1,588,340	3,009	1,050.81	3,161,685	30,486,579	330,064	30,816,643
2036	30,816,643	4,945,590	6,634,602	1,588,340	3,009	1,082.34	3,256,535	25,850,237	283,334	26,133,571
2037	26,133,571	4,945,590	6,833,640	1,588,340	3,009	1,114.81	3,354,232	21,065,823	235,997	21,301,820
2038	21,301,820	4,945,590	7,038,649	1,588,340	3,009	1,148.25	3,454,858	16,129,689	187,158	16,316,846
2039	16,316,846	4,945,590	7,249,809	12,706,720	3,009	1,182.70	3,558,504	(81,178)	81,178	-
Total		32,004,521	41,592,057	31,766,801	61,996		58,871,918		3,231,599	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long- Term Debt	Net Hectares	\$5,560.111	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	New Debt Payments		per net ha per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2025	215,919	62,679	62,679	-	5.3	5,560.111	29,527	182,767	1,993	184,760
2026	184,760	17,845	18,380	-	9.7	5,726.914	55,633	222,014	2,034	224,048
2027	224,048	19,348	20,526	31,440	9.2	5,898.722	54,471	226,552	2,253	228,805
2028	228,805	17,845	19,499	31,440	9.7	6,075.683	58,697	236,563	2,327	238,890
2029	238,890	17,845	20,084	31,440	9.7	6,257.954	60,458	247,823	2,434	250,257
2030	250,257	-	-	31,440	9.7	6,445.693	62,272	281,088	2,657	283,745
2031	283,745	1,504	1,795	31,440	9.7	6,639.063	64,140	314,649	2,992	317,641
2032	317,641	-	-	31,440	11.8	6,838.235	80,772	366,973	3,423	370,396
2033	370,396	-	-	31,440	14.0	7,043.382	98,343	437,299	4,038	441,337
2034	441,337	-	-	31,440	14.0	7,254.684	101,294	511,191	4,763	515,953
2035	515,953	97,402	130,901	31,440	14.0	7,472.324	104,333	457,945	4,869	462,814
2036	462,814	94,875	131,329	31,440	14.0	7,696.494	107,462	407,508	4,352	411,859
2037	411,859	94,875	135,268	31,440	14.8	7,927.389	117,550	362,701	3,873	366,573
2038	366,573	94,875	139,326	31,440	15.7	8,165.211	128,146	323,953	3,453	327,405
2039	327,405	94,875	143,506	251,523	7.8	8,410.167	65,995	(1,629)	1,629	-
Total		613,964	823,294	628,808	168.9		1,189,093		47,089	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long- Term Debt	Sq. Ft. of Gross Floor Area	\$0.214	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3% D.C. Reserve Fund Interest Earnings /(Cost)	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	New Debt Payments		per sq.ft. per Year Inflated at (3%) Starting in 2025				
2025	376,468	109,284	109,284	-	257,650	0.214	55,022	322,206	3,493	325,700
2026	325,700	31,113	32,046	-	587,200	0.220	129,162	422,815	3,743	426,557
2027	426,557	33,734	35,789	54,818	645,250	0.227	146,188	482,138	4,543	486,682
2028	486,682	31,113	33,998	54,818	631,400	0.233	147,342	545,207	5,159	550,367
2029	550,367	31,113	35,018	54,818	631,400	0.240	151,762	612,293	5,813	618,106
2030	618,106	-	-	54,818	631,400	0.248	156,315	719,603	6,689	726,291
2031	726,291	2,621	3,130	54,818	631,400	0.255	161,004	829,347	7,778	837,125
2032	837,125	-	-	54,818	569,950	0.263	149,695	932,002	8,846	940,848
2033	940,848	-	-	54,818	508,500	0.271	137,562	1,023,591	9,822	1,033,414
2034	1,033,414	-	-	54,818	509,400	0.279	141,940	1,120,535	10,770	1,131,305
2035	1,131,305	169,827	228,233	54,818	509,738	0.287	146,295	994,548	10,629	1,005,177
2036	1,005,177	165,420	228,979	54,818	509,175	0.296	150,517	871,897	9,385	881,282
2037	881,282	165,420	235,849	54,818	494,613	0.304	150,599	741,214	8,112	749,327
2038	749,327	165,420	242,924	54,818	478,963	0.314	150,209	601,793	6,756	608,548
2039	608,548	165,420	250,212	438,546	238,938	0.323	77,182	(3,028)	3,028	-
Total		1,070,484	1,435,463	1,096,365	7,834,975		2,050,794		104,567	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$130.83	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost (Before Incline Adjustment)	Project Cost Inflated at 3% (Includes Incline Adjustment of 3.1%)		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2025	2,399,616	266,388	258,168	4,695	130.83	614,257	2,755,706	25,777	2,781,482
2026	2,781,482	417,422	416,677	4,695	134.75	632,685	2,997,490	28,895	3,026,385
2027	3,026,385	905,325	930,821	4,695	138.79	651,666	2,747,229	28,868	2,776,097
2028	2,776,097	203,805	215,831	4,695	142.96	671,215	3,231,481	30,038	3,261,519
2029	3,261,519	203,805	222,306	4,695	147.25	691,352	3,730,565	34,960	3,765,525
2030	3,765,525	280,306	314,925	4,695	151.66	712,093	4,162,693	39,641	4,202,334
2031	4,202,334	280,306	324,372	4,695	156.21	733,455	4,611,417	44,069	4,655,486
2032	4,655,486	290,148	345,834	4,695	160.90	755,459	5,065,111	48,603	5,113,714
2033	5,113,714	176,697	216,928	4,695	165.73	778,123	5,674,909	53,943	5,728,852
2034	5,728,852	283,701	358,743	4,695	170.70	801,466	6,171,575	59,502	6,231,077
2035	6,231,077	1,330,416	1,732,795	3,009	175.82	529,007	5,027,290	56,292	5,083,582
2036	5,083,582	1,330,416	1,784,779	3,009	181.09	544,878	3,843,681	44,636	3,888,317
2037	3,888,317	1,330,416	1,838,322	3,009	186.53	561,224	2,611,219	32,498	2,643,717
2038	2,643,717	1,330,416	1,893,472	3,009	192.12	578,061	1,328,306	19,860	1,348,166
2039	1,348,166	1,330,416	1,950,276	3,009	197.89	595,403	(6,708)	6,707	-
Total		9,959,987	12,804,249	61,996		9,850,343		554,289	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Net Hectares	\$6,221.163	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		per net ha per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2025	307,304	34,115	34,115	5.3	6,221.163	33,037	306,227	3,068	309,294
2026	309,294	53,457	55,060	9.7	6,407.798	62,248	316,482	3,129	319,611
2027	319,611	115,940	123,000	9.2	6,600.032	60,948	257,558	2,886	260,444
2028	260,444	26,100	28,520	9.7	6,798.033	65,676	297,599	2,790	300,390
2029	300,390	26,100	29,376	9.7	7,001.974	67,646	338,660	3,195	341,855
2030	341,855	35,897	41,615	9.7	7,212.033	69,675	369,916	3,559	373,475
2031	373,475	35,897	42,863	9.7	7,428.394	71,766	402,377	3,879	406,257
2032	406,257	37,158	45,699	11.8	7,651.246	90,375	450,932	4,286	455,218
2033	455,218	22,629	28,665	14.0	7,880.783	110,036	536,589	4,959	541,548
2034	541,548	36,332	47,405	14.0	8,117.207	113,337	607,479	5,745	613,225
2035	613,225	170,378	228,974	14.0	8,360.723	116,737	500,987	5,571	506,558
2036	506,558	170,378	235,844	14.0	8,611.545	120,239	390,953	4,488	395,441
2037	395,441	170,378	242,919	14.8	8,869.891	131,526	284,048	3,397	287,445
2038	287,445	170,378	250,206	15.7	9,135.988	143,382	180,620	2,340	182,961
2039	182,961	170,378	257,713	7.8	9,410.067	73,841	(910)	910	-
Total		1,275,515	1,691,974	168.9		1,330,467		54,203	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Sq. Ft. of Gross Floor Area	\$0.239	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		per sq.ft. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2025	535,804	59,481	59,481	257,650	0.239	61,564	537,887	5,368	543,256
2026	543,256	93,205	96,001	587,200	0.246	144,518	591,772	5,675	597,447
2027	597,447	202,148	214,459	645,250	0.253	163,569	546,558	5,720	552,278
2028	552,278	45,507	49,727	631,400	0.261	164,860	667,410	6,098	673,509
2029	673,509	45,507	51,219	631,400	0.269	169,805	792,095	7,328	799,423
2030	799,423	62,589	72,558	631,400	0.277	174,899	901,765	8,506	910,271
2031	910,271	62,589	74,734	631,400	0.285	180,146	1,015,683	9,630	1,025,313
2032	1,025,313	64,786	79,679	569,950	0.294	167,492	1,113,126	10,692	1,123,818
2033	1,123,818	39,454	49,979	508,500	0.303	153,917	1,227,756	11,758	1,239,514
2034	1,239,514	63,347	82,653	509,400	0.312	158,815	1,315,676	12,776	1,328,451
2035	1,328,451	297,065	399,231	509,738	0.321	163,688	1,092,909	12,107	1,105,015
2036	1,105,015	297,065	411,208	509,175	0.331	168,413	862,220	9,836	872,056
2037	872,056	297,065	423,544	494,613	0.341	168,504	617,016	7,445	624,462
2038	624,462	297,065	436,250	478,963	0.351	168,067	356,279	4,904	361,182
2039	361,182	297,065	449,338	238,938	0.361	86,358	(1,797)	1,797	-
Total		2,223,940	2,950,061	7,834,975		2,294,616		119,641	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$50.34	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3% D.C. Reserve Fund Interest Earnings/ (Cost)	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost (Before Incline Adjustment)	Project Cost Inflated at 3% (Includes Incline Adjustment of 3.1%)		Per Capita per Year Inflated at (3%) Starting in 2025				
2025	(1,336,974)	-	-	4,695	50.34	236,343	(1,100,631)	(36,564)	(1,137,195)
2026	(1,137,195)	-	-	4,695	51.85	243,433	(893,762)	(30,464)	(924,226)
2027	(924,226)	88,594	91,089	4,695	53.40	250,736	(764,579)	(25,332)	(789,911)
2028	(789,911)	-	-	4,695	55.00	258,258	(531,653)	(19,823)	(551,477)
2029	(551,477)	88,594	96,637	4,695	56.65	266,006	(382,107)	(14,004)	(396,111)
2030	(396,111)	249,171	279,944	4,695	58.35	273,986	(402,069)	(11,973)	(414,042)
2031	(414,042)	-	-	4,695	60.11	282,206	(131,836)	(8,188)	(140,024)
2032	(140,024)	-	-	4,695	61.91	290,672	150,647	53	150,701
2033	150,701	88,594	108,765	4,695	63.77	299,392	341,327	2,460	343,787
2034	343,787	-	-	4,695	65.68	308,374	652,161	4,980	657,141
2035	657,141	768,197	1,000,534	3,009	67.65	203,542	(139,851)	2,586	(137,265)
2036	(137,265)	130,318	174,825	3,009	69.68	209,648	(102,441)	(3,596)	(106,037)
2037	(106,037)	130,318	180,069	3,009	71.77	215,938	(70,169)	(2,643)	(72,812)
2038	(72,812)	130,318	185,472	3,009	73.92	222,416	(35,868)	(1,630)	(37,498)
2039	(37,498)	130,318	191,036	3,009	76.14	229,088	554	(554)	-
Total		1,804,424	2,308,371	61,996		3,790,037		(144,692)	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Net Hectares	\$878.079	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		per net ha per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2025	(62,738)	-	-	5.3	878.079	4,663	(58,075)	(1,812)	(59,887)
2026	(59,887)	-	-	9.7	904.422	8,786	(51,101)	(1,665)	(52,766)
2027	(52,766)	4,157	4,410	9.2	931.554	8,602	(48,574)	(1,520)	(50,094)
2028	(50,094)	-	-	9.7	959.501	9,270	(40,824)	(1,364)	(42,188)
2029	(42,188)	4,157	4,679	9.7	988.286	9,548	(37,319)	(1,193)	(38,512)
2030	(38,512)	11,692	13,555	9.7	1,017.935	9,834	(42,233)	(1,211)	(43,444)
2031	(43,444)	-	-	9.7	1,048.473	10,129	(33,314)	(1,151)	(34,466)
2032	(34,466)	-	-	11.8	1,079.927	12,756	(21,710)	(843)	(22,553)
2033	(22,553)	4,157	5,266	14.0	1,112.325	15,531	(12,288)	(523)	(12,811)
2034	(12,811)	-	-	14.0	1,145.694	15,997	3,186	(144)	3,042
2035	3,042	36,048	48,445	14.0	1,180.065	16,477	(28,927)	(388)	(29,315)
2036	(29,315)	6,115	8,465	14.0	1,215.467	16,971	(20,809)	(752)	(21,561)
2037	(21,561)	6,115	8,719	14.8	1,251.931	18,564	(11,716)	(499)	(12,215)
2038	(12,215)	6,115	8,980	15.7	1,289.489	20,237	(958)	(198)	(1,155)
2039	(1,155)	6,115	9,250	7.8	1,328.174	10,422	17	(17)	-
Total		84,673	111,770	169		187,787		(13,280)	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Sq. Ft. of Gross Floor Area	\$0.033	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		per sq.ft. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2025	(109,387)	-	-	257,650	0.033	8,534	(100,853)	(3,154)	(104,007)
2026	(104,007)	-	-	587,200	0.034	20,033	(83,975)	(2,820)	(86,794)
2027	(86,794)	7,249	7,690	645,250	0.035	22,673	(71,811)	(2,379)	(74,190)
2028	(74,190)	-	-	631,400	0.036	22,852	(51,338)	(1,883)	(53,221)
2029	(53,221)	7,249	8,158	631,400	0.037	23,538	(37,841)	(1,366)	(39,207)
2030	(39,207)	20,386	23,633	631,400	0.038	24,244	(38,597)	(1,167)	(39,764)
2031	(39,764)	-	-	631,400	0.040	24,971	(14,792)	(818)	(15,611)
2032	(15,611)	-	-	569,950	0.041	23,217	7,606	(120)	7,486
2033	7,486	7,249	9,182	508,500	0.042	21,335	19,640	136	19,775
2034	19,775	-	-	509,400	0.043	22,014	41,790	308	42,097
2035	42,097	62,852	84,467	509,738	0.045	22,690	(19,680)	112	(19,568)
2036	(19,568)	10,662	14,759	509,175	0.046	23,345	(10,982)	(458)	(11,440)
2037	(11,440)	10,662	15,202	494,613	0.047	23,357	(3,285)	(221)	(3,506)
2038	(3,506)	10,662	15,658	478,963	0.049	23,297	4,133	3	4,136
2039	4,136	10,662	16,128	238,938	0.050	11,971	(21)	21	-
Total		147,633	194,878	7,834,975		318,071		(13,807)	

Note: Numbers may not add due to rounding



Appendix D

Long-Term Capital and Operating Cost Examination



Appendix D: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the City's 2023 Financial Information Return.

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the straight-line amortization to estimate the amount required for future replacement.

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



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

SERVICE/CLASS OF SERVICE		ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1.	Other Transportation	1,608,506	644,604	2,253,109
2.	Fire Protection Services	715,044	7,325,970	8,041,015
3.	Parks and Recreation Services	9,826,181	12,587,851	22,414,032
4.	Library Services	594,490	6,333,386	6,927,876
5.	By-Law Enforcement Services	90,687	971,783	1,062,470
6.	Stormwater Services	245,109	880,961	1,126,070
8.	Transportation Services	3,686,478	2,391,481	6,077,959
Total		16,766,493	31,136,037	47,902,530



Appendix E

Local Service Policy



Appendix E: Local Service Policy

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

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

A) SERVICES RELATED TO A HIGHWAY

Roads:

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

Traffic Control:

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



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

B) STORMWATER MANAGEMENT

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

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

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

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



C) PARKLAND DEVELOPMENT

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



Appendix F

Proposed Development Charge By-law

The Corporation of the City of Pickering

By-law No. XXXX/25

Being a By-law Regarding Development Charges

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

Whereas the Council of The Corporation of the City of Pickering approved the City of Pickering Development Charge Background Study, dated April 23, 2025, as amended, prepared by Watson & Associates Economists Ltd;

Whereas the Council has made the Background Study and proposed Development Charges By-law available to the public at least sixty days prior to by-law passage and two weeks prior to the public meeting and has given notice in accordance with Section 12 of the Act of its development charges proposal and a public meeting was held on June 9, 2025;

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

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

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

Part I
Application

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

Services;

- (d) a building or structure that is used in connection with a place of worship and is exempt from taxation under the *Assessment Act* as a result;
 - (e) development where:
 - (i) no additional dwelling units are being created; or
 - (ii) no additional non-residential gross floor area is being added; or
 - (f) nursing homes and hospitals;
 - (g) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university;
 - (h) non-profit housing development;
 - (i) Affordable residential units required pursuant to section 34 and 16(4) of the *Planning Act* (Inclusionary Zoning)
 - (j) affordable residential units that meet the criteria set out in subsection 4.1 (2) or 4.1 (3) of the Act ;and
 - (h) attainable residential units as of the date on which subsection 4.1 (4) of the Act is proclaimed into force, that meet the criteria set out in subsection 4.1 (4) of the Act.
- (3) An owner who has obtained a demolition permit and demolished an existing dwelling unit or a non-residential building in accordance with the provisions of the *Building Code Act* shall not be subject to the development charge under subsection (1) with respect to the development being replaced, provided that:
- (a) the building permit for the replacement residential units or non-residential area is issued not more than 5 years after the date of demolition;
 - (b) the building permit for those properties that do not have municipal services that include sanitary sewer, storm sewer and watermain for the replacement residential units or non-residential area is issued not more than 10-years after the date of demolition;
 - (c) the applicant has provided proof that the building being demolished was subject to, and paid a development charge under a prior by-law, or a lot levy under by-law 3322/89; and
 - (d) any dwelling units or additional non-residential floor area created in excess of what was demolished shall be subject to the development charge calculated under Sections 6 and 11, respectively.
- (4) For the purposes of subsection (2) (h) “Non-profit housing development” means

development of a building or structure intended for use as residential premises by:

- (a) a corporation to which the *Not-for-Profit Corporations Act*, 210 applies, that is in good standing under that Act and whose primary objective is to provide housing;
- (b) a corporation without share capital to which the *Canada Not-for-profit Corporation Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;

2. (1) Subject to subsection (2), development charges shall apply, and shall be calculated, paid, and collected in accordance with the provisions of this By-law, in respect of land to be developed for residential use, non-residential use, or both where the development requires,
 - (a) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
 - (e) a consent under Section 53 of the *Planning Act*;
 - (f) the approval of a description under Section 50 of the *Condominium Act*; or
 - (g) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect of:
 - (a) local services related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under Section 51 of the *Planning Act*; or
 - (b) local services to be installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*.
- (3) Notwithstanding subsection (1), development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (4) Notwithstanding subsections (1) to (3), where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after

January 1, 2020, and the approval of the application occurred within the prescribed amount of time building permit issuance, the Development Charges under Section 2 shall be calculated based on the rates set out in Schedule "C" on the date of the planning application, including interest. Where both planning applications apply, Development Charges under Section 2 shall be calculated on the rates, including interest, set out in Schedule "C" on the date of the later planning application.

- (5) Interest for the purposes of subsections (3) to (4) shall be determined as set out in the City of Pickering Development Charge Interest Rate Policy # FIN 09-20, as amended from time to time.
- (6) For the purposes of subsection (3) "institutional development" means development of a building or structure intended for use:
 - (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long Term Care Homes Act*, 2007;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act*, 2010;
 - (c) by any institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act*, 2017;
 - (d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care;
- (7) For the purposes of subsection (3) "Rental housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- (8) The timing of development charges payable for high-rise residential development and commercial or industrial development will be deferred until occupancy or up to three years after building permit issuance subject to the following:
 - (a) To be eligible for a deferral of development charges, a development project must meet the following criteria:
 - (i) The development project must be located within the City of Pickering;

- (ii) The applicant must submit a completed Development Charge Deferral Application Form along with all required supporting documentation;
 - (ii) The development project must comply with all applicable zoning, planning, and building regulations;
 - (iii) For a high-rise to qualify as an affordable development, a minimum of 10 percent of the units must be established as affordable, subject to such other arrangements and conditions as is acceptable to the Director, City Development & Chief Building Official
 - (iv) The program will be back dated retroactively to April 1, 2025
- (b) The following definitions apply to subsection 2(8) of this by-law:
 - (i) High-rise Residential Building: A building used, designed or intended for use as a residence for one or more individuals that is 10 or more storeys above grade and contains a minimum of 100 residential dwelling;
 - (ii) Affordable Residential Units: As defined in the Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin, in effect June 1, 2024 and as amended from time to time, in relation to ownership and rental housing in the City of Pickering
- (c) The application process for deferring development charges in this subsection involves the following steps:
 - (i) Step 1: Pre-application consultation with City staff to discuss the proposed development and eligibility for deferral;
 - (ii) Step 2: Submission of a completed DC Deferral Application Form and supporting documents, including financial statements, and a detailed rationale for the deferral request
 - (iii) Step 3: Review of the application by City staff to ensure compliance with eligibility criteria and completeness of documentation
 - (iv) Step 4: Development charge deferral requests that meet the eligibility criteria requirements of this program can be approved by the Treasurer
- (d) The following construction start time program requirements pertain to eligible projects in this subsection:
 - (i) Construction or shoring shall start within 30 days of the issuance of the Building Permit for high rise residential buildings without affordable housing units, and failure to do so will result in the cancelation of the development charge deferral agreement and payable of outstanding development charges fees;

- (ii) Construction (including shoring) shall start within 180 days of the issuance of the Building Permit for high-rise residential buildings that include affordable housing units, and failure to do so will result in the cancelation of the DC deferral agreement and payable of outstanding development charge fees
 - (iii) Construction shall start within 180 days of the issuance of the Building Permit for commercial and industrial development, and failure to do so will result in the cancelation of the DC deferral agreement and payable of outstanding development charge fees
 - (iv) Step 4: Development charge deferral requests that meet the eligibility criteria requirements of this program can be approved by the Treasurer
- (e) Program Duration
 - (i) The last day for submission of a complete, eligible application to the Development Charge Deferral Program is June 30, 2027, unless the program is extended or amended by Council
- (f) Development charges for high-rise residential buildings without affordable housing units will be due on the date that is the earlier of:
 - (i) Twenty-four (24) months after the issuance date of the first building permit for the high-rise residential building or;
 - (ii) The date of first occupancy, as confirmed by the City of Pickering
- (g) Development charges for high-rise residential buildings with affordable housing units will be due on the date that is the earlier of:
 - (i) Thirty-six (36) months after the issuance date of the first building permit for the high-rise residential building or;
 - (ii) The date of first occupancy, as confirmed by the City of Pickering
- (h) Development Charges for commercial and industrial buildings will be due on the date that is the earlier of:
 - (i) Thirty-six (36) months after the issuance date of the first building permit for the industrial or commercial development or
 - (ii) The date of first occupancy, as confirmed by the City of Pickering
- (i) Security/Financial Obligations
 - (i) An applicant shall secure deferred development charges by way of a Letter of Credit or "Pay-on-Demand" Surety Bond, in an amount equal to the development charges due at building permit issuance in a form satisfactory to the Treasurer (City Policy Fin 100 & FIN 110).

- (ii) The DC deferral agreement will be registered on Title;
 - (j) Fees
 - (i) An administration fee equivalent of 1.0% of the value of the deferral request to maximum of \$10,000 shall be payable upon execution of the deferral agreement and no refunds shall be provided.
 - (ii) Deferral payments are also subject to the City's Development Charge interest policy (City Policy FIN 090)
 - (k) Monitoring and reporting
 - (i) The City of Pickering will monitor the progress of development projects with deferred DCs to ensure compliance with the terms and conditions of the deferral agreement. Applicants shall submit periodic progress reports to the City detailing the status of the project and any changes that may impact the deferral agreement.
 - (ii) Deferral payments are also subject to the City's Development Charge interest policy (City Policy FIN 090)
3. (1) Where two or more of the actions described in subsection 2 (1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated, paid and collected in accordance with the provisions of this By-law.
- (2) Notwithstanding subsection (1), more than one development charge by-law may apply to the same area and if two or more of the actions described in subsection 2 (1) occur at different times, and if the subsequent action has the effect of increasing the need for services as designated in Sections 5 and 10, an additional development charge shall be calculated, paid and collected in accordance with the provisions of this By-law.

Part II

Residential Development Charges

4. In this Part,
- (a) "apartment building" means a residential building or the residential portion of a mixed-use building consisting of four (4) or more dwelling units, which dwelling units have a common entrance to grade, but does not include a triplex, duplex, or townhouse. Notwithstanding the forgoing an Apartment Building includes a Stacked Townhouse;
 - (b) "apartment" means a dwelling unit in an apartment building;
 - (c) "bedroom" means a habitable room, of at least seven square meters (7 m²) where a built-in closet is not provided, or at least six square meters (6 m²) where a built-in closet is provided, including a den, study, loft, or other similar area, but does not

include a living room, a dining room, a bathroom or a kitchen;

- (d) "building or structure" means a permanent enclosed structure and includes an air-supported structure.
- (e) "development charge" means residential development charge;
- (f) "duplex" means a building divided by a horizontal above-grade common wall into two (2) separate dwelling units, each of which has an independent entrance
- (g) "dwelling unit" means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons;
- (h) "garden suite" means a one-unit detached, temporary residential structure containing bathroom and kitchen facilities that is ancillary for an existing residential structure and that is designed to be portable;
- (i) "grade" means the average level of finished ground adjoining a dwelling at all exterior walls;
- (j) "gross floor area" means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (k) "hospital" means land, buildings or structures used, or designed or intended for use as defined in the *Public Hospitals Act*, R.S.O. 1990, c.P.40 as amended;
- (l) "Live Work unit" is as defined in the City's zoning by-laws;
- (m) "nursing home" means a building owned and operated on a non-profit basis but excluding any building or part of a building which is comprised of dwelling units;
- (n) "residential use" means lands, buildings or structures used, or designed or intended for use as a home or residence of one or more individuals, and shall include, but is not limited to, a single detached dwelling, a semi-detached dwelling, a townhouse, a stacked townhouse, an apartment building, a mobile home, a retirement residence and a residential dwelling unit accessory to a non-residential use;
- (o) "retirement residence" means a residential building or the residential portion of a mixed-use building which provides accommodation for persons of retirement age, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full culinary facilities and a separate entrance from a common hall;
- (p) "retirement residence unit" means a unit within a retirement residence;
- (q) "semi-detached dwelling" means a dwelling unit in a building that is divided

vertically into two (2) dwelling units that share a common wall above grade;

- (r) "single-detached dwelling" means a single dwelling unit which is free-standing, separate and detached from any other building or structure;
- (s) "stacked townhouse" means a residential building of four (4) or fewer storeys in height containing three (3) or more principal dwelling units where the units are divided horizontally and/or vertically, and in which each dwelling unit has an independent entrance to the interior.
- (t) "townhouse" means a building, other than a stacked townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit separated vertically from the other by a party wall and each dwelling unit having a separate entrance to grade.
- (u) "triplex" means a building divided by one (1) or more horizontal above grade common walls into three (3) separate dwelling units, each of which has an independent entrance.

5. Development charges against land to be developed for residential use shall be based upon the services designated in Schedule "A", which are provided by the City.

6. (1) Subject to the provisions of this Part, development charges against land to be developed for residential use shall be calculated, paid and collected at the rates per residential unit set out in Schedule "C";
- (2) Residential development located within Seaton lands, as shown in Schedule "B", is subject to the Seaton Transportation funding arrangement and not to the Transportation charge applicable to development in the rest of Pickering;
- (3) The development charges imposed on a retirement residence unit under subsection (1) shall be payable at the rate applicable to an apartment of one bedroom and smaller;
- (4) Development charges against land to be developed for a Live Work unit shall be subject to the-residential rates.
- (5) Notwithstanding this Section, development charges against land to be developed for residential use, where building permit applications were received prior to July 1, 2025 shall be calculated, paid, and collected at the rates set out in Schedule "D", provided:
- (a) the permit application is complete in terms of the applicant's submission requirements set out in the building code and the City's Building By-law;
 - (b) applicable law approvals prescribed in the building code have been obtained or applied for; and
 - (c) the building permit or a conditional building permit is issued for all or part of the building by August 15, 2025.

7. (1) The enlargement of an existing dwelling unit;
 - (2) a second residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling cumulatively contain no more than one residential dwelling unit;
 - (3) a third residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains any residential dwelling units;
 - (4) one residential dwelling unit in a building or structure ancillary to an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land, if the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains no more than two residential dwelling units and no other building or structure ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains any residential dwelling units;
 - (6) in an existing rental residential building, which contains four or more residential dwelling units, the creation of the greater of one residential dwelling unit or one per cent of the existing residential dwelling units.
8. (1) Where non-residential floor area is to be converted to residential space, a charge shall be paid for any new residential units created, less the amount of the charge which would be payable if the existing non-residential space being converted were being constructed, but in no case shall the net charge be less than zero.
 - (2) Notwithstanding subsection (1), development charge credits for the conversion of an existing building from one principal use to another will only be provided where the applicant has provided proof of payment of a development charge under a previous by-law or a lot levy under by-law 3322/89 with regard to the building to be converted.
9. (1) The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:
 - (a) Three or more bedrooms – 25% reduction;
 - (b) Two bedrooms – 20% reduction; and
 - (c) All other bedroom quantities – 15% reduction.

Part III
Non-Residential Development Charges

10. In this Part,

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

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

- (i) determine the amount by which the enlargement in gross floor area exceeds 50 percent of the gross floor area lawfully constructed at the time of building permit application; and
 - (ii) divide the amount determined under paragraph (i) by the amount of the enlargement.
- (c) for the purposes of calculating the floor area of the existing industrial building, floor area created by a previous enlargement shall not be included.
- (5) Notwithstanding this Section, development charges against land to be developed for non-residential use, where building permit applications were received prior to July 1, 2025 shall be calculated, paid, and collected at the rates set out in Schedule "D", provided:
 - (a) the permit application is complete in terms of the applicant's submission requirements set out in the building code and the City's Building By-law;
 - (b) applicable law approvals prescribed in the building code have been obtained or applied for; and
 - (c) the building permit or a conditional building permit is issued for all or part of the building by August 15, 2025.
- 13. (1) Where residential floor area is to be converted to non-residential floor area, a charge shall be paid for any new non-residential space created, less the amount of the charge which would be payable if the existing residential units being converted were being constructed, but in no case shall the net charge be less than zero.
- (2) Notwithstanding subsection (1), development charge credits for the conversion of an existing building from one principal use to another will only be provided where the applicant has provided proof of payment of a development charge under a prior by-law or a lot levy under by-law 3322/89 with regard to the building to be converted.

Part IV Administration

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

residential component, on a per dwelling unit basis), in accordance with Parts II and III and Schedule "C" of this By-law.

15. (1) Development charges shall be payable in full on the date that the building permit is issued in relation to a building or structure on land to which a development charge applies, except as provided in sections 2(3) or 2(8) hereof.
 - (2) Except under the provisions identified in sections 2(3) or 2(8), no building permits shall be issued by the City for the construction of any building or structure on land to which a development charge applies until the applicable development charge has been paid in full to the City.
 - (3) Where an owner has paid to the City, prior to the enactment of this By-law, in relation to a building or structure on land to which a development charge applies,
 - (a) a charge against development pursuant to an obligation to do so in a subdivision agreement, condominium agreement, development agreement or other agreement with the City;
 - (b) a fee as a condition of obtaining a consent to create a lot, other than the application fee; or
 - (c) a lot levy pursuant to By-law 3322/89, and the building permit for that building or structure has not been issued prior to the enactment of this By-law, the owner shall be credited with the amount so paid, up to the amount of the development charge payable, as part of the development charge payable hereunder when the building permit is issued.
16. (1) Monies received from payment of development charges shall be maintained in a separate reserve fund for each service designated in Schedule "A", plus interest earned thereon.
 - (2) Monies received for the payment of development charges shall be used only in accordance with the provisions of s.35 of the Act
 - (3) The amounts contained in the reserve funds established under this Section shall be invested, with any income received credited to the development charge reserve funds in relation to which the investment income applies.
17. (1) The development charges referred to in Sections 6 and 12 shall be adjusted annually, without amendment to this By-law, as of July 1 each year,
 - (a) The rates in Schedule "C" shall be adjusted annually in accordance with the change in the index for the most recently available annual period ending March 31 for the Statistics Canada Non-Residential Building Construction Price Index for Toronto.
 - (2) The indexed development charges rates effective July 1 each year shall not apply to permit applications received prior to the July 1 effective date, provided:
 - (a) the permit application is complete in terms of the applicant's submission requirements set out in the *Ontario Building Code* and the City's Building By-

law;

- (b) applicable law approvals prescribed in the *Ontario Building Code* have been obtained or applied for; and
 - (c) the building permit or a conditional building permit is issued for all or part of the building by the date set out in the Region of Durham's annual report on the indexing of Development Charges.
18. Development charges are payable by electric funds transfer or certified cheque at the applicable rates or as otherwise may be approved by Council.
19. Council may consider allowing a person to perform work that relates to a service to which this By-law relates and, if it agrees, shall give the person a credit towards the development charge otherwise payable in exchange for the related work.
20. This By-law shall be administered by the Finance Department and applied by the Chief Building Official.
21. The following schedules to this by-law form an integral part of this by-law:
- Schedule "A" - Designated Municipal Services Under this By-law.
 - Schedule "B" - City of Pickering and Seaton Lands.
 - Schedule "C" - Schedule of Development Charges Effective July 1, 2025.
 - Schedule "D" - City of Pickering Schedule of Development Charges Applicable to Building Permit Applications Received Prior to July 1, 2025 as per Section 6(5) and 12(5) of this By-law
22. This By-law shall come into force and effect at 12:01 am on July 1, 2025 for a term not to exceed ten years from the date it comes into force, unless it is repealed at an earlier date.
23. By-law No. 7953/22, as amended, shall be repealed as of the date this By-law comes into force.

By-law passed this 23rd day of June, 2025.

Kevin Ashe, Mayor

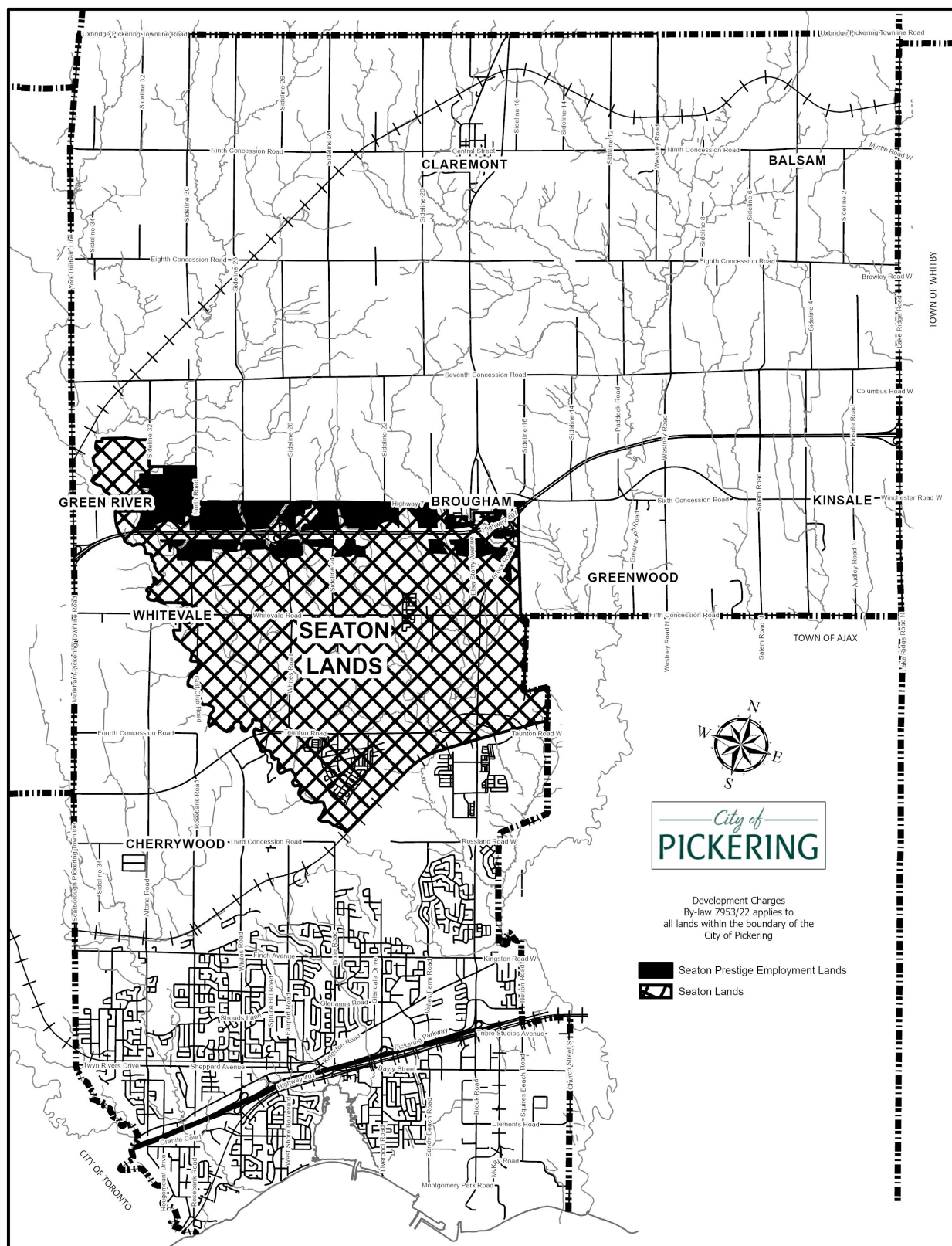
Susan Cassel, City Clerk

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

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

Schedule “B”

City of Pickering Seaton Lands



Schedule “C”
City of Pickering Schedule of Development Charges
Effective July 1, 2025

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Seaton Prestige Employment Lands (per net hectare)	Other Pickering Non-Residential ² (per sq.ft. of Gross Floor Area)
City Wide Services/Class of Service:						
Other Transportation	1,229	948	762	478	16,354	0.62
Fire Protection Services	1,102	851	683	429	14,686	0.55
Parks and Recreation Services	18,736	14,463	11,616	7,296	36,793	1.41
Library Services	2,835	2,189	1,758	1,104	5,560	0.21
By-Law Enforcement Services	196	151	122	76	2,555	0.10
Stormwater Services	474	366	294	185	6,221	0.24
Growth-Related Studies	183	141	113	71	878	0.03
Total City Wide Services/Class of Services	24,755	19,109	15,348	9,639	83,047	3.16
Outside of Seaton Lands ¹						
Transportation Services	18,006	13,899	11,163	7,012		7.38
Total Outside of Seaton Services	18,006	13,899	11,163	7,012	-	7.38
GRAND TOTAL SEATON	24,755	19,109	15,348	9,639	83,047	3.16
GRAND TOTAL REST OF PICKERING	42,761	33,008	26,511	16,651		10.54

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

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

Schedule “D”
City of Pickering Schedule of Development Charges
Applicable to Building Permit Applications
Received Prior to July 1, 2025 as per Section 6(5) and 11(5) of this By-law

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Seaton Prestige Employment Lands (per net hectare)	Other Pickering Non-Residential ² (per sq.ft. of Gross Floor Area)
City Wide Services/Class of Service:						
Other Transportation	876	675	510	312	13,738	0.40
Fire Protection Services	1,381	1,064	803	493	21,722	0.62
Parks and Recreation Services	15,591	12,010	9,067	5,564	42,202	1.12
Library Services	2,871	2,212	1,669	1,024	7,868	0.22
By-Law Enforcement Services	121	93	70	43	1,837	0.05
Stormwater Services	540	416	315	193	8,497	25.00
Growth-Related Studies	276	213	161	99	1,272	0.04
Total City Wide Services/Class of Services	21,656	16,683	12,595	7,728	97,136	27.45
Outside of Seaton Lands ¹						
Transportation Services	15,812	12,180	9,196	5,644		5.56
Total Outside of Seaton Services	15,812	12,180	9,196	5,644	-	5.56
GRAND TOTAL SEATON	21,656	16,683	12,595	7,728	97,136	27.45
GRAND TOTAL REST OF PICKERING	37,468	28,863	21,791	13,372		33.01

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

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