

From: Stan Karwowski
Director, Finance & Treasurer

Subject: 2022 Development Charge Background Study
2022 Community Benefits Strategy
2022 Parkland Conveyance By-law
- File: F-4920-001

Recommendation:

1. That Report FIN 12-22 of the Director, Finance & Treasurer be received;
2. That the City of Pickering – Development Charges Background Study, dated May 11, 2022 as amended, prepared by Watson & Associates Economists Ltd. as required under Section 10(1) of the *Development Charges Act, 1997*, be approved;
3. That Council approve the follow recommendations related to Development Charges as recommended by the Finance Department:
 - a) That the **Residential Development Charges** for development on Seaton Lands be approved effective as of July 12, 2022 as per Table 1;

Table 1				
City of Pickering Development Charges – Seaton Lands				
Per Residential Dwelling Unit				
Effective July 12, 2022				
Service	Single or Semi- Detached	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor & 1 Bedroom
Other Services Related to a Highway	746	575	434	266
Fire Protection Services	1,176	906	684	420
Parks and Recreation Services	13,273	10,224	7,719	4,737
Library Services	2,444	1,883	1,421	872
Growth-Related Studies	235	181	137	84
Stormwater Management	460	354	268	164
By-law Enforcement	103	79	60	37
Transportation	-	-	-	-
Total	18,437	14,202	10,723	6,580

Subject: 2022 Development Charge Background Study, Community Benefits, Strategy, and Parkland Conveyance By-law

- b) That the **Residential Development Charges** for development Outside of Seaton Lands be approved effective as of July 12, 2022 as per Table 2;

Service	Single or Semi-Detached	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor & 1 Bedroom
Other Services Related to a Highway	746	575	434	266
Fire Protection Services	1,176	906	684	420
Parks and Recreation Services	13,273	10,224	7,719	4,737
Library Services	2,444	1,883	1,421	872
Growth-Related Studies	235	181	137	84
Stormwater Management	460	354	268	164
By-law Enforcement	103	79	60	37
Transportation	13,461	10,369	7,829	4,805
Total	31,898	24,571	18,552	11,385

- c) That the **Non-Residential (Commercial, Industrial and Institutional) Development Charges** be approved effective as of July 12, 2022 as shown in Table 3;

Service	Per Net Ha of Prestige Employment Land in Seaton	Per ft ² of Total Floor Area
Municipal Wide Services:		
Other Services Related to a Highway	11,695	0.34
Fire Protection Services	18,492	0.53
Parks and Recreation Services	35,927	1.03
Library Services	6,698	0.19
Growth-Related Studies	1,083	0.03
Stormwater Management	7,234	0.21
By-law Enforcement	1,564	0.04
Total Municipal Wide Services	82,693	2.37
Outside of Seaton Lands		
Transportation	-	4.73
Total Services Outside of Seaton Lands	-	4.73
Seaton	82,693	2.37
Rest of Pickering	-	7.10

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- d) That the proposed capital programs contained in the Background Study be indicative of Council's intention, to ensure that the studies and capital expenditures required to meet the increase in need for services related to the forecasted development will be met, as required under Paragraph 3 of subsection 5(1) of the *Development Charges Act, 1997*;

Indexing

- e) That the Director, Finance & Treasurer be directed that residential and non-residential Development Charges be indexed annually on July 1 each year by applying the annual change in the Statistics Canada Quarterly "Construction Price Statistics" for the period ending March 31 of each year;

Exemptions

- f) That all exemptions and exceptions be as required under the *Development Charges Act, 1997* and as defined in the proposed By-law;

Administration

- g) That the City continue the Reserve established for the City's share (i.e. the non-development charge portion) of the costs of services included in the Development Charges Study and that contributions be included in the Annual Current Budget for consideration by Council;
- h) That the originally proposed By-law has been modified since the public meeting on June 20, 2022, and Council confirms that no further public meeting under the *Development Charges Act, 1997* (S.12) is necessary as a result;
- i) That the City Clerk be instructed to undertake the By-law passage notification provisions under the *Development Charges Act, 1997* and *Ontario Regulation 82/98*;
- j) That the Development Charges By-law attached to this report be enacted at this meeting of Council;
- k) That the Director, Finance & Treasurer be authorized to revise the funding ratio's for 2022 and prior budget approved development charge funded projects where applicable to reflect Council's adoption of the 2022 Development Charges Background Study and Community Benefits Strategy, and any funding shortfall from development charges will be addressed when project proceeds; and
- l) That the payments related to "10 percent Soft Services" as provided for by the Seaton Financial Impacts Agreement dated November 26, 2015, be increased by 17.3 percent, effective as of July 12, 2022;

4. That the City of Pickering – Community Benefits Strategy, dated May 20, 2022, and updated June 23, 2022, prepared by Watson & Associates Economists Ltd. as required under Section 37 (9) of the *Planning Act*, be approved;
5. That Council approve the following recommendations related to the Community Benefits Charge (CBC) as recommended by the City Development Department and the Finance Department;

- a) That the Community Benefits Charge for applicable development or redevelopment be approved, effective as of September 30, 2022 as follows:

Unit Type	CBC Charge
Apartments: 2 + bedrooms	\$1,070
Apartments: bachelor and 1 bedroom	\$657

- b) That the draft by-law to establish a Community Benefits Charges and Reserve Fund, be finalized and enacted at this meeting of Council;
- c) That the Director, Finance & Treasurer be directed that Community Benefit Charges be indexed annually on July 1 each year by applying the annual change in the Statistics Canada Quarterly “Construction Price Statistics” for the period ending March 31 of each year;
- d) That the originally proposed By-law has been modified since the public meeting on June 20, 2022, and Council confirms that no further consultation under the *Planning Act, 1990 (section 10)* is necessary;
- e) That the City Clerk be instructed to undertake the By-law passage notification provisions under the *Planning Act, 1990* and *Ontario Regulation 509/20*;
- f) That any funding shortfall for Administration Services - consulting costs due to the adoption of the 2022 Community Benefits Charge Strategy be addressed when the consulting work proceeds; and
- g) That the Public Benefits Reserve Fund By-law No. 7590/17 be repealed and the associated Reserve Fund be closed once the committed funds are spent.
6. That Council approve the following recommendations related to Parkland Conveyance By-law as recommended by the City Development Department:
- a) That the draft by-law to require the Conveyance of Land for Park or Other Public Recreational Purposes as a condition of development or redevelopment, or the subdivision of lands, be finalized and enacted at this meeting of Council;

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- b) That the City Clerk be instructed to undertake the By-law passage notification provisions under the *Planning Act, 1990* and *Ontario Regulation 509/20*; and
 - c) That the balance of funds in the Parkland Dedication Reserve Fund collected under By-law No. 7341/14 be combined with the newly established Parkland Conveyance By-law;
7. That the appropriate staff of the City of Pickering be authorized to give effect thereto.
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Executive Summary: The recommended Development Charges and Community Benefit Charges represents the financial building blocks for the next five years. The capital projects included in the two studies reflects requests from “Council”, the professional opinion of senior staff and the local taxpayer through public consultation and/or conversations. Included in this year’s DC report is the new revenue tool (CBC fee) that allows municipalities to fund associated development-related capital infrastructure needs that are not already recovered from development charges.

1. Development Charges

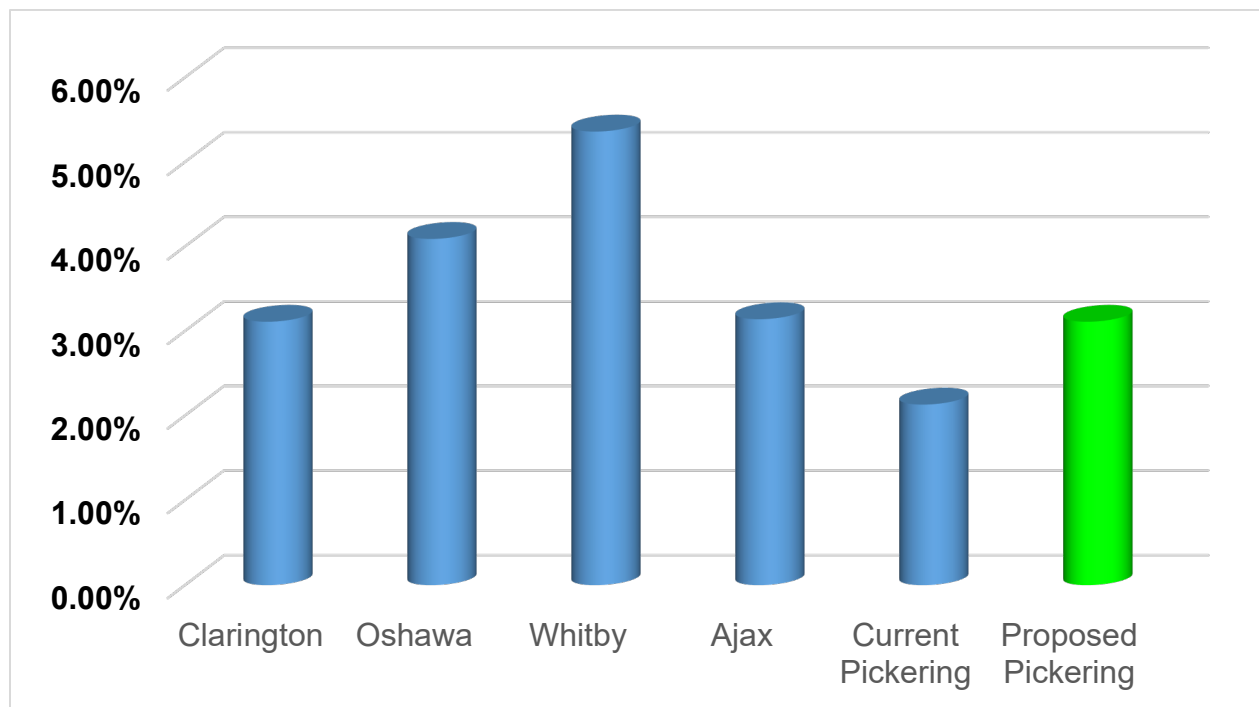
As required under the *Development Charges Act, 1997*, a complete review of development forecasts, servicing needs, financial implications and financing requirements, has been undertaken by the consultants: Watson & Associates Economists Ltd., and staff of the City of Pickering. This has resulted in the identification of significant capital expenditures required for future development as contained in the Council approved Official Plan for the City of Pickering. Financing for these projects will come from Development Charges (“DC”) for the development related portion, and the tax levy, or other sources of revenue as may be available, for the portions attributable to existing development or for increases in the level of service.

The DC rates set out in the Background Study are calculated on a cost recovery basis and represent what is allowed under the *DC Act*. The change from current rates is the result of revised growth forecasts, updated capital programs, updated project cost estimates, increase in historical level of service, and additional financing costs based on timing of expenditures and revenues and anticipated long-term debentures.

The City received comments from the development industry community with regard to Seaton residential and non-residential employment land absorption rates that were presented in the May 11th version of the Background Study. In addition to the absorption rates, additional capital projects and updated construction cost estimates were identified after the May 11th version. Revisions to the absorption rates and updated capital costs have been made and reflected in the attached addendum. These revisions have resulted in a decrease in DC rates for non-residential land in the Seaton area. The non-residential Seaton Prestige Employment Land rate has decreased by \$9,986 per net hectare, or 11 percent. The residential single dwelling for the Seaton area has increased slightly by \$392 or 2 percent.

In summary, the total increase for the Seaton residential DC rate for single detached unit is 65 percent or \$7,265. For the rest of Pickering, a single detached unit has increased by 47 percent or \$10,210. Pickering’s new DC rate is comparable with the neighbouring municipalities in the Durham Region.

Lower Tier (Single Detached) DC Fees for Durham Lakeshore Municipalities as a Percentage of House Prices



As the above chart indicates, Pickering’s proposed new DC fee rate is still very competitive as expressed as percentage of total house price. Pickering’s current DC fee rate represents 2.13 percent of estimated house price and increases to 3.11 percent for the proposed new rate. Even with this increase, the City of Pickering’s DC fees as expressed as a percentage of the total house price is equal to Ajax and Clarington and lower than Oshawa and Whitby.

The non-residential DC rates are increasing by 61 percent for Seaton lands and 63 percent for the Prestige Employment Land in Seaton. For the rest of Pickering, the non-residential rate has increased by 60 percent.

All residential and non-residential rates, being recommended continue to be one of the lowest, if not **the** lowest, in Durham Region. This positions the City of Pickering to be competitive and attractive for economic development.

It is important to note that the Chief Administrative Officer, the Directors, and staff of all Departments providing services for new development have been involved in this Study, and concur with this report and its Recommendations. In addition, the By-law maintains the form of the previous By-law.

2. Community Benefits Charges

In 2020, legislative changes to the *Planning Act* replaced the density and height bonus provisions with a new financial tool, a Community Benefits Charge (“CBC”). A CBC is a financial contribution that is required to be paid when land is developed to contribute to the “capital costs of facilities, services and matters” incurred from development or redevelopment, and population growth. Single and lower tier municipalities may adopt a by-law to impose a CBC to recover the capital costs that may include:

- land for parks or other public recreational purposes in excess of lands conveyed or funded by cash-in-lieu of parkland payments under Sections 42 and 51 of the *Planning Act*;
- capital costs for services under subsection 2 (4) of the *Development Charges Act* that are not intended to be funded under a DC by-law; and
- capital costs for municipal services ineligible for inclusion in a DC by-law.

Preparation of a CBC Strategy is required to support a CBC By-law (see City of Pickering – Community Benefits Strategy, dated May 20, 2022, and updated June 23, 2022, prepared by Watson & Associates Economists Ltd., Attachment #5). The Strategy identified the services to be funded through CBCs as follows: Arts, Culture and Museum; Animal Adoptions; and Administration. The Strategy did not recommend including parkland at this time.

Following the release of the CBC Strategy on May 20, 2022, City staff further reviewed the eligible projects that could be funded from the CBC. This resulted in an increase in the total amount of costs that are recoverable from CBCs, and increase in the charge. For buildings meeting the required height, number of units, type of use, the CBC will require payment of \$1,070 for each new apartment dwelling unit having 2 or more bedrooms, and \$657 for apartment dwelling units that are bachelor or one bedroom. It is recommended that Council approve the CBC Strategy.

A corresponding CBC By-law has been prepared (see Attachment #7). The CBC is payable on “apartment units”. The term “apartment unit” applies to the building typology, irrespective of tenure (rental; condominium; co-op; etc.). Additionally, for the purpose of the CBC, “apartment” includes a Stacked Townhouse development that has five or more storeys, and has ten or more units.

Payment of CBCs, like DCs, is required at Building Permit issuance. Use of these funds for qualifying projects will be considered as part of the annual budgeting process.

In response to the stakeholders consultation, changes were made to the By-law to add defined terms and to delay the effective date of the By-law to September 30, 2022. Additionally, provisions were added to establish the required CBC Reserve Fund, and administrative matters related to the Fund, such as investing, indexing, reporting, and allocating such monies collected. The CBC transition period, from By-law adoption to its effective date, is approximately 81 days and it is staff’s understanding that the length of the transition period is above average, compared to other municipalities. It is recommended the draft CBC By-law be finalized and enacted at this meeting of Council.

As with the DC Study, the Chief Administrative Officer, the Directors, and staff of all Departments providing services for new development have been involved in the CBC Strategy, and concur with this report and its Recommendation.

3. Parkland Conveyance By-law

As a result of recent changes in Provincial legislation, Pickering's current Parkland Conveyance ("Parkland By-law") By-law will expire on September 18, 2022. The new Parkland By-law contains all the provisions of the existing Parkland By-law respecting the collection of two percent of the land (or payment-in-lieu of land) for industrial and commercial purposes, and five percent of the land (or payment-in-lieu) for all other purposes. The new Parkland By-law also contains the provision of the existing By-law respecting the use of 'alternative' standards for high density development at the rate of up to one hectare of land for each 300 units. A new clause was added to conform with a 2015 change to the *Planning Act*, which established a new 'alternate' rate for collecting payment-in-lieu of land high density development calculated at a rate of up to one hectare of land for each 500 dwelling units.

Consultation on the proposed By-law was undertaken simultaneously with the consultation for the DC Background Study and draft by-law, and the CBC Strategy and draft by-law. Staff received three sets of written comments on the new Parkland By-law from BILD and two developer groups (see Attachments #8 to #10). The stakeholders providing comments all acknowledged and accepted that the new Parkland By-law is in-keeping with the standard parkland rates provided in the *Planning Act*. In addition, the comments offered a variety of ideas and suggestions of how Pickering could consider innovating their collection of parkland (or payment-in-lieu) in the future. The suggestions can be addressed without changing the By-law. The only change made to the proposed Parkland By-law was to add an effective date of July 12, 2022. The proposed By-law is provided as Attachment #11. It is recommended that the draft By-law be finalized and enacted at this meeting of Council.

Financial Implications:

1. Development Charges

The proposed DC background study, as presented in Table 4 below, includes a gross capital program of \$825 million, of which \$542 million is to be recovered from DC's. The residual amount of \$283 million is more commonly referred to as "City Share" and this dollar amount will be funded from property taxes, senior level grant funding (such as Federal Gas Tax) or debt. The "City Share" funds the "benefit to existing" deduction and the post-period benefit.

Service	Gross Capital Cost	Less: Amount to be Recovered from DC's	City Share
Other Services Related to a Highway	\$18,327,039	\$19,773,436	(\$1,446,397)
Fire Protection Services	26,193,920	32,130,902	(5,936,982)
By-law	9,659,844	2,849,355	6,810,489
Parks and Recreation Services	354,477,979	284,428,619	70,049,360
Library Services	107,035,016	54,961,537	52,073,479
Administration Studies	2,540,900	5,619,381	(3,078,481)
Stormwater Management	64,828,700	13,181,293	51,647,407
Transportation	242,352,291	129,615,434	112,736,857
Total	\$825,415,689	\$542,559,957	\$282,855,732

As Table 4 indicates, for every dollar in growth related capital cost, the City has to fund 34 cents. This issue regarding the City total dollar cost was raised at the June 20th, 2022 statutory meeting by Council. One of the key tools in funding the City Share expense will be the use of long term debt, where appropriate, which will allocate the City Share capital cost basically over the life of the asset. Employing this strategy results in lowering the property tax increases and allocates the cost over the life of the asset and is funded by the local taxpayer who consumes and/or uses the asset. The other funding strategy is related to the City Centre project, whereby the City would sell its investment in Elexicon to pay for the City Share of the growth related capital costs. In addition, with Council approval, City staff would also consider using Casino revenue funds where appropriate. City staff will also, apply for all senior government grants to help reduce the taxpayer funding share.

2. Community Benefit Charges

In developing the CBC Strategy, the following services and related capital costs were reviewed: Arts, Culture, and Museum Services; Animal Adoption Services; and Administration Services that includes capital funding for Civic Complex renovations. (A detailed list of capital projects that are being funded from the CBC fee can be found on page 4-4 of the document entitled "Community Benefits Strategy – City of Pickering, dated May 20, 2022, updated June 23, 2022" (see Attachment #5)). The City has identified a gross capital cost of \$101.3 million, and the CBC will fund approximately \$7.4 million due to the legislated restrictions (that is, that the charge is only on the high-density portion of new development).

The CBC Strategy recommends that the City collect CBC revenues to help fund the City's capital costs. Based on the 2022 Council approved budget, the City would have to increase property taxes by 10.1 percent to raise the equivalent amount from CBC fees. Therefore, it could be argued, that the introduction of the new revenue tool, has "in theory", reduced future property tax increases.

3. Parkland Conveyance By-law

There will be no financial implications of enacting the new Parkland Conveyance By-law as the provisions have not changed.

Discussion:

1. Development Charges

In simplest terms, DC rates are calculated as follows:

$$\frac{\text{Growth-Related New Capital Costs}}{\text{Growth Forecast (Population)}}$$

Growth-Related Capital Program

The DC Capital program was developed by staff from all departments. Staff first reviewed the 2017 DC study, the 2019 and 2020 DC Updates, and removed projects that have been completed; then the timing and costs of projects that had not been completed were updated in the context of the new growth forecast or new/improved information that is now available. Lastly, projects were added to the program that are required to service the additional growth included in the 2022 Background Study.

In the 2022 DC Background Study, some adjustments have been made to the service categories in order to better reflect our current growth-related needs and the most recent changes to the *DC Act*. The “Protective Services” category has been re-classified to two separate categories: Fire Protection Services and By-law Enforcement Services.

Previously, the *DC Act* identified ineligible services such as museum and culture, but all other services were potentially eligible. As by-law enforcement and animal services were not listed as ineligible service, they could be included in a DC By-law and City staff included these two cost elements in the 2017 DC Study. When the Province, passed Bill 197, *the COVID-19 Economic Recovery Act*, this legislation amended the *DC Act*, and only those services that are listed are eligible to be funded from DC fees. The eligible services include by-law enforcement but do not include Animal Services. Staff have now included funding for the animal shelter component in the new Community Benefits Charges (“CBC”), under the Animal Adoption Services category.

Administrative Studies are no longer DC recoverable, and these costs have been transferred to the CBC Strategy as well. The guiding principle is to fund growth related expenditures whether permitted through DC fees or CBC fees in order to avoid transferring the cost to the local taxpayer.

The Seaton Financial Impact Agreement (“FIA”) exempts the Seaton Development Area from the transportation component of the City-wide DC until Seaton has reached certain development targets as specified in the FIA. (It is anticipated that the Seaton landowners will reach these targets by 2031). This results in a lower overall DC rate for Seaton as compared to the rest of Pickering.

Table 5 shows that the DC Eligible Costs in the 2022 Study have increased by 34.5 percent from the 2017 study.

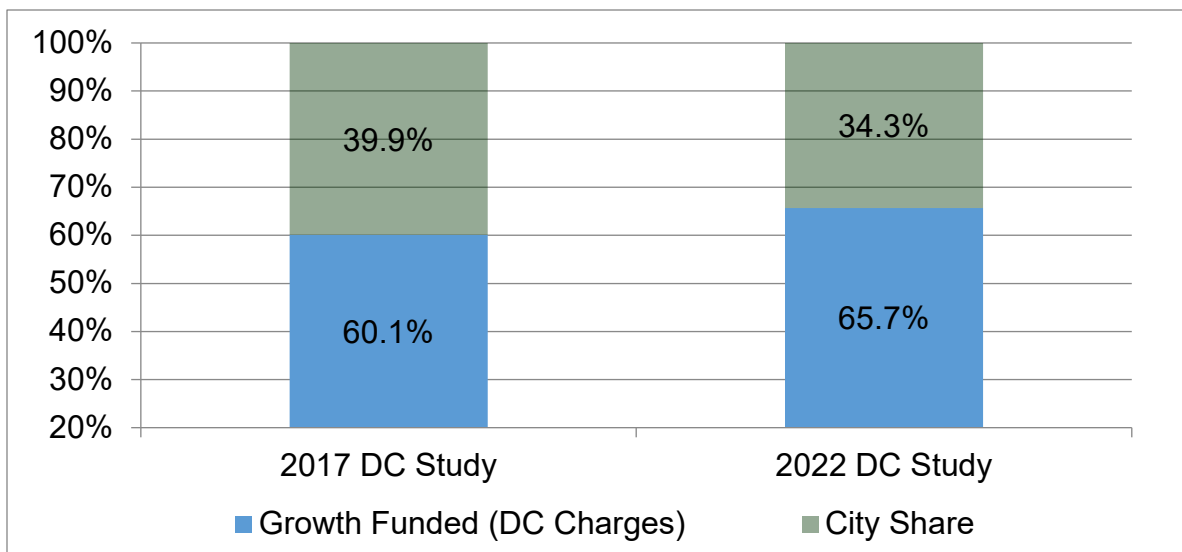
**Table 5
Comparison of DC Funding Sources**

	2017 Study* (\$M)	2022 Study (\$M)	Change %
Gross Capital Costs	671.7	825.4	22.9
Less: DC Eligible Costs	<u>(403.5)</u>	<u>(542.6)</u>	34.5
Net City Share	<u>268.2</u>	<u>282.8</u>	5.4

* Includes annual indexing and 2019 & 2020 DC Updates

The City share dollar amount of \$282.8 million will be funded through property taxes, debt, and senior level government grants, such as Federal Gas Tax. The City’s current economic strategy focusing on industrial and commercial growth (taxation revenue) will assist the City in meeting its future growth related financial obligations.

Comparison of DC Funding Sources



As the above chart indicates, there has been a shift between funding sources, taxpayer to DC charges resulting in savings of approximately 5.7 percent or \$46.8 million.

Public Engagement Process

On May 20th, staff reached out to the development industry by distributing the DC Background Study, dated May 11, 2022 and holding a stakeholder consultation on June 1, 2022. The City invited fourteen organizations and we had all fourteen organizations (24 individuals) attend the consultation. The City received comments from the development industry community with regard to Seaton residential and non-residential employment land absorption rates.

Subsequent to this meeting, the City held a Statutory and Public Meeting on June 20, 2022. As a result of the input received at the stakeholders and public meetings, Watson & Associates has produced an Addendum to their May 11, 2022 Study, Attachment 1, which captures any changes resulting from the foregoing.

Indexing

Based on our current DC By-law, DC rates shall be adjusted annually as of July 1 each year based on the Non-residential Building Construction index in order to keep DC revenues current with construction costs. The previous indexing was done on July 1, 2021. As the current 2022 Background Study coincides with the July 1, 2022 indexing period, it is no longer necessary to index for the period of July 1, 2022 to June 30, 2023. The capital costs are reflected at the 2022 values. DC rates to be approved in the current 2022 Background Study would be due for indexing on July 1, 2023.

Transition Provision

The proposed rates will come into effect on July 12, 2022. Any complete building permit applications received after July 11, 2022 will be subject to the new DC rate.

The new DC rates shall not apply to those complete building permit applications received by July 11, 2022, whereby the building permit (or conditional building permit) is issued for all or part of the building on or before August 15, 2022.

Financial Impact Agreement Soft Services-Indexing

The FIA allows annual indexing for the soft services category. Traditionally, the annual indexing is calculated together with the DC indexing every July 1. As the City will not be doing the annual indexing for the DC rates due to the current 2022 Study, staff are including the annual indexing for the FIA soft services component in this report. See Attachment 4 for the detailed calculation. The soft services for a residential single unit has increased from \$897 to \$1,052 after applying the construction price index of 17.3 percent. Total FIA rate applicable for the same dwelling type after including non-indexed costs will be increased from \$1,386 to \$1,541 after indexing.

2. Community Benefits Charges

2.1 Background

The CBC is a new growth funding tool, introduced by the Province in recent legislation. It allows municipalities to fund capital costs related to growth that are not already recovered from development charges and parkland provisions.

The City of Pickering has recently completed a Community Benefits Strategy, as required by the legislation, to support the passing of a CBC By-law (see Community Benefits Strategy and By-law, Attachments #5 and #7). The CBC establishes a new charge on certain high density development to recover the capital costs relating to certain classes of services. The services identified to be supported are: Arts, Culture and Museum; Animal Adoptions; and Administration.

The Strategy concluded that applying the charge on a per unit basis, based on the number of bedrooms in the apartment unit, was most appropriate, compared to an area wide charge. For the purpose of the CBC, “apartment unit” applies to the building typology, irrespective of tenure (rental; condominium; co-op; etc.). Additionally, for the purpose of the CBC, “apartment” includes a Stacked Townhouse development that has five or more storeys, and has ten or more units.

Following the release of the draft CBC Strategy in May 2022, a further review of eligible projects, and all figures were double checked. Key updates to the CBC Strategy included the following services:

- increasing the capital costs for Arts, Culture and Museum by \$0.2 million for the inclusion of public art;
- increasing the development related costs for Administration by \$1.2 million to cover renovation costs for the Civic Complex;
- decreasing the CBC eligible Animal Adoptions costs by \$13,000.

As a result, the proposed CBC charge increased. A comparison of the proposed charge and the revised charge are identified in the Table below:

Table 6 Comparison of CBC Charges

Unit Type	May 20, 2022 Proposed Charge	June 23, 2022 Revised Charge
Apartments: 2 + bedrooms	\$910	\$1,070
Apartments: bachelor and 1 bedroom	\$659	\$657

2.2 Stakeholder Consultation

As a result of stakeholder consultation, and a written submissions from Chestnut Hill Developments (see Attachment #6A) on the proposed CBC By-law, revisions have been made to the CBC By-law, since public meeting, as follows:

- the ‘effective’ date of the CBC By-law was delayed from July 12 to September 30, 2022;
- definitions for “Grade” and “Storey” were added;
- the transition provisions regarding the waiving payment of CBCs upon submission of a complete building permit application by July 1, 2022, and issuance of a building permit by August 15th, was deleted to reflect the September 30, 2022 effective date of the by-law coming into force (with no grace period);
- clauses were added relating the establishment of the CBC Reserve Fund, and administrative matters related to the Fund.

A written submission was also received from BILD (see Attachment 6B). BILD indicated that they agree with many aspects of the City’s approach to CBC By-law and commended the City on work to date. BILD further requested clarification on the application of CBC charges to additions to buildings. Staff can confirm that, where an addition qualifies for CBCs, the CBC is payable only on the new units, not on the existing units in the building. Staff can also confirm that where an addition does not

qualify for collection of CBCs, no payment would be required. This is addressed through the definitions of 'development', 'redevelopment', and section 2.4 (b) of the CBC By-law.

It is recommended that Council approve the CBC Strategy, dated May 20, 2022, updated June 23, 2022, and that the draft CBC By-law be finalized and enacted in the Council Meeting.

3. Parkland Conveyance By-law

3.1 Background

Bill 197 was enacted on September 18, 2020, and affected multiple pieces of legislation, including specific changes to Section 42 of the *Planning Act* ("Conveyance of land for park purposes"). The effect of Bill 197 was that all municipal Parkland By-laws, that contained an alternative rate for collecting parkland, will expire on September 18, 2022. As a result, municipalities are required to pass new Parkland By-laws in order to continue to collect parkland (or payment-in-lieu).

The *Planning Act* allows a municipality to pass a by-law to require that land be conveyed to a municipality for park or other public recreational purposes at a rate of one hectare for each 300 dwelling units proposed or lower as specified in the by-law. As an alternative to collecting actual parkland, the *Planning Act* also allows municipalities to pass a by-law to enable the municipality to collect payment-in-lieu of parkland conveyance, calculated using a rate of one hectare for each 500 dwelling units proposed or lower as specified in the by-law.

Prior to passing such a by-law for these alternative requirements, municipalities are required to consult with persons and public bodies that the municipality considers appropriate.

3.2 Comments Received

In conjunction with the new DCs and CBCs, staff engaged with members of the development industry to receive their feedback on the proposed Parkland By-law. This engagement included a stakeholder meeting held virtually on June 1, presentation at a Public Meeting on June 20, 2022, as well as posting links to the proposed Parkland By-law on the Municipal website.

Staff received three sets of written comments on the new Parkland By-law, from BILD and two developer groups. The stakeholders providing comments all acknowledged and accepted that the new Parkland By-law is in-keeping with the standard parkland rates provided in the *Planning Act*. In addition, the comments offered a variety of ideas and suggestions of how Pickering could consider innovating their collection of parkland (or payment-in-lieu).

Amongst the suggestions received was a request from BILD that Pickering avoid using the funds from payment-in-lieu of parkland to supplement existing parkland deficiencies for existing residents. The purpose of collecting payment-in-lieu of parkland from new development is to allow the City to acquire new parkland in an area where it will serve the future residents of those developments.

Several of the suggestions provided can already be considered and practically applied by staff without the need of revising the new Parkland By-law. All of these ideas and suggestions have been noted and will be taken under advisement when the City next undertakes a comprehensive review of

its parkland conveyance policies. The new Parkland By-law is a legislated replacement of Pickering's existing Parkland By-law and is not intended to be a comprehensive review of those policies. Future review of the City's parkland collection practices may create the opportunity to explore innovative practices in the collection and payment of parkland.

3.3 Conclusion

In keeping with Provincial legislation, Pickering's current Parkland By-law will expire on September 18, 2022. The new Parkland By-law will replace the current By-law, and a new clause has been added indicating the By-law will be effective on July 12, 2022. It reflects the *Planning Act's* standard requirements for the collection of parkland (or payment-in-lieu). Approval of the new Parkland By-law is necessary in order for the City to continue to acquire parkland (or payment-in-lieu) as a component of all new development approvals. It is recommended that the draft Parkland By-law be finalized and considered by Council for enactment later in the Council Meeting.

Attachments:

1. Addendum to Development Charges Background Study 2022 dated June 21, 2022
2. Response to Questions Raised by Seaton Landowner's Group dated June 17, 2022
3. Draft By-law Regarding Development Charges 2022
4. Financial Impact Agreement – Indexing July 12, 2022
5. Community Benefits Strategy, dated May 20, 2022, updated June 23, 2022
- 6A. Comments on Community Benefits By-law on behalf of Chestnut Hill Developments
- 6B. Comments on the Community Benefits By-law from BILD
7. Draft By-law Establishing a Community Benefits Charge and Reserve Fund 2022
8. Comments on the Parkland Conveyance By-law from BILD
9. Comments on the Parkland Conveyance By-law from Dorsay Development Corporation
10. Comments on the Parkland Conveyance By-law on behalf of Pickering Developments
11. Draft By-law Requiring the Conveyance of Land for Park or Other Public Recreational Purposes, 2022

Subject: 2022 Development Charge Background Study, Community Benefits,
Strategy, and Parkland Conveyance By-law

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Addendum to 2022 Development Charges Background Study

City of Pickering

For Public Circulation and Comment

June 21, 2022

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1. Summary of Revisions to the May 11, 2022 Development Charges Background Study

1.1 Background

Commensurate with the provisions of the Development Charges Act (D.C.A.), 1997, the City of Pickering (City) has undertaken a Development Charges Background Study (D.C.B.S.) and has distributed the study and draft by-law to the public. The following provides a summary of the key dates in the Development Charges (D.C.s) by-law process:

- May 11, 2022 – Release D.C.B.S. and draft by-law
- June 1, 2022 – Presentation of D.C. Background study and draft by-law to Development Industry Stakeholders
- June 20, 2022 – Public Meeting of Council
- July 11, 2022 – Anticipated passage of D.C. By-law

The purpose of this addendum to the May 11, 2022 D.C.B.S. is to provide a for an update to the forecast of anticipated development, capital cost estimates, and increase in need for service for new development and to make other minor updates and housekeeping changes. Furthermore, this addendum also provides for additional transition provisions for the implementation of the new D.C. by-law.

The refinements are detailed in the subsequent sections of this report and will form part of the D.C.B.S. for Council's consideration and approval prior to adoption of the D.C. By-law.



2. Discussion

2.1 Introduction

Updates have been made and for the following changes:

- Update to forecast of anticipated development;
- Revisions to costs that have been committed to the D.C. reserve fund for Transportation and Parks and Recreation Services;
- Updates to costs and other deductions for projects within the Parks and Recreation, Stormwater Management, and Library services; and
- Revisions to by-law implementation policies.

The impacts are detailed by service area in the following subsections.

2.2 Anticipated Development

The residential growth forecast has been updated to reflect information received pertaining to the timing and mix of residential dwelling units within Seaton. The impact of the changes results in a greater share of the high-density dwelling units with Seaton to develop towards the latter part of the 17-year forecast period.

The non-residential growth forecast has also been updated to reflect information received pertaining to the amount and timing of non-residential development within Seaton. Based on the updated information received, the absorption of employment lands within Seaton has been updated to reflect a greater amount of development by 2039. Furthermore, updates have also been made to the amount of non-residential development within the Seaton community areas and other areas of the City outside of Seaton.

The following table compares the forecast employment and non-residential G.F.A. for the 2022-2039 period within the May 11, D.C.B.S. and this addendum.



Table 2-1
Comparison of Non-Residential Growth Forecast

Time Horizon	May 11, 2022 D.C.B.S.		Addendum	
	Non-Residential ¹		Non-Residential ¹	
	Employment	G.F.A. (sq.ft.)	Employment	G.F.A. (sq.ft.)
2022	31,769		31,769	
2039	51,398		55,449	
Incremental Growth (2022-2039)				
<i>Seaton Community Area</i>	5,945	2,763,800	6,813	3,167,400
<i>Seaton Employment Lands</i>	8,680	7,594,300	10,967	9,595,200
Total Seaton	14,625	10,358,100	17,780	12,762,600
Rest of Pickering	5,004	3,967,200	5,900	4,677,700
Pickering Total	19,629	14,325,300	23,680	17,440,300

1. Excludes No Fixed Place (NFPOW) of Work and Work at Home

Based on the changes in the forecast of population and employment growth the allocation of net D.C. recoverable costs for services based on the relationship of forecast population and employment has been updated. The allocation of costs for Fire Protection, By-Law Enforcement, Other Services Related to a Highway, and Stormwater Management Services has been updated to 77% residential and 23% non-residential from 80% residential and 20% non-residential. The allocation of costs for Transportation Services imposed outside of Seaton has been updated to 83% residential and 17% non-residential from 85% residential and 15% non-residential.

2.3 Transportation Services

The estimated mid-year D.C. reserve fund balance for Transportation services has been decreased by \$1.6 million from \$24.9 million to \$23.1 million to reflect updated cost estimates for the following projects that are committed to the reserved:

- Sandy Beach Road reconstruction; and
- Wanut Lane Extension construction.

This decrease in the estimated reserve fund balance of \$1.6 million has a corresponding increase in the D.C. recoverable costs for Transportation Services.

2.4 Parks and Recreation Services

The gross capital costs for the Beachfront Master Plan – Phase 2 have been increased from \$2 million to \$3.4 million to reflect the latest City budget estimates. Furthermore,



budget costs for a village green within Duffin Heights that was previously committed to the D.C. reserve fund have been increased from \$190,000 to \$300,000.

Additional growth-related projects have also been identified by staff to provide services in response to new development, including:

- Amberlea Tennis Court - \$400,000;
- William Jackson Drive Park - \$110,000; and
- Beachview Homes Park (Tot Lot) - \$175,000

Furthermore, the costs for the proposed Community Centre being developed as part of the Pickering Heritage and Community Centre has been increased from \$19.8 million to \$26.6 million. With regard to this project the post period benefit deduction has been removed as the City is anticipating undertaking this project prior to 2026 and a deduction of \$7.6 million has been made to reflect possible grants, subsidies, or other contributions that may apply.

The benefit to existing deduction for the Waterfront trail between West shore Boulevard and Marksbury Road has been revised from 2.5% to 50% to be consistent with the treatment of other trails outside of the Seaton Lands.

The aforementioned changes increase the total gross capital costs by \$8.9 million and D.C. recoverable costs by \$10.2 million.

The historical level of service calculation has also been updated for the parkland component of Parks and Recreation Services to correctly calculate the increase in need for service over the 17-year forecast period to 2039.

2.5 Library Services

Consistent with the changes identified above for the proposed Community Centre being developed as part of the Pickering Heritage and Community Centre, updates have also been made for the Library space being created within this facility. Gross capital costs have been increased from \$1.5 million to \$2.0 million. The post period benefit deduction has been reduced and possible grants, subsidies, or other contributions of \$783,900 have also been deducted.



The net D.C. recoverable cost remain unchanged at \$54.9 million (including growth-related studies).

2.6 Fire Protection Services

Based on changes that have been made to the non-residential growth forecast, revisions have been made to the post period benefit deductions for Fire Protection Services. D.C. recoverable costs included in the calculation of the charge have increased by \$80,700.

2.7 By-Law Protection Services

Minor reductions of \$10,000 have been made to the D.C. recoverable costs for By-Law Enforcement Services to ensure the D.C. recoverable costs are within the historical level of service cap.

2.8 Other Services Related to a Highway

Similar to Fire Protection Services, revisions have been made to the post period benefit deductions based on changes to the non-residential growth forecast. D.C. recoverable costs included in the calculation of the charge have increased by \$718,600.

2.9 Stormwater Management Services

The cost for Frenchman's Bay Yacht Club Outfall Restoration have been increased to \$1.7 million to reflect updated capital costs anticipated by the City. Furthermore, the post period benefit deduction has also been updated with regard to the growth forecast changes. The impact of these change results in an increase in the net D.C. recoverable costs of \$795,500.

2.10 Growth-Related Studies

Although no changes have been made to the Growth-Related Studies costs, the allocation of those costs to residential and non-residential development has been updated based on the updates to the total residential and non-residential cost allocation in the previous sections.



2.11 By-Law Policies

The draft D.C. by-law has been revised to include provisions for developments where building permit applications were received prior to July 1, 2022 to pay the current City of Pickering D.C.s, provided:

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

Furthermore, other housekeeping edits have been made to the draft D.C. by-law.

2.12 Impacts on the Calculated D.C.

The refinements presented herein results in the calculated D.C. per single detached dwelling unit to increase by \$391 within the Seaton Lands and by \$243 in the other areas of the City compared to the charges in the May 11, 2022 D.C.B.S. This increase represents less than a 2% increase in the calculated charge for Seaton and less than a 1% increase in other areas of the City. Table 2-2 presents the updated schedule of charges.



Table 2-2
Amended Schedule of D.C.s

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Seaton Prestige Employment Land (per net hectare)	Other Pickering Non-Residential ² (per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Other Services Related to a Highway	746	575	434	266	11,695	0.34
Fire Protection Services	1,176	906	684	420	18,492	0.53
Parks and Recreation Services	13,273	10,224	7,719	4,737	35,927	1.03
Library Services	2,444	1,883	1,421	872	6,698	0.19
Growth-Related Studies	235	181	137	84	1,083	0.03
Stormwater Management Services	460	354	268	164	7,234	0.21
By-Law Enforcement Services	103	79	60	37	1,564	0.04
Total Municipal Wide Services/Class of Services	18,437	14,202	10,723	6,580	82,693	2.37
Outside of Seaton Lands¹						
Transportation Services	13,461	10,369	7,829	4,805		4.73
Total Services Outside of Seaton Lands	13,461	10,369	7,829	4,805	-	4.73
Seaton	18,437	14,202	10,723	6,580	82,693	2.37
Rest of Pickering	31,898	24,571	18,552	11,385		7.10

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.



3. Changes to the D.C.B.S.

Based on the foregoing, the following revisions are made to the pages within the May 11, 2022 D.C.B.S. Accordingly, the revised pages are appended to this report:

- Chapter 3 and Appendix A – Re-issued to reflect changes described in Section 2.2
- Page 4-11 – Revised to reflect the changes to the D.C. reserve funds described in Sections 2.3 and 2.4
- Chapter 5 and Chapter 6 – Re-issued to reflect the changes identified in Sections 2.2 to 2.10 herein
- Pages 7-5 to 7-8 – Updated to reflect the revised transition policies and subsequent page numbering.
- Pages 8-3, 8-4, and D-3 – re-issued to reflect the impacts of the changes herein on the Asset Management Plan and long-term capital and operating costs
- Pages B-14– Revised to reflect the change to the historical level of service described in Section 2.4
- Appendix C – Re-issued to reflect changes to the cash-flow calculation of the D.C.s
- Appendix F – Draft by-law reissued to reflect the changes identified herein.

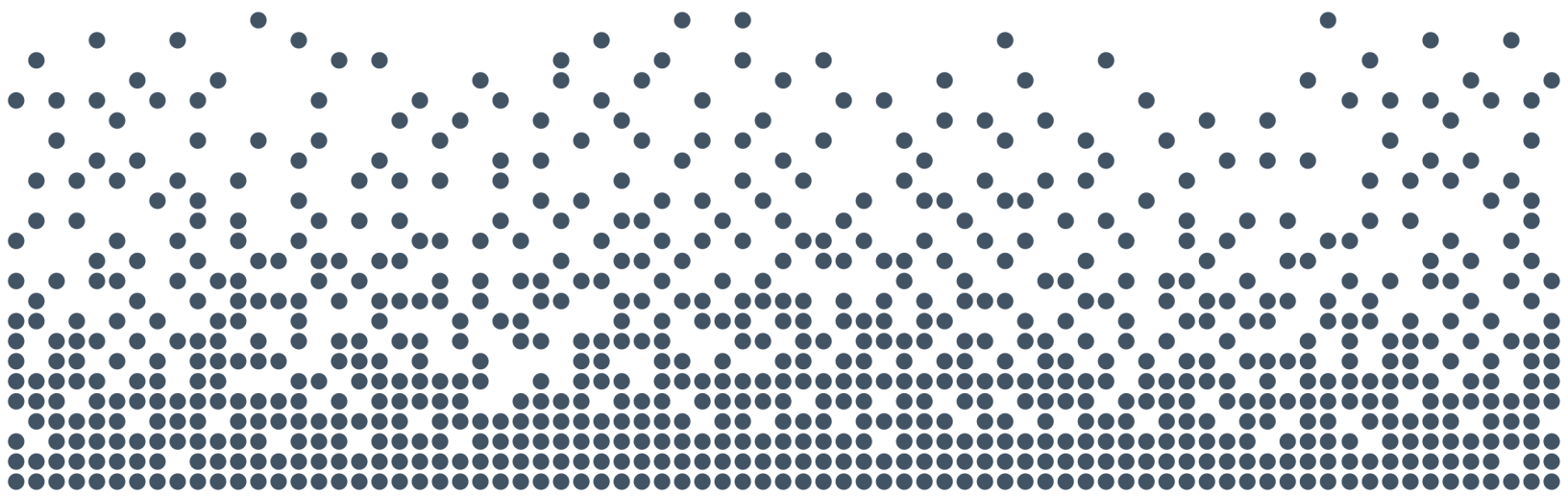


4. Process for Adoption of the D.C. By-law

The revisions provided herein form the basis for the D.C. by-law and will be incorporated into the D.C.B.S. to be provided to Council prior to Council's consideration and adoption of the proposed D.C. by-law.

If Council is satisfied with the above noted changes to the D.C.B.S. and D.C. by-law, then prior to by-law passage Council must:

- Approve the D.C.B.S., as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the new D.C. by-law.



Appendices



Appendix A

Amended Pages



3. Anticipated Development in the City of Pickering

3.1 Requirement of the Act

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

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

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

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

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



3.3 Summary of Growth Forecast

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

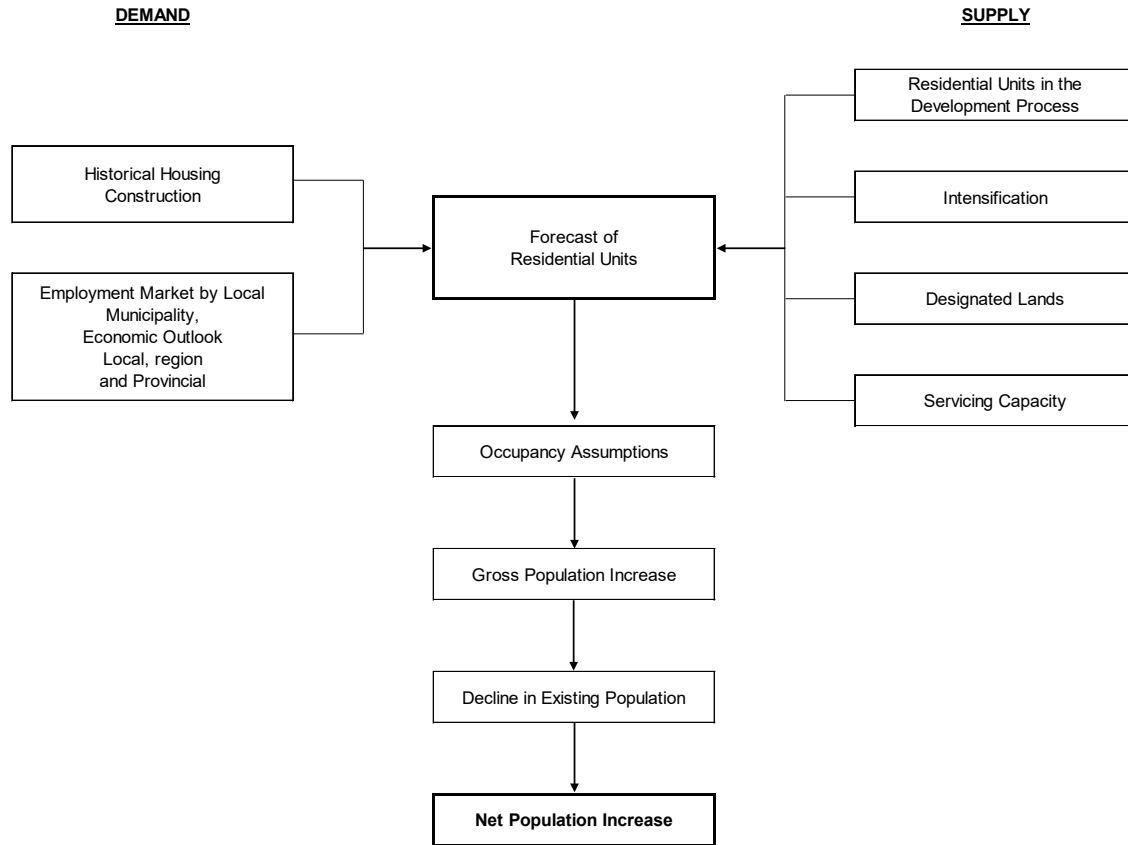
As identified in Table 1-1 and Appendix A, *Schedule 1*, permanent population in Pickering is anticipated to reach approximately 158,100 by mid-2032 and 189,200 by mid-2039, resulting in an increase of approximately 51,000 and 82,100 persons, respectively over the 10-year and longer-term forecast periods.¹²

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

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



Figure 3-1
Population and Household Forecast Model





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

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

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

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

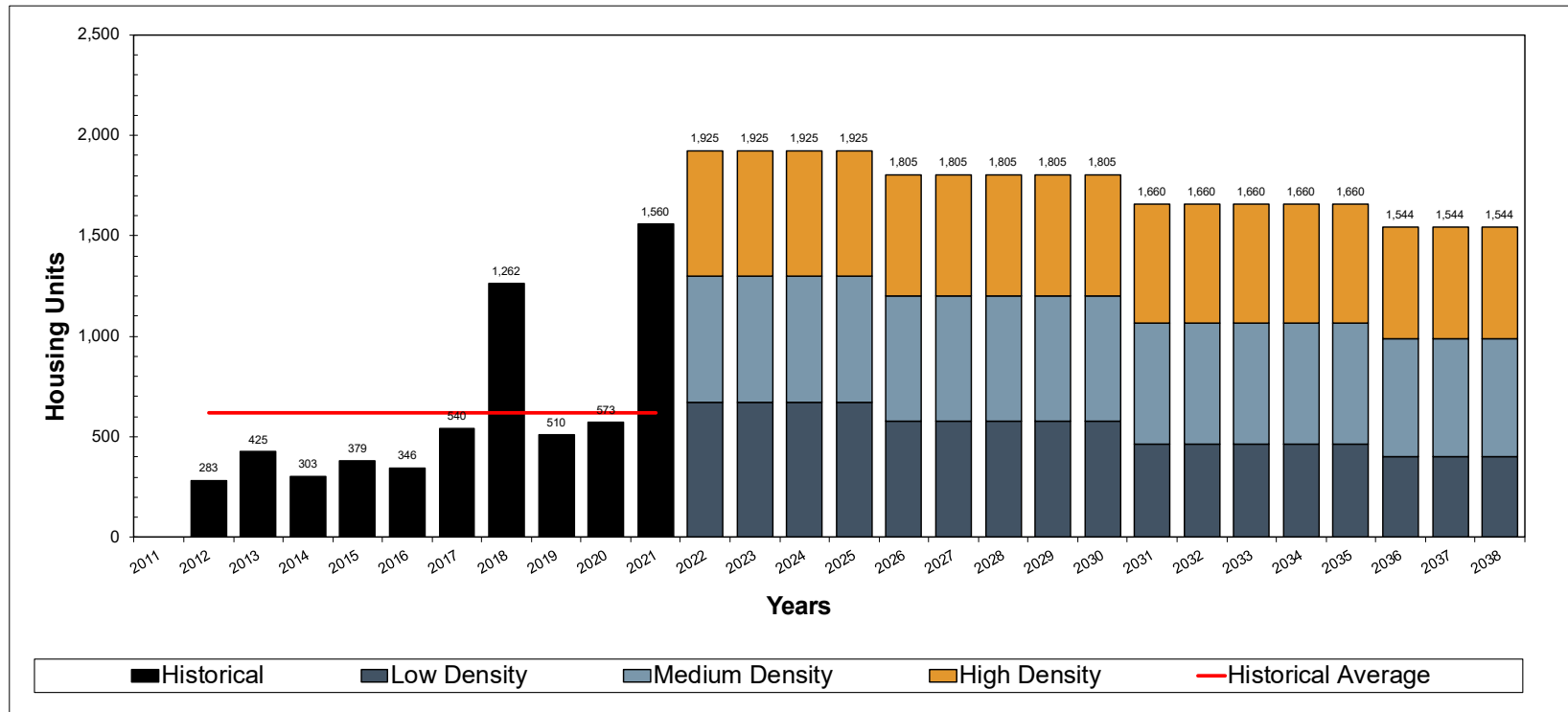
¹ Census undercount estimated at approximately 3.8%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure 3-2
The City of Pickering
Annual Housing Forecast



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

¹ Growth forecast represents calendar year.



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

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

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

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

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

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

3. Planning Period

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



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

- The number of new housing units to be constructed in the City of Pickering during the short- and long-term periods is presented in Figure 1-2. Over the ten-year forecast period, the City is anticipated to average 1,839 new housing units per year.
- Institutional population¹ is anticipated to increase by approximately 250 people between 2022 to 2032 and approximately 440 people between 2022 and 2039.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8 summarizes the average P.P.U. assumed for the new housing units by age and type of dwelling based on a 2016 custom Census data for the City of Pickering. The total calculated P.P.U. for all density types represents a 25-year forecast average. Average P.P.U.s by dwelling type are as follows:
 - Low density: 3.561
 - Medium density: 2.743
 - High density²: 1.771

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

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

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

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

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

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



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

- 2016 employment data¹ (place of work) for the City of Pickering is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 140 primary (less than 1%);
 - 3,225 work at home employment (10%);
 - 11,840 industrial (36%);
 - 12,670 commercial/population related (39%); and
 - 4,885 institutional (15%).
- The 2016 employment by usual place of work, including work at home, is approximately 32,760. An additional 4,690 employees have been identified for the City in 2016 that have no fixed place of work (N.F.P.O.W.).²
- Total employment, including work at home and N.F.P.O.W. for the City is anticipated to reach approximately 56,220 by mid-2032 and 70,700 by mid-2039. This represents an employment increase of approximately 15,960 and 30,450 respectively, over the forecast period.³
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.

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

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

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



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

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

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

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

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



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



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

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

4.10 Deductions

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

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

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

4.10.1 Reduction Required by Level of Service Ceiling

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

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



5. Development Charge Eligible Cost Analysis by Service

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

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

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

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

5.1.1 Fire Protection Services

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

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



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

5.1.2 By-Law Enforcement Services

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

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

5.1.3 Other Services Related to a Highway

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

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



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

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

5.1.4 Parks and Recreation Services

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

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

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

5.1.5 Library Services

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



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

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

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

5.1.6 Stormwater Management Services

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

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



5.1.7 Growth-Related Studies Class of Service

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

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

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

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

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



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

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



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

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

1. Other deductions include cost related to ineligible services



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

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



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

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



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

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



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

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



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

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

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



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

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

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



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

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



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

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



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

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



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

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

5.2.1 Transportation Services

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

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

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



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

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



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

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



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

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



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

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



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

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



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

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



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

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



6. D.C. Calculation

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

The cash flow calculates interest paid/received on reserve fund balances to account for the differences in timing of projects and when development is anticipated to occur. In-year transactions are reduced by $\frac{1}{2}$ to reflect D.C. contributions and expenditures occurring at different times throughout the year. For cash flow purposes, capital costs and D.C.s are indexed at 3% annually, debt associated with reserve fund deficits is calculated at 3% and investment return is calculated at 1%. Moreover, the cash flow calculations include the interest costs for long-term debentures that the City is anticipating issuing for projects within the next five years. The following table identifies the debt financing assumptions, consistent with the City's 5-year financial plan.

Table 6-1
Debt Financing Assumptions

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

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



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

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

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

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



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

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

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

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Seaton Prestige Employment Land (per net hectare)	Other Pickering Non-Residential ² (per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Other Services Related to a Highway	746	575	434	266	11,695	0.34
Fire Protection Services	1,176	906	684	420	18,492	0.53
Parks and Recreation Services	13,273	10,224	7,719	4,737	35,927	1.03
Library Services	2,444	1,883	1,421	872	6,698	0.19
Growth-Related Studies	235	181	137	84	1,083	0.03
Stormwater Management Services	460	354	268	164	7,234	0.21
By-Law Enforcement Services	103	79	60	37	1,564	0.04
Total Municipal Wide Services/Class of Services	18,437	14,202	10,723	6,580	82,693	2.37
Outside of Seaton Lands¹						
Transportation Services	13,461	10,369	7,829	4,805		4.73
Total Services Outside of Seaton Lands	13,461	10,369	7,829	4,805	-	4.73
Seaton	18,437	14,202	10,723	6,580	82,693	2.37
Rest of Pickering	31,898	24,571	18,552	11,385		7.10

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



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

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



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

Non-Residential Comparison

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

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



7.3.5 Phase in Provision(s)

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

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

7.3.6 Timing of Collection

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

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

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

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

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



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

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

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

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

7.3.7 Indexing

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



7.3.8 D.C. Spatial Applicability

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

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

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

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

7.4 Other D.C. By-law Provisions

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

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

- Fire Protection Services;



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

7.4.2 *By-law In-force Date*

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

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

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

7.5 Other Recommendations

It is recommended that Council:

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

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

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

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



8.2 Asset Management Plan

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

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



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

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

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Schedule 1 The City of Pickering Residential Growth Forecast Summary

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

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

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

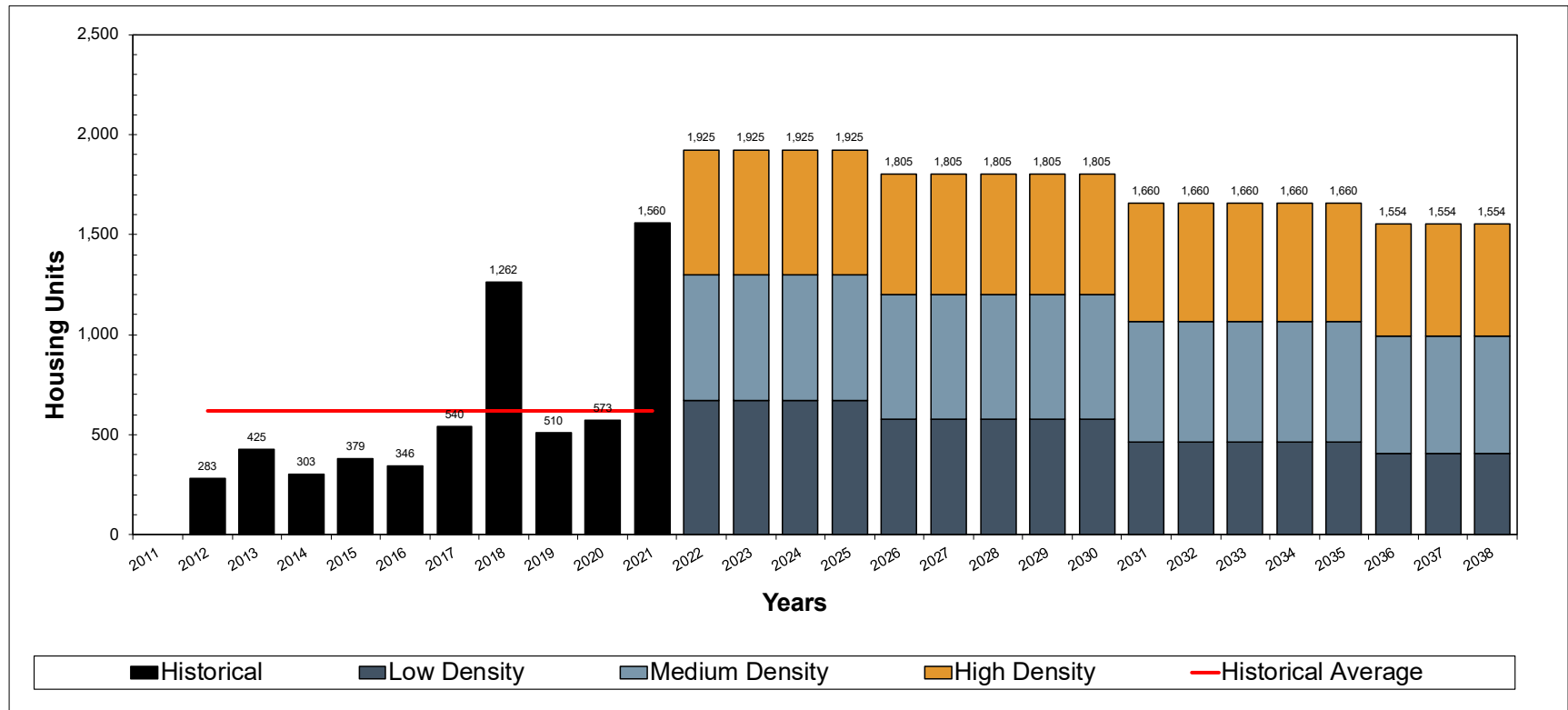
¹ Census undercount estimated at approximately 3.8%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure A-1
The City of Pickering
Annual Housing Forecast



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

¹ Growth forecast represents calendar year.



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

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

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

¹ Includes townhouses and apartments in duplexes.

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

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



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

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

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

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

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

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

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



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

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

(1) Mid 2022 Population based on:

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

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

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

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

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

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

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

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

(6) Includes townhouses and apartments in duplexes.

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

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



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

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

(1) Mid 2022 Population based on:

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

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

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

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

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

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

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

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

(6) Includes townhouses and apartments in duplexes.

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

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



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

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

(1) Mid 2022 Population based on:

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

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

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

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

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

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

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

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

(6) Includes townhouses and apartments in duplexes.

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

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



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

Seaton

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

¹ Includes townhomes and apartments in duplexes.

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

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



Rest of Pickering

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

¹ Includes townhomes and apartments in duplexes.

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

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

City of Pickering Total

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

¹ Includes townhomes and apartments in duplexes.

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

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



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

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

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

¹ Includes townhouses and apartments in duplexes.

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



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

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

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

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

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

¹ Includes townhouses and apartments in duplexes.

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

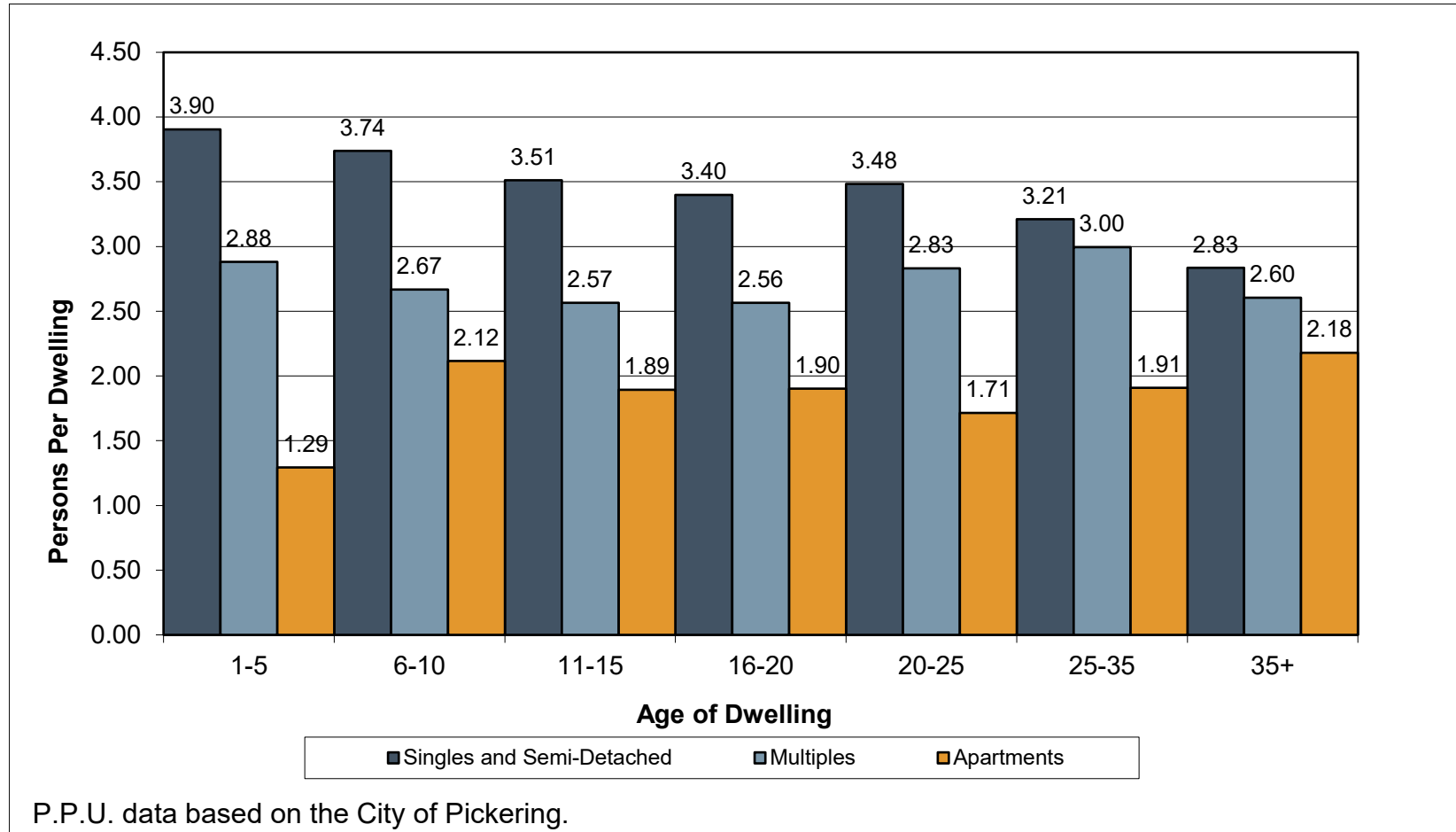
³ Adjusted based on 2001-2016 historical trends.

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

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



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





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

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

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

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

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



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

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

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

¹ Square Foot Per Employee Assumptions

Industrial	1,100
Commercial/ Population Related	400
Institutional	675

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



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

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

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

¹ Square feet per employee assumptions:

Industrial	1,100
Commercial	400
Institutional	675

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

*Reflects Mid 2022 to Mid 2039 forecast period



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

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

Source: Statistics Canada Publication, 64-001-XIB

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



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

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

Source: Statistics Canada Employment by Place of Work

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



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

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

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

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

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



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

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

Note: Numbers may not add due to rounding



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

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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Note: Numbers may not add due to rounding



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

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

Memorandum

To	Stan Karwowski, City of Pickering
From	Watson & Associates Economists Ltd.
Date	June 17, 2022
Re:	Comments on Behalf of the Seaton Landowner's Group

Fax Courier Mail Email

This memorandum has been prepared to respond to the following questions on the City of Pickering 2022 D.C. Background Study prepared by Randy M. Grimes Enterprises Ltd. Based on the responses to questions 1 and 2 the City will be releasing an addendum to the May 11, 2020 D.C. Background Study. The addendum will also address additional capital revisions identified by City staff.

1. Seaton Residential Absorption/Yield

Please explain the Seaton residential absorption schedule as indicated in Schedule 2 Page, A.4 which approaches a maximum of approximately 1,377+/- units per annum in light of previous forecasts which anticipated up to 1,750+/- units per annum at a maximum.

The slow absorption rate will have cash flow (higher interest implications) in the calculation of the residential development charge quantum.

Further it appears that the growth/mix of units allocated to Seaton of 18,263 for the period 2002 – 2035 does not correspond exactly with the latest yield information prepared for the Landowners. This information has been previously shared with WAE as part of the Region of Durham FIS update.

- The overall growth outlook for Seaton has changed since the last forecast iteration. The previous forecast did not challenge the assumption that Seaton's residential growth target of 61,000 people would be achieved in 2031. Since the release of this forecast, the growth has not materialized in Seaton at a pace that could achieve the 61,000 target by 2031. Accordingly, the timing of residential development has been reassessed which achieves the 61,000 population target in Seaton by 2039.
- When examining the residential unit mix within the context of the overall residential unit absorption, the Envision Durham 2022 forecast (i.e. the basis of the Pickering D.C. growth forecast) anticipates that the demand for apartment dwellings will be strong across the forecast period to 2039. . These assumptions



in mix of residential units was informed by development applications in Seaton, as provided by the Region of Durham. According to development application data from Durham Region, the residential unit mix in Seaton would comprise of 35% low density, 40% medium density, and 25% high density units.

Comparatively, information provided by the North Pickering Landowners Group on January 25th reports a residential unit mix of 34% low density, 41% medium density, and 25% high density. Watson received updated residential absorption assumptions from the North Pickering Landowners Group respecting residential unit counts on May 4, 2022. This information identifies a unit mix in Seaton of 32% low density, 39% medium density, and 29% high density. This information was not incorporated in the Pickering D.C. growth forecast due to the timing of receipt.

- Also informative to the timing of the residential absorption is the available water servicing capacity for 9,800 SDE Units. Preliminary residential absorption assumptions from the North Pickering Landowners Group estimates achieving this threshold by 2027. The Envision Durham 2022 forecast assumes this threshold is reached by 2029. The Region's Capital Budget and Forecast assumes the timing for the expansion of the Ajax WTP to be 2021 Design, 2027 Construction, 2029 assumed completion.
- In accordance with the recent data from the North Pickering Landowners group, Watson has revised the timing of unit growth by type within Seaton so that high-density dwellings account for a smaller share of residential development within the 10-year forecast horizon. In regard to the servicing capacity threshold of 9,800 SDE units, the overall SDE unit growth assumptions in the Pickering D.C. growth forecast remain unchanged.
- These revisions to the residential development absorption will be reflected in the forthcoming D.C. Addendum.

2. Seaton – Employment Land Absorption and Mix of Uses

Please explain the absorption rate of prestige employment land in Seaton as included in the cash flow schedule e.g., Table C-10, Page C-11 where the indicated absorption rate is 10 ha/per annum or less. Under this scenario not all of the Seaton employment land is absorbed within the 17 year horizon period in the DC Study. This rate of Seaton employment land absorption is significantly lower than previous forecasts, and also not consistent with the recent Dillon Employment Land Study for the City of Pickering which forecast full absorption of the Seaton employment industry within a 10 - 15-year period - 39 – 51 acres per person.

Again, this slower absorption schedule has cash flow/DC quantum implications.

- The recent Dillon Employment Land Study for the City of Pickering assumes an absorption of 21 net hectares per year. Assuming a net supply of 224 hectares (as reported in the Dillon ELS), the full absorption of Seaton will occur in 11 years. While this work utilizes the Region's MCR work, it makes two high-level assumptions to arrive at an absorption forecast for Seaton. First it is assumed



that Southern Durham's share of forecast Employment Area demand will be 80% of the Regional forecast, and of this share, Seaton will account for 30% of the Employment Area land demand. By simply allocating land demand through this top-down approach, the analysis does not consider the expected employment yields across Durham Region, based on varying density assumptions by Employment Area.

- As reported in Table 5-5 of the Dillon Employment Land Study, this absorption forecast would result in 18,800 jobs between 2019 and 2031. This level of absorption would result in 60% of all forecast job growth (31,200) on Durham Region Employment Areas being allocated to Seaton between 2019 and 2031. Furthermore, with an intensification assumption of 20% on Regional Employment Area job growth, this absorption forecast would account for 75% of new Employment Area employment growth (25,000) across Durham Region being accommodated within Seaton. While the outlook for Seaton is positive, the assumed absorption within Seaton is overstated in our opinion.
- There has been minimal absorption of the Seaton employment lands to date. Based on the May 2022 North Pickering Landowners Group absorption/phasing estimates, only 47.4 *gross* hectares of employment lands within Seaton are expected to be absorbed by year-end 2026. Based on a gross-to-net ratio of 75%, this results in a *net* annual absorption of approximately 7 hectares.
- Based on further discussion with representatives of the North Pickering Landowners Group Watson has reassessed the annual absorption estimate for the Seaton employment lands. The buildout of these lands is now forecast to occur by approximately 2041. Assuming that the pace of absorption in Seaton increases after the 2026 period as identified by the North Pickering Landowners Group, the rate of absorption within Seaton would be approximately 7 net hectares per year to 2026 and 13 net hectares annually between 2026 and 2041.
- These revisions to the non-residential development absorption will be reflected in the forthcoming D.C. Addendum.

3. Historic Level of Service - Parks and Recreation

Please justify the historic level of service replacement costs for Community Centres/Senior Recreation Centres at \$738 sq ft (Table B-15, Page B17). This is more than double the replacement cost used in the 2017 DC Study (\$291/sq ft) and significantly higher than other similar jurisdictions.

- The replacement cost for Community Centres/Senior Recreation Centres is based on the anticipated per sq.ft. cost of the Seniors' and Youth Centre within the City Centre development. These replacement costs have been used for existing Community Centres/Senior Recreation Centres as the replacement of these facilities would occur at a similar level of service. Furthermore, these replacement values are similar to recent replacement costs witnessed within the GTA. For example, the building value for recreation facilities within the Town of Ajax 2018 D.C. Background Study is \$728 per sq.ft. (indexed to 2022 values).



4. Historic Level of Service – Library Services

Please justify the level of service replacement value for the library buildings (Table B-16, Page B-18). With the exception of the basement storage facility, the 2022 Study uses a uniform replacement value of \$771/sq ft which is not consistent with the 2017 Background Study where differentiated rates were used. More significantly, the value of \$771/sq ft is substantially higher than the replacement value used with the 2017 Study (\$259-\$568/sq ft).

- The replacement cost for library buildings is based on the anticipated per sq.ft. cost of the library facility within the City Centre development. These replacement costs have been used for existing library facilities as the replacement of these facilities would occur at a similar level of service. Furthermore, these replacement values are similar to recent replacement costs witnessed within the GTA. For example, the building value for library facilities within the Town of Caledon 2019 D.C. Background Study is \$808 per sq.ft. (indexed to 2022 values).

5. Debt Financing Assumption

Can you explain the basis of the assumption for the 20-year debt financing rates particularly for the years 2025 (4.42%) and 2026 (5.17%)?

- The debt financing assumptions for the 2022-2026 period were developed by the City for the purposes of their 5-year financial plan prepared in 2021. The interest rates were forecast to increase over the 5-year period to account for future Bank of Canada rate increases. Based on the amount and timing of when the long-term debt would be issued over the 2022-2026 period, the weighted average rate of interest within the 2022 D.C. Background Study for new long-term debt with a 20-year amortization period is 3.7%. The Region of Durham has recently provided the City with updated interest rates of 4.45% for a 20-year amortization period. This would suggest that the City's debt financing assumptions used in the 2022 D.C. Background Study are conservative by comparison.

6. Cash Flow Projections

Can you explain the reasoning behind use of the 3% inflation factor for discounting the outstanding debt at year 2039 rather than using the cost of capital?

- Based on the assumption that debt financing would be issued with a 20-year amortization period, there would be principal and interest payments beyond 2039 for capital needs that were of a benefit to development within the 2022-2039 forecast period. As such, the payments beyond 2039 have been discounted within the cashflow D.C. calculation to a 2039 value to recognize the future indexing of the subsequent debt payments. The discount rate applied is the assumed rate of annual capital inflation (i.e. 3%) used for indexing the D.C.s.



The indexing rate has been used for discounting future payments to align the capital costs with the revenues that would be generated to recover those costs.

- As an alternative to discounting the post-2039 debt payments, the cash flow D.C. calculation could be revised to show the 2039 reserve fund balance that would be required to fund these obligations, with annual interest accumulating on the post 2039 reserve fund balance. The annual interest earned on positive balances is assumed to be 1% annually in the cash flow calculation. As this rate is less than the annual discount rate being applied in the 2022 D.C. Background Study, this alternative approach would require a greater reserve fund balance to 2039 and therefore place further upward pressure on the calculation of the charge.

7. Accounting for Deferrals/Exemptions

Can you provide information on how the City accounts for the Development Charges otherwise payable for statutory and discretionary exemptions as well as deferred DCs that would otherwise be payable?

- The opening reserve balances used in the calculation of the D.C. have been increased by approximately \$2.9 million to account for exemptions to the payment of D.C.s that have occurred over the period of the last D.C. by-law (i.e. 2018 to 2021).

The Corporation of the City of Pickering

By-law No. 7953/22

Being a By-law Regarding Development Charges

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

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

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

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

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

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

Part I
Application

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

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

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

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

Part II
Residential Development Charges

4. In this Part,

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

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

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

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

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

Part III
Non-Residential Development Charges

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

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

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

Part IV Administration

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

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

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

By-law passed this 11th day of July, 2022.

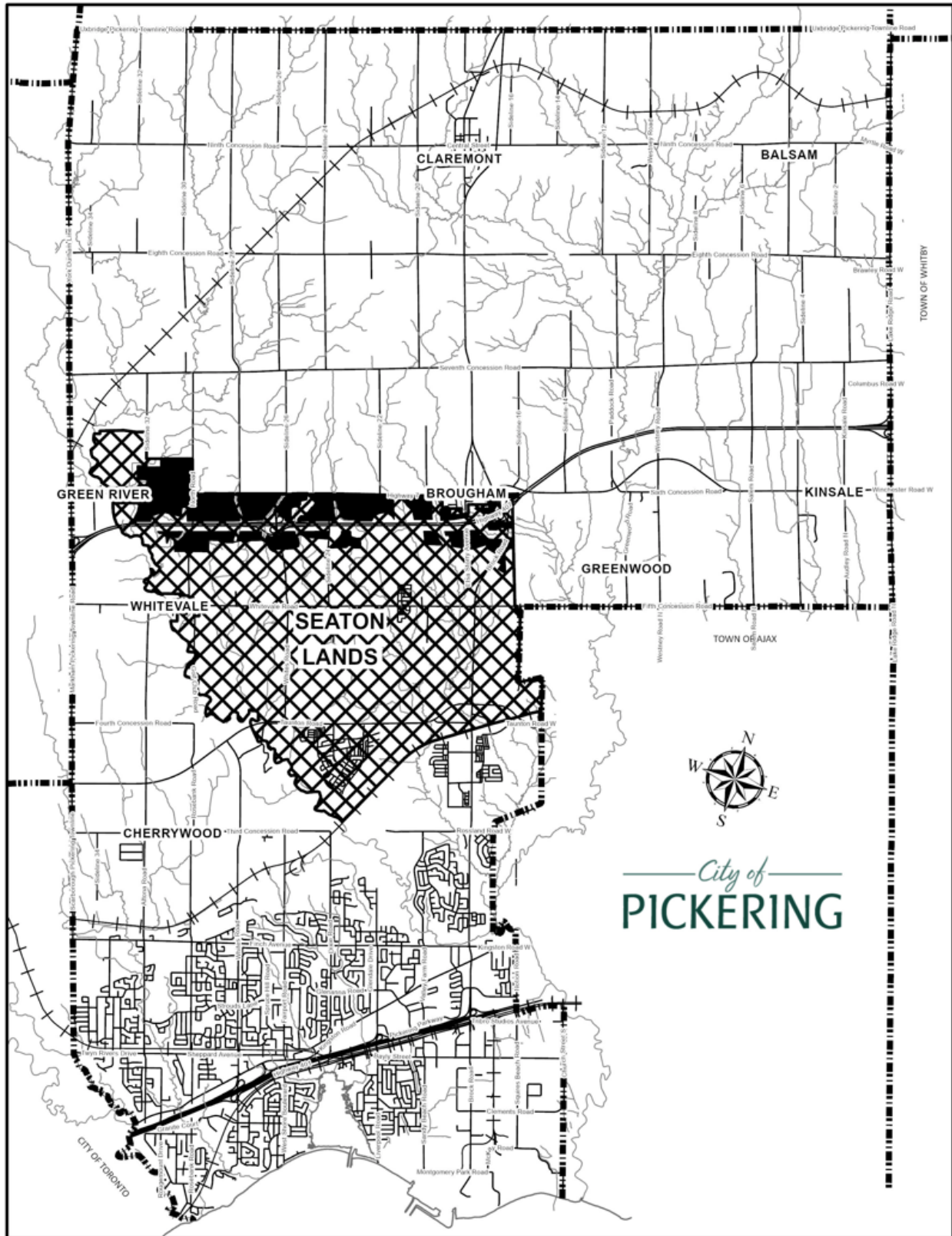
David Ryan, Mayor

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 Services Related to a Highway;
- (e) Parks and Recreation Services;
- (f) Library Services;
- (g) Stormwater Management Services; and
- (h) Growth-Related Studies

Schedule "B" City of Pickering Seaton Lands



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

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Seaton Prestige Employment Land (per net hectare)	Other Pickering Non-Residential ² (per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Other Services Related to a Highway	746	575	434	266	11,695	0.34
Fire Protection Services	1,176	906	684	420	18,492	0.53
Parks and Recreation Services	13,273	10,224	7,719	4,737	35,927	1.03
Library Services	2,444	1,883	1,421	872	6,698	0.19
Growth-Related Studies	235	181	137	84	1,083	0.03
Stormwater Management Services	460	354	268	164	7,234	0.21
By-Law Enforcement Services	103	79	60	37	1,564	0.04
Total Municipal Wide Services/Class of Services	18,437	14,202	10,723	6,580	82,693	2.37
Outside of Seaton Lands¹						
Transportation Services	13,461	10,369	7,829	4,805		4.73
Total Services Outside of Seaton Lands	13,461	10,369	7,829	4,805	-	4.73
Seaton	18,437	14,202	10,723	6,580	82,693	2.37
Rest of Pickering	31,898	24,571	18,552	11,385		7.10

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

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

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

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

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

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

Seaton Lands
Financial Impact Agreement (FIA) Article 5 **

	Per Residential Dwelling Unit by Type				Non-Residential Charges	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments Bachelor and 1 Bedroom	Other Multiples	Non-Residential per ft ² of Total Floor Area ²	(per net Ha of Prestige Employment Land in Seaton)
July 1,2021-July 11, 2022						
Service Category						
Total Soft Services*	897	409	409	710	0.104	0.104
Non Indexed:						
Municipal Buildings	189	86	86	150	n/a	n/a
Community Uses	300	137	137	238	n/a	n/a
Total SLG FIA	1,386	632	632	1,098	0.104	0.104
July 12, 2022 - June 30, 2023	Indexed at 17.3%					
Total Soft Services*	1,052	480	480	833	0.122	0.122
Non Indexed:						
Municipal Buildings	189	86	86	150	n/a	n/a
Community Uses	300	137	137	238	n/a	n/a
Total SLG FIA	1,541	703	703	1,221	0.122	0.122

* This contribution is to be indexed with the construction price index prescribed by the DC Act. Per FIA s4.2

** FIA dated Nov. 26, 2015 subsection 5.1 and 5.2 permits the City to charge an additional charges to compensate for the 10% soft services deduction.



Community Benefits Strategy

City of Pickering

For Public Circulation and Comment

May 20, 2022 (Updated June 23, 2022)

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

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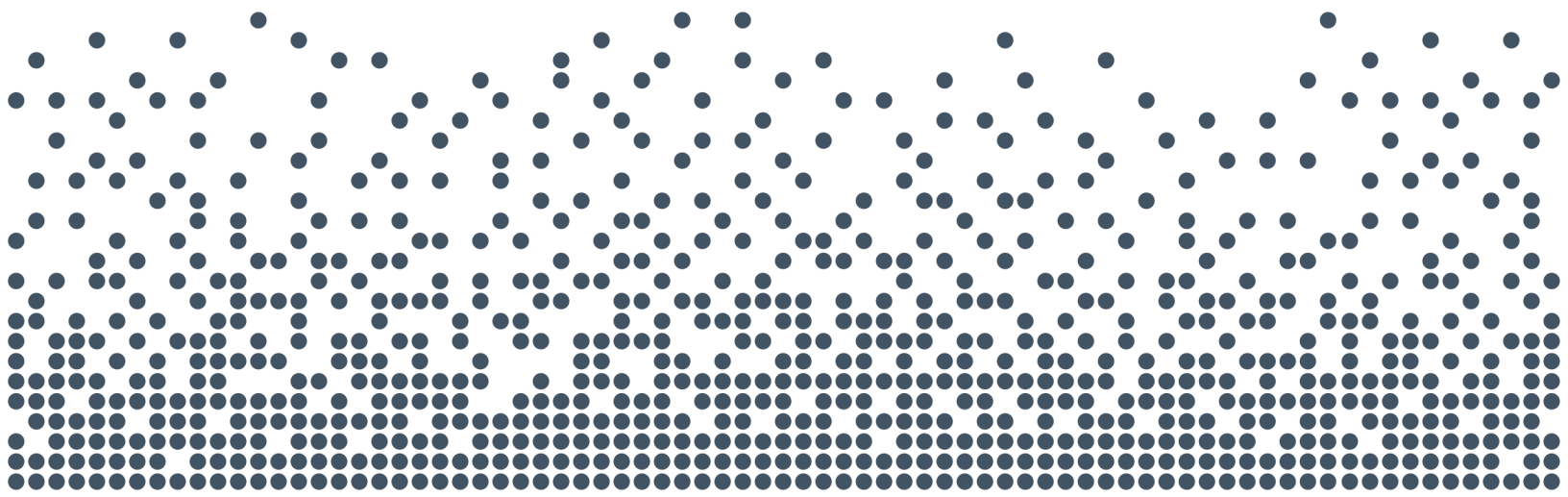
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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
B.U.A.	Built-Up Area
C.B.C.	Community Benefits Charge
C-I-L	Cash-in-lieu
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
N.F.P.O.W.	No fixed place of work
OLT	Ontario Land Tribunal
O. Reg.	Ontario Regulation
P.P.U.	Persons per unit
sq.ft.	square foot
sq.m	square metre



Executive Summary



Executive Summary

1. The report provided herein represents the Community Benefits Charge (C.B.C.) Strategy for the City of Pickering required by the *Planning Act*, as amended. This report has been prepared in accordance with the methodology required under the *Planning Act*. The contents include the following:
 - Chapter 1 – Introduction and overview of the legislative requirements of the Act;
 - Chapter 2 – Summary of the residential and non-residential growth forecasts for the City;
 - Chapter 3 – Approach to calculating the C.B.C.;
 - Chapter 4 – Review of eligible capital costs;
 - Chapter 5 – Calculation of the C.B.C.;
 - Chapter 6 – C.B.C. policy recommendations and rules; and
 - Chapter 7 – By-law implementation.

2. The *Planning Act* is the statutory basis to recover these charges. C.B.C.s can be imposed to recover the costs for:
 - land for parks or other public recreational purposes in excess of lands conveyed or funded by cash-in-lieu of parkland payments under sections 42 and 51 of the *Planning Act*;
 - capital costs for services under subsection 2 (4) of the *Development Charges Act* (D.C.A.) that are not intended to be funded under a development charges (D.C.) by-law; and
 - capital costs for municipal services ineligible for inclusion in a D.C. by-law.

In accordance with the *Planning Act*, capital costs included under a development charges by-law or parkland funded through a cash-in-lieu (C.I.L.) of parkland by-law cannot be recovered from C.B.C.s. Furthermore, the act places restrictions on the application of the charges, i.e., a C.B.C. may not be imposed with respect to:

- development or redevelopment of fewer than 10 residential units, and in respect of buildings or structures with fewer than five storeys;
- a building or structure intended for use as a long-term care home;
- a building or structure intended for use as a retirement home;



- a building or structure intended for use by a university, college, or an Indigenous Institute;
 - a building or structure intended for use as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion;
 - a building or structure intended for use as a hospice to provide end-of-life care; or
 - not-for-profit housing.
3. O. Reg. 509/20 specifies that a maximum charge of 4% of the value of land at the time of building permit issuance may be imposed. A municipality must undertake a C.B.C. strategy and follow the required public procedure to enact and C.B.C. by-law. The C.B.C. by-law is appealable to the Ontario Land Tribunal (OLT).
4. The methodology is detailed in Chapter 4; a simplified summary is provided below.
- 1) Identify amount, type and location of eligible growth.
 - 2) Identify servicing needs to accommodate growth.
 - 3) Identify capital costs to provide services to meet the needs.
 - 4) Deduct:
 - Excess capacity;
 - Grants, subsidies and other contributions; and
 - Benefit to existing development.
 - 5) Net costs are then allocated between eligible and ineligible development types.
 - 6) Net costs compared to 4% of land value to inform the amount of the charge i.e. rationalize if the maximum C.B.C. rate can be imposed.
5. The City is undertaking a C.B.C. public process and anticipates passing a new by-law on July 11, 2022. A stakeholder consultation meeting was held on June 1, 2022 to consult with the development industry stakeholders and receive input on the matter followed by a public meeting of Council on the matter on June 20, 2022.
6. The growth forecast (Chapter 2) on which the City-wide C.B.C. is based, projects 80% of the population in high density developments will live in C.B.C.-eligible units. Average land values of \$3.9 million per hectare were determined based on historical appraisals received for C.I.L. of parkland purposes. Based on the



anticipated number of C.B.C. eligible dwelling units and assumed density, a total forecast land value of \$321.9 million was estimated.

Residential High Density	Gross Residential Population Growth	% of Gross Population in High-Density Units
Eligible High Density	14,423	80%
Ineligible High Density	3,595	20%
Total Residential High-Density Forecast	18,018	100%

7. The study considered needs relating to Arts, Culture, and Museum Services, Animal Adoption Services, and Administration Services. The study also considered costs relating to parkland acquisition beyond what can be conveyed under the *Planning Act*, however, the City will be further examining those needs before considering their inclusion in a future C.B.C. strategy and by-law.

In total, the gross capital costs of the needs being considered in the C.B.C. is \$101.3 million of which the C.B.C. eligible cost is \$7.4 million

8. Table ES-1 summarizes the calculation of the C.B.C. The C.B.C. calculation shows a maximum amount of 2.3% of land value would be necessary to fund the increase in need for services. It is recommended that the charge be implemented on a per unit basis, consistent with the City's D.C. structure for apartments of 2 bedrooms and greater and 1 bedroom and bachelor. The per unit charge structure will also assist with the ease of administration and implementation of the charges. The proposed C.B.C. would be \$1,070 per unit for apartments of two bedrooms and greater and \$657 for less than one bedroom and bachelor apartment units.



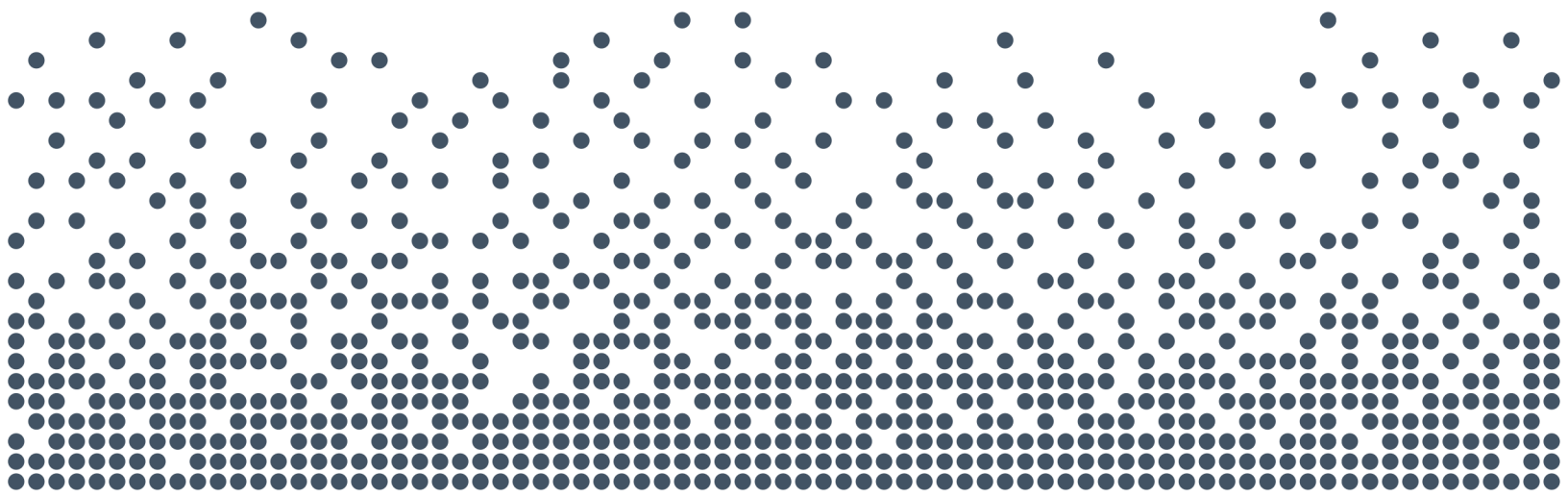
**Table ES-1
Summary of Growth-Related Capital Costs**

Description	Gross Capital Cost Estimate (2022\$)	Less:		Growth-Related Capital Cost	
		Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Non-C.B.C. Eligible Share	C.B.C. Eligible Share
Arts, Culture, and Museum Services	80,727,932	44,846,824	1,980,057	28,022,240	5,878,810
Animal Adoption Services	2,831,400	459,590		2,038,443	333,368
Administration Services	17,746,000	9,780,669		6,725,449	1,239,882
A Total	101,305,332	55,087,083	1,980,057	36,786,132	7,452,060
B Anticipated C.B.C. Residential Dwelling Units (2022-2039)					
					8,144
C	Density Assumption (units per hectare)				
					100
D (B/C)	Land Area for Residential Dwelling Unit Forecast (hectares)				
					81
E	Estimated Average Land Value (\$/hectare)				
					3,952,000
F (D*E)	Total Estimated Land Value				
					321,850,880
G (F*4%)	Maximum Prescribed Value (4% of Land)				
					12,874,035
H (A/F)	Total C.B.C. Required to Fund Needs (% of Land Value)				
					2.3%
Total Proposed C.B.C.					
I	Gross Population in New C.B.C. Eligible Development				
					14,423
J (A/I)	Cost Per Capita				
					517
By Residential Unit Type				P.P.U.	
	Apartments - 2 Bedrooms +			2.071	1,070
	Apartments - Bachelor and 1 Bedroom			1.271	657

9. Considerations by Council – This Strategy represents the service needs arising from growth over the forecast period and the costs that can be recovered from C.B.C.s.

Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rate it deems appropriate. These directions will refine the draft C.B.C. by-law which is appended in Appendix B. These decisions may include:

- adopting the charges and policies recommended herein; and
- considering additional exemptions to the by-law.



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This strategy report has been prepared pursuant to the requirements of the *Planning Act*, 1990, (section 37) and, accordingly, recommends the imposition of a Community Benefits Charge (C.B.C.) and associated policies for the City of Pickering (City).

The City retained Watson & Associates Economists Ltd. (Watson), to undertake the C.B.C. strategy process. Watson worked with City staff preparing the C.B.C. analysis and policy recommendations contained within this strategy.

The C.B.C. strategy report, containing the proposed C.B.C. by-law, will be distributed to members of the public to provide interested parties the background information on the legislation, the recommendations contained herein, 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 C.B.C. strategy, as summarized in Chapter 3. It also addresses the requirement for "rules" (contained in Chapter 6) and the proposed by-law to be made available as part of the approval process (included as Appendix C).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 3) and the policies underlying the proposed by-law, to make the exercise understandable to those who are involved.

Finally, the report addresses post-adoption implementation requirements (Chapter 7) which are critical to the successful application of the new policy.

The chapters in the strategy 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 strategy and calculation to support the C.B.C. rate is provided herein.



1.2 Legislative Context

1.2.1 Bill 197 - COVID-19 Economic Recovery Act, 2020

The *COVID-19 Economic Recovery Act* received Royal Assent on July 21, 2020. Schedule 17 of the Act amends the *Planning Act* with respect to the provisions of community benefits and parkland dedication. These amendments were proclaimed and came into effect on September 18, 2020. Municipalities with agreements for community benefits have two years after the date of proclamation (i.e., September 18, 2022) to transition to the new rules under s.37 of the *Planning Act*. Eligible municipalities also have the ability to impose a C.B.C. under this authority.

Single-tier and lower-tier municipalities may adopt a by-law to impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The capital costs to be recovered through a C.B.C. may include:

- land for parks or other public recreational purposes in excess of lands conveyed or funded by cash-in-lieu of parkland payments under sections 42 and 51 of the *Planning Act*;
- capital costs for services under subsection 2 (4) of the D.C.A. that are not intended to be funded under a D.C. by-law; and
- capital costs for municipal services ineligible for inclusion in a D.C. by-law.

There are restrictions on the application of the charges. A C.B.C. may be imposed only with respect to development or redevelopment that requires:

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



As discussed later, the regulations limit the charge relative to the value of land at the time of building permit issuance thus, imposing the charge at the time of development requiring the issuance of a building permit would be prudent.

The *Planning Act* limits the imposition of the C.B.C. to certain types of development. Under subsection 37 (3), a C.B.C. may not be imposed with respect to:

- development or redevelopment of fewer than 10 residential units, and in respect of buildings or structures with fewer than five storeys;
- a building or structure intended for use as a long-term care home;
- a building or structure intended for use as a retirement home;
- a building or structure intended for use by a university, college, or an Indigenous Institute;
- a building or structure intended for use as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion;
- a building or structure intended for use as a hospice to provide end-of-life care; or
- not-for-profit housing.

Before adopting a C.B.C. by-law a municipality must prepare a C.B.C. Strategy that identifies the facilities, services and matters that will be funded with the charges. The municipality must consult with such persons and public bodies as the municipality considers appropriate while preparing the Strategy. Further, Ontario Regulation 509/20 specifies the methodology that must be followed in the Strategy. This includes:

1. An estimate of the anticipated amount, type and location of development and redevelopment with respect to which community benefits charges will be imposed;
2. Estimates of the increase in the need for facilities, services and matters attributable to the anticipated development and redevelopment to which the C.B.C. by-law would relate;
3. For the facilities, services, and matters included above, an identification of excess capacity and estimates of the benefit to existing development;
4. Estimates of the capital costs necessary to provide the facilities, services and matters; and



5. Identification of any capital grants, subsidies and other contributions made to the municipality or that the council of the municipality anticipates will be made in respect of the capital costs.

Once the by-law is passed, the municipality must give notice of passage in accordance with the regulations and the by-law may be appealed to the Ontario Land Tribunal (OLT) within 40 days of by-law passage.

The amount of the charge can not exceed an amount equal to the prescribed percentage of the value of the land on the date of building permit issuance. At present, the prescribed value is set by regulation at 4% of land value. Moreover, if the landowner is of the view that the amount of the C.B.C. exceeds the prescribed value, the landowner may pay the charge under protest. In this circumstance there is an obligation of the landowner to provide an appraisal. If the municipality disputes the value of the land identified in the landowner's appraisal, the municipality must also provide the owner with an appraisal within the prescribed time period. Moreover, there is a requirement that the municipality maintains a registry of at least three land appraisers.

A municipality may allow the landowner to provide in-kind contributions towards the facilities, services or matters in lieu of paying a C.B.C.

Revenue collected under a C.B.C. by-law must be maintained in a special account and used for the purposes that the charge was imposed. A municipality must report on the activity of the special account annually.

1.3 Current Policies

Historically, the City has imposed charges related to community benefits under the prior *Planning Act* section 37 provisions. The charges were typically levied to provide for park improvements and other community services in response to increased intensification and density allowances. At the time of writing, all financial commitments relating to prior section 37 agreements have been fulfilled.



1.4 Summary of the Process

Prior to passing a C.B.C. by-law, subsection 37 (10) of the *Planning Act* requires the City to consult with the public and such persons and public bodies as the City considers appropriate. As such, a meeting has been set for June 1, 2022 with representatives from the development industry to present the strategy and allow for feedback on the strategy. The meeting is also being held to present the strategy's purpose, approach, and proposed C.B.C. by-law.

Figure 1-1 provides an outline of the schedule to be followed with respect to the C.B.C. strategy and by-law adoption and implementation process.

Figure 1-1
City of Pickering
Schedule of Key Dates in the C.B.C. Strategy Process

Item	Date
1. Data collection, land valuation analysis, growth forecast development, capital needs assessment	December 2021 to April 2022
2. Presentation of draft and final CBC calculations and policies to City Staff, study process, and preliminary growth projections to Development Industry Stakeholders	April 2022 to May 2022
3. Release of C.B.C. Strategy Report and proposed by-law	May 20, 2022
4. Presentation of CBC Strategy and by-law to Development Industry Stakeholders	June 1, 2022
5. Public Meeting of Council	June 20, 2020
6. Updated C.B.C. Strategy Report and proposed by-law	June 23, 2022
7. Council considers adoption of C.B.C. strategy and passage of by-law	July 11, 2022
8. Notice given of by-law passage	No later than 20 days after passage
9. Last day for by-law appeal	40 days after passage



Chapter 2

Anticipated Development in the City of Pickering



2. Anticipated Development

2.1 Requirement of the Act

Chapter 3 provides the methodology for calculating a C.B.C. as per the *Planning Act*. Figure 3-1 presents this methodology schematically. It is noted in the first box of the schematic that in order to determine the C.B.C. that may be imposed, it is a requirement of subsection 37 (9) of the *Planning Act* and O. Reg. 509/20 that “the anticipated amount, type and location of development and redevelopment, for which a C.B.C. can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the City will be required to provide services over a 17-year (mid-2022 to mid-2039) time horizon.

2.2 Basis of Population, Household and Employment Forecast

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

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



2.3 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 2-1. 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 2-1 below, and Schedule 1 in Appendix A.

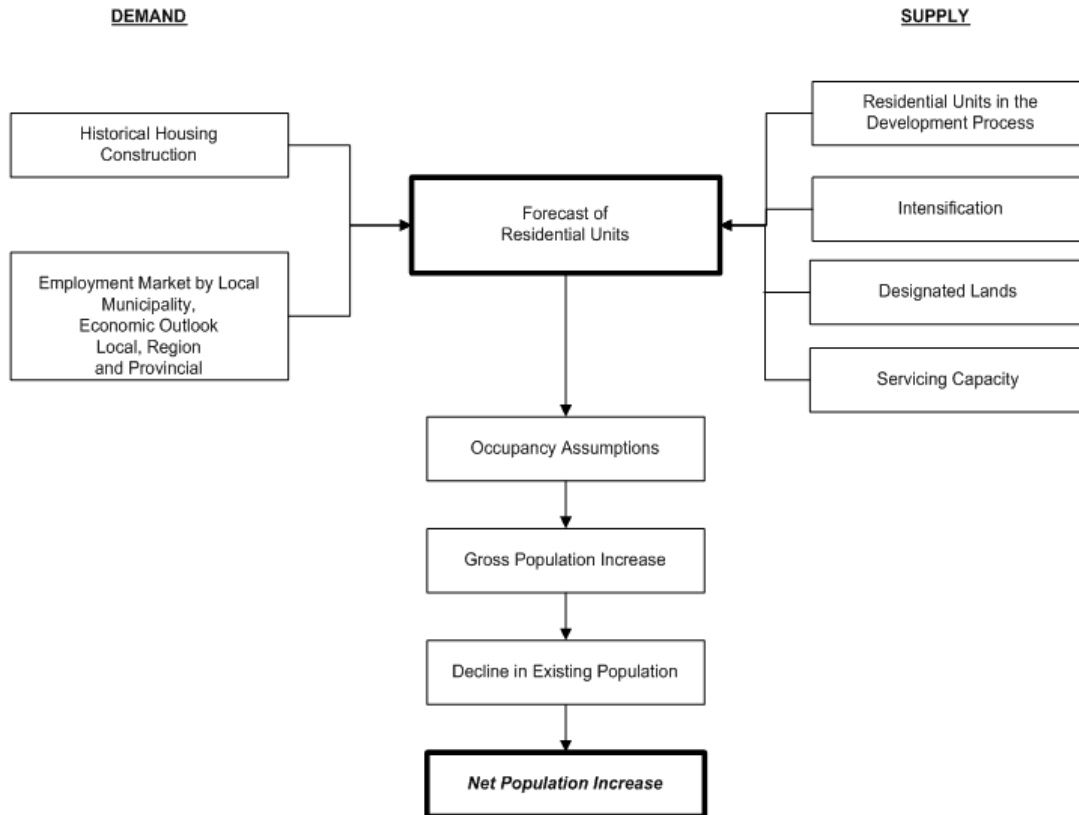
As identified in Table 2-1 and Appendix A, *Schedule 1*, permanent population in Pickering is anticipated to reach approximately 189,200 by mid-2039, resulting in an increase of approximately 82,100 persons, respectively over the longer-term forecast period.¹²

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

² The 2031 Region of Durham Official Plan 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 2-1
Household and Population Forecast Model





**Table 2-1
City of Pickering
Residential Growth Forecast Summary**

Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
		Population	Institutional Population ⁴	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households		
Historical	<i>Mid 2006</i>	91,160	87,838	573	87,265	20,255	4,850	3,085	25	28,215	3.113
	<i>Mid 2011</i>	92,080	88,721	806	87,915	20,744	5,381	3,190	15	29,330	3.025
	<i>Mid 2016</i>	95,240	91,771	776	90,995	21,130	6,060	3,695	30	30,915	2.968
	<i>Mid 2021</i>	102,940	99,186	839	98,347	22,425	6,805	4,165	30	33,425	2.967
Forecast	<i>Mid 2022</i>	107,100	103,191	876	102,315	22,774	7,622	4,559	30	34,985	2.950
	<i>Mid 2039</i>	189,200	182,297	1,314	180,983	31,908	18,001	14,733	30	64,672	2.819
Incremental	Mid 2006 - Mid 2011	920	883	233	650	489	531	105	-10	1,115	
	Mid 2011 - Mid 2016	3,160	3,050	-30	3,080	386	679	505	15	1,585	
	Mid 2016 - Mid 2021	7,700	7,415	63	7,352	1,295	745	470	0	2,510	
	Mid 2021 - Mid 2022	4,160	4,005	37	3,968	349	817	394	0	1,560	
	Mid 2022 - Mid 2039	82,100	79,106	438	78,668	9,134	10,379	10,174	0	29,687	

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

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

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

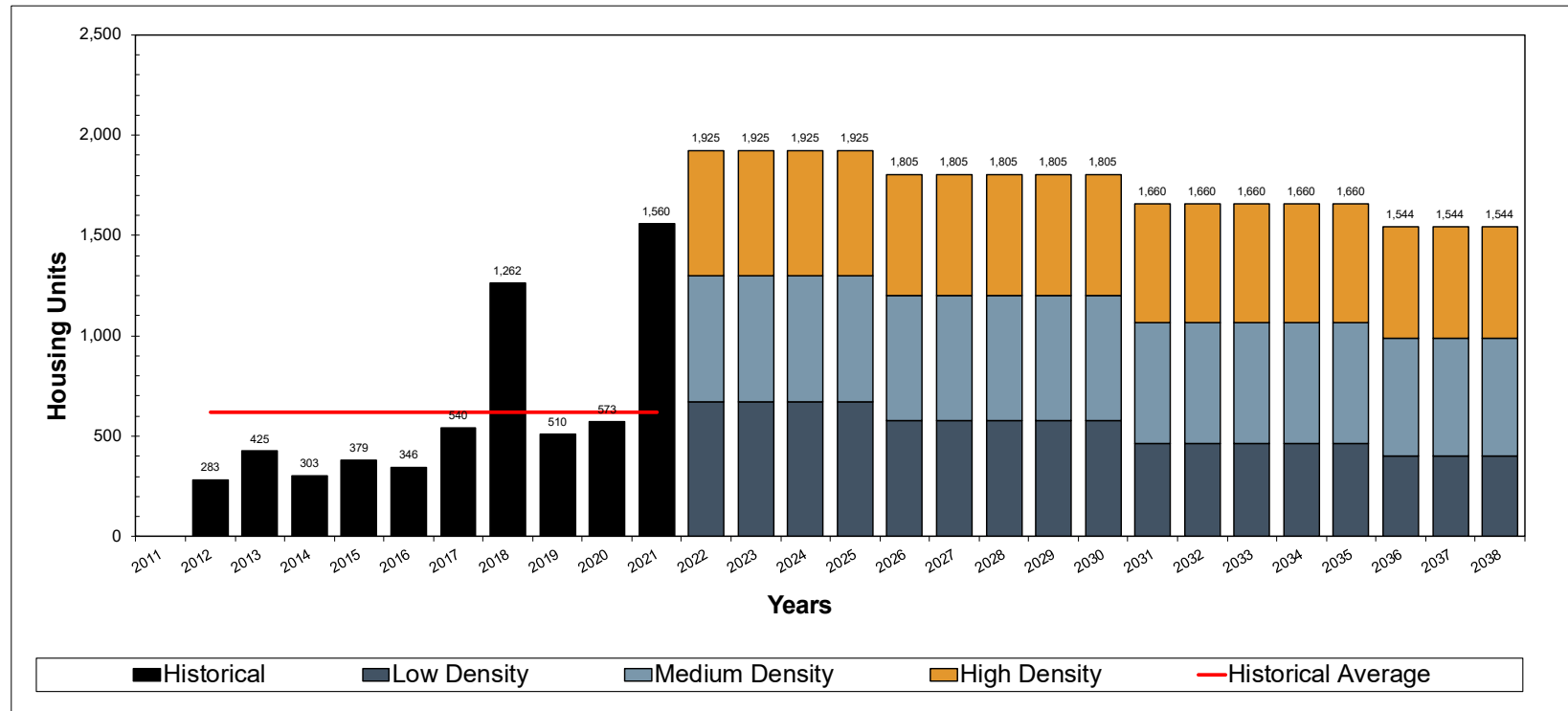
² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

⁴ Institutional includes special care facilities such as nursing home or residences for senior citizens.



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



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

¹ Growth forecast represents calendar year.



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

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

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

2. C.B.C.-Eligible Units

- Subsection 37 (4) of the *Planning Act* establishes the criteria for a development to be C.B.C. eligible. A C.B.C. may be imposed if:
 - Development of a proposed building or structure has five or more storeys at or above ground and has 10 or more residential units;
 - Redevelopment of an existing building or structure that will have five or more storeys at or above ground after redevelopment and proposes to add 10 or more residential units to an existing building or structure; or
 - Such types of development or redevelopment as prescribed. 2020, c. 18, Sched. 17, section 1.
- The C.B.C.-eligible unit forecast is derived based on the established criteria above and a detailed review of historical Census housing trends, historical development activity (as per Schedule 5), active residential development applications and discussions with City staff regarding anticipated C.B.C.-eligible developments.
- Based on the above indicators, the City is forecast to accommodate 8,144 C.B.C.-eligible household units over the 17-year forecast period. This translates to 80% of all high-density units, including accessory apartments, being C.B.C. eligible from mid-2022 to mid-2039. Table 2-2 and Schedule 2 summarizes the anticipated amount, type, and location of development for the City by development location.

3. Geographic Location of C.B.C.-Eligible Residential Development (Appendix A – Schedule 2)



- Schedule 2 summarizes the anticipated amount, type, and location of C.B.C.-eligible development by area for the City.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast C.B.C.-eligible housing growth between mid-2022 and mid-2039 by development location is summarized in Table 2-2.

Table 2-2
City of Pickering
Residential High-Density Growth by Development Area

Development Location	Total High-Density Housing Growth, mid-2022 to mid-2039 ^[1]	C.B.C.-Eligible Share	C.B.C.-Eligible Housing Growth, mid-2022 to mid-2039
Seaton	4,871	80%	3,897
Rest of Pickering	5,303	80%	4,247
Total City of Pickering	10,174	80%	8,144

^[1] High density includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

Source: Watson & Associates Economists Ltd.

4. Planning Period

- A 17-year planning horizon has been used, recognizing the anticipated timing of when the current Regional Official Plan population target for Pickering for 2031 would be achieved.

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

- The number of new housing units to be constructed in the City of Pickering during the 17-year planning period is presented in Figure 2-2. Over the 17-year forecast period, the City is anticipated to average 1,746 new housing units per year.



- Institutional population¹ is anticipated to increase by approximately 440 people between 2022 and 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 the new housing units by age and type of dwelling based on a 2016 custom Census data for the City of Pickering. The total calculated P.P.U. for all density types represents a 25-year forecast average. Average P.P.U.s by dwelling type are as follows:
 - Low density: 3.561
 - Medium density: 2.743
 - High density²: 1.771

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

- Existing households for mid-2022 are based on the 2021 Census households, plus estimated residential units constructed in 2021, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 to 4, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2022 to 2039 forecast period is approximately 350.

7. Employment (Appendix A – Schedule 7)

- The employment projections provided herein are derived from the Region of Durham Regional Transit Development Charge Background Study (2022) and based on the activity rate method, which is defined as the number of jobs in a City divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.

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

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



- 2016 employment data¹ (place of work) for the City of Pickering is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 140 primary (less than 1%);
 - 3,225 work at home employment (10%);
 - 11,840 industrial (36%);
 - 12,670 commercial/population related (39%); and
 - 4,885 institutional (15%).
- The 2016 employment by usual place of work, including work at home, is approximately 32,760. An additional 4,690 employees have been identified for the City in 2016 that have no fixed place of work (N.F.P.O.W.).²
- Total employment, including work at home and N.F.P.O.W. for the City is anticipated to reach approximately 70,700 by mid-2039. This represents an employment increase of approximately 30,450 over the forecast period.³
- Schedule 7, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the C.B.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).
- Total employment for the City of Pickering (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 55,450 by mid-2039. This represents an employment increase of approximately 23,680 over the forecast period.

Based upon the above information, the following summaries are provided for use in the calculations presented in chapter 4, as follows:

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

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

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



- The services to be provided are either of a primarily residential benefit and have been allocated a nominal 5% non-residential cost share or are of a benefit to both residential and non-residential development and have been allocated a 23% non-residential cost share (Table 2-3).
- Of the residential portion of the costs, 23% of the population is forecast to reside in high-density residential units (Table 2-4).
- Of those who reside in high density residential units, 80% are forecast to reside in units to which the C.B.C. may be imposed (Table 2-5).

Table 2-3
Residential and Non-Residential Growth Share Based on Incremental Growth in Population and Employment Over the Mid-2022 to Mid-2039 Forecast Period

Residential Population and Non-Residential Employment Growth	Population/ Employment Growth	Residential/ Non- Residential Growth %
Residential Net Population Growth	78,668	77%
Employment Growth (net of Work at Home & N.F.P.O.W.)	23,680	23%
Total Population & Employment Growth	102,348	100%

Table 2-4
Low/Medium-Density Growth and High-Density Growth Share
Over the Mid-2022 to Mid-2039 Forecast Period

Residential Density	Gross Residential Population Growth	% of Gross Population in New Units
Low/Medium Density	60,996	77%
High Density	18,018	23%
Total Residential Forecast	79,014	100%



Table 2-5
C.B.C. Eligible and Ineligible High-Density Growth Share
Over the Mid-2022 to Mid-2039 Forecast Period

Residential High Density	Gross Residential Population Growth	% of Gross Population in High-Density Units
Eligible High Density	14,423	80%
Ineligible High Density	3,595	20%
Total Residential High Density Forecast	18,018	100%

2.4 Land Valuation

As the C.B.C. rate is applied against the value of land the day before a building permit is issued, average land values are required to be assessed in various locations throughout the City where the anticipated development and redevelopment is anticipated. These land values assist in calculating the eligible C.B.C. rate, which can not exceed the maximum 4% prescribed rate.

Table 2-2 demonstrates that the majority of the forecast C.B.C.-eligible high-density development will be located outside of the Seaton Lands. Average land values for this area were estimated based on the City's historical cash-in-lieu parkland appraisals of \$3.95 million per hectare. Based on an assumed density of 100 units per hectare this development would produce an equivalent land valuation of \$321.9 million (8,144 units / 100 units per hectare = 81.44 hectares x \$3.95 million/hectare).



Chapter 3

Approach to the Calculation

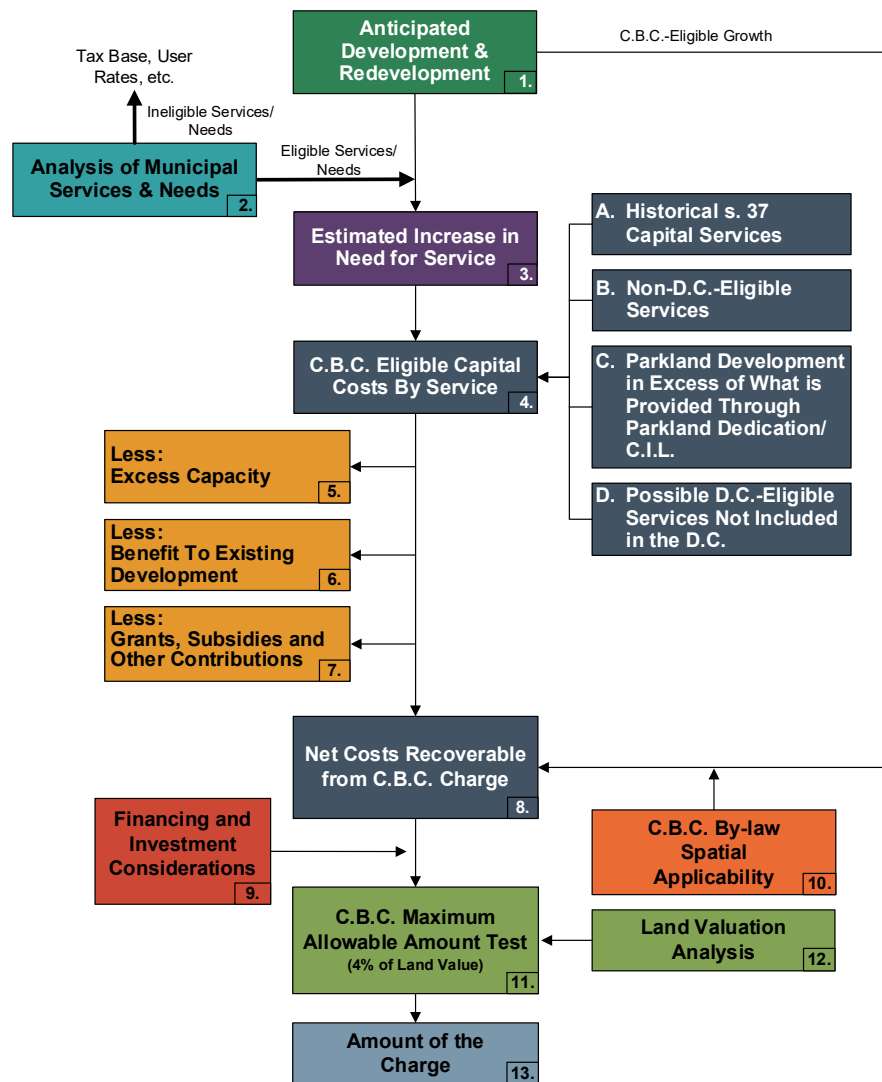


3. The Approach to the Calculation of the Charge

3.1 Introduction

This chapter addresses the requirements of subsection 37 (9) of the *Planning Act* and sections 2 and 3 of O. Reg. 509/20 with respect to the establishment of the need for service which underpins the C.B.C. calculation. These requirements are illustrated schematically in Figure 3-1.

Figure 3-1
The Process of Calculating a Community Benefits Charge under the *Planning Act*





3.2 Anticipated Development and Redevelopment

The anticipated development and redevelopment forecast is provided in chapter 2 (with supplemental tables in Appendix A). This chapter provides for the anticipated overall growth within the City over a 17-year (mid-2022 to mid-2039) time horizon and then estimates the residential units eligible to be considered as per subsection 37 (4) of the *Planning Act*.

3.3 Services Potentially Involved

As per subsection 37 (5) of the *Planning Act*, a C.B.C. may be imposed for services that do not conflict with services or projects provided under a municipality's D.C. by-law or parkland dedication by-law. Hence, the service provided under the C.B.C. would be defined as follows:

- (a) land for parks or other public recreational purposes in excess of lands conveyed or funded by cash-in-lieu of parkland payments under sections 42 and 51 of the *Planning Act*;
- (b) capital costs for services under subsection 2 (4) of the D.C.A. that are not intended to be funded under a D.C. by-law; and
- (c) capital costs for municipal services ineligible for inclusion in a D.C. by-law.

Examples of services not provided by a D.C. or Parkland Dedication by-law include (but are not limited to) capital facilities and equipment for municipal parking, airports, municipal administration building expansions, museums, arts centres, public art, heritage preservation, landfill, public realm improvements, community gardens, space for non-profits, etc.

3.4 Increase in the Need for Service

The C.B.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for eligible services 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



potentially be expressed generally in terms of units of capacity, a project-specific expression of need would appear to be most appropriate.

3.5 Capital Forecast

Subsection 37 (2) of the *Planning Act* provides that, “The council of a local municipality may by by-law impose C.B.C.s against land to pay for the capital costs of facilities, services and matters.” The Act does not define what capital costs may be included within the charge. The Act provides that the C.B.C. charge could include capital costs for eligible D.C. services that are not intended to be funded under a municipal D.C. by-law. This provision suggests that capital costs may be defined in an equivalent manner as the *Development Charges Act* (D.C.A.). Hence, based on this relationship with the D.C.A., capital costs may 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 C.B.C. Strategy study.

3.6 Deductions

The section 2 of O. Reg. 509/20 potentially requires that three deductions be made to the capital costs estimates. These relate to:

- excess capacity;
- benefit to existing development; and



- anticipated grants, subsidies, and other contributions.

The requirements behind each of these reductions are addressed below.

3.6.1 Reduction for Excess Capacity

Subsection 2 (c) of O. Reg. 509/20 requires the identification of the excess capacity that exists in relation to the facilities, services and matters referred to in clause 2 (b) suggesting the need for a potential deduction to the capital. “Excess capacity” is undefined, but in this case, the excess capacity 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 excess capacity from the future increase in the need for the service would normally occur as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities, e.g., if a new landfill site to accommodate increased solid waste generated by the new growth is not required because sufficient excess capacity is already available, then a landfill site expansion would not be included as an increase in need, in the first instance.

3.6.2 Reduction for Benefit to Existing Development

Subsection 2 (c) of O. Reg. 509/20 of the D.C.A. provides that the capital estimates identify extent to which an increase in a facility, service or matter referred to in clause 2 (b) of the regulation would benefit existing development. The general guidelines used to consider benefit to existing development included:

- the repair or unexpanded replacement of existing assets;
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (for example, extending garbage pickup to the rural area which previously did not receive the municipal services).

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 garbage collection vehicles for future development simply replicates what existing residents are receiving, the existing developments receive very limited (or no) benefit as a result.



In the case of services such as cultural facilities, the service is typically provided on a municipal-wide system basis. For example, facilities of the same type may provide different services (i.e., visual art vs. performance art), different programs (i.e., art classes vs. acting classes), and different time availability for the same service (i.e., art classes available on Wednesdays in one facility 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.

3.6.3 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs by capital grants, subsidies, and other contributions made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. 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.

Although specific grants, subsidies and/or other contributions may not be currently identified and reduced in the calculations, due diligence will be undertaken by municipal staff during the annual budget process to net off any future identified funding from these other sources.

3.7 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. There is no mandatory requirement to consider area rating of services (i.e., providing charges for specific areas and services); however, the legislation does not prohibit area rating. There may be instances where Council may consider varying rates to align with other policies or possible incentives in the development area.



Through the C.B.C. strategy process, discussions with municipal staff took place related to structuring the charge on a municipal-wide vs. area specific basis. As the services being provided in the strategy are not restricted to one specific area and are anticipated to be used by all residents within the municipality, the charges have been provided on a municipal-wide basis. Although the charges are to be calculated and imposed on a municipal-wide basis, consideration of location of the projects will take place through the annual budget process.

3.8 Land Valuation Analysis

To facilitate the rate calculation provided in section 3.9, an estimate of the market value of the land related to the anticipated applicable development/redevelopment presented in section 3.2, needs to be undertaken. It is noted that the land values may vary based on a number of factors including location, zoning density, parcel size, etc., however, these values should estimate the land value the day before building permit issuance. This data may be available from municipal resources, or the municipality may consider engaging the assistance of a professional land appraiser.

3.9 Calculation of the Community Benefit Charge

Subsection 37 (32) of the *Planning Act* provides that the amount of the *Planning Act* provides that the maximum charge which can be imposed is prescribed by the regulations. O. Reg. 509/20, section 3, provides that the maximum charge is to be 4%.

To calculate the rate, the net capital cost (as provided by netting the deductions set out in section 3.6 from the capital presented in section 3.5) are divided by the land values related to the anticipated applicable development/redevelopment. This calculation produces a percentage of the capital cost relative to the land value of development. This rate can not exceed the maximum prescribed rate of 4% of land value.

Alternatively, a municipality may choose to impose a rate on another basis. For example, the charge could be calculated on a per dwelling unit basis similar to a development charge (D.C.). This calculation would be facilitated by dividing the net capital cost by the forecast incremental gross population growth to arrive at a C.B.C. per capita. This rate would then be applied to the person per unit occupancy assumptions for high-density residential dwelling units to determine the charge. Moreover, the



charge could be denominated based on land area, where the net capital costs would be divided by the amount of land anticipated to be occupied by the forecast residential dwelling units constructed over the forecast period.



Chapter 4

C.B.C.-Eligible Cost Analysis



4. C.B.C.-Eligible Cost Analysis

4.1 Introduction

This chapter outlines the basis for calculating eligible costs to be recovered through a C.B.C. by-law, which are to be applied on a uniform municipal-wide basis. In each case, the required calculation process set out in O. Reg. 509/20 subsections 2 (a) through 2 (f) to the *Planning Act* and described in Chapter 3 was followed in determining C.B.C.-eligible costs.

In undertaking the C.B.C. Strategy, following services was considered:

- Anticipated capital costs of parkland acquisition beyond those available under the provisions of the *Planning Act*;
- Administrative Services, including growth-related studies not eligible under the D.C.A. and corporate services technology;
- Animal Adoptions Services; and
- Arts, Culture, and Museum Services

While the City does anticipate capital costs of parkland acquisition beyond those available under the provisions of the *Planning Act*, the City will be undertaking a parks needs assessment in the near future to better understand those requirements before including those costs for recovery in a C.B.C. Strategy.

4.2 Allocation of Costs to C.B.C.-eligible Development

To determine the C.B.C.-eligible capital costs for the City, the gross capital costs were estimated based on the City's capital budget and forecast and discussions with City staff. Having estimated the capital costs for each project, deductions related to excess capacity, benefit to existing development, and grants, subsidies, or other contributions were assessed. The resultant net growth-related costs were then allocated to the C.B.C.-eligible share of the anticipated development based on the following:

- Net capital costs for Animal Adoptions Services and Administrative Services were apportioned between residential (77%) and non-residential development (23%) based on the incremental population and employment growth over the



forecast period (Table 2-3). The net capital costs for Arts, Culture, and Museum Services were allocated 95% residential development and 5% non-residential development, reflective of the increase in need for service from these types of development. This allocation approach between residential and non-residential development is consistent with the City's practice within its D.C. background study.

- The net capital costs associated with residential development were subsequently allocated between low-density and medium-density development types (77%) and high-density development (23%) over the forecast period, based on the respective population growth forecast for these dwelling unit types (Table 2-4).
- Finally, the net capital costs assigned to high-density development were apportioned to the C.B.C.-eligible development, i.e., buildings with a minimum of five storeys and at least 10 residential dwelling units. As summarized in Table 2-5, this type of development accounts for 80% of all high-density residential dwelling units over the forecast period.

Based on the foregoing, for services allocated between the total population and employment growth over the forecast period, the net capital cost share attributable to C.B.C.-eligible development is 14.6%. For Arts, Culture, and Museum Services, the cost share attributable to C.B.C.-eligible development is approximately 16.3%. The costs related to undertaking the C.B.C. Strategy Study are 100% attributable to the C.B.C.-eligible development.

4.3 C.B.C.-eligible Cost Analysis

This section provides for the evaluation of development-related capital requirements over a 2022 to 2039 planning horizon. The capital cost related to the increase in need for service are summarized in Table 4-1 and as follows:

- **Arts, Culture, and Museum Services** – The City's capital budget identifies a new Performing Arts Centre as part of the City Centre development and Museum space within the Pickering Heritage and Community Centre. Further additional costs for Public Art have also been included. The gross capital costs of these projects totals \$80.7 million. \$44.8 million has been deducted for the benefit to existing development and \$2.0 has been deducted for possible grants, subsidies and other contributions towards the capital costs, resulting in \$33.9



million net growth-related costs. After accounting for the benefit of these needs to non-residential development (i.e. \$1.7 million), low/medium density residential development (i.e. \$24.9 million), and ineligible high density residential development (i.e. \$1.5 million), the potential C.B.C. recoverable costs total \$5.9 million.

- **Administration Services** – The City’s Capital Budget and Forecast identify growth related study costs that are not eligible for inclusion within the D.C. background study, costs of undertaking the C.B.C. strategy and future updates, corporate services technology costs related to the City’s financial system, and growth-related renovations to the Civic Complex. The total costs of the needs are \$17.7 million. After deducting the share of the costs that are a benefit to existing development and non-CBC eligible development, \$1.2 million has been considered within the calculation of the charge.
- **Animal Adoption Services** – The City is constructing a new Animal shelter that will primarily be utilized in relation to municipal by-law enforcement but will also contain space related to Animal Adoptions Services. The share of the capital costs related to Animal Adoptions Services is \$2.8 million. Of those costs, \$459,600 has been deducted as benefit to existing development based on the replacement of the existing animal adoptions facility space. Of the growth-related costs of \$2.4 million, \$333,400 is related to the CBC eligible development after accounting for the non-residential share and non-CBC eligible residential share of the growth-related costs.

Based on the calculations and allocations to C.B.C.-eligible high-density growth, the City has identified \$7.4 million in eligible net growth-related costs to be included within the C.B.C. calculations.



**Table 4-1
Capital Costs to be Recovered through Community Benefit Charges**

Prj. No	Increased Service Needs Attributable to Anticipated Development	Gross Capital Cost Estimate (2022\$)	Less:		Net Growth-Related Cost				Net Residential Cost Share		Potential C.B.C. Recoverable Cost		
			Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Non-Residential Share		Residential Share		Low / Medium Density Residential	Total High Density Residential	Ineligible High Density Residential	Eligible High Density Residential
						%	\$	%	\$				
2022-2039									77%	23%	20%	80%	
Arts, Culture, and Museum Services													
1	Performing Arts Centre	66,422,932	36,899,961		29,522,971	5%	1,476,149	95%	28,046,823	21,651,090	6,395,733	1,276,129	5,119,604
	Museum												
2	(Part of Pickering Heritage and Community Centre)	10,555,000	5,863,624	1,980,057	2,711,319	5%	135,566	95%	2,575,753	1,988,384	587,369	117,197	470,172
3	Public Art	3,750,000	2,083,239	-	1,666,761	5%	83,338	95%	1,583,423	1,222,343	361,080	72,046	289,034
	Total - Arts, Culture, and Museum Services	80,727,932	44,846,824	1,980,057	33,901,051		1,695,053		32,205,998	24,861,816	7,344,182	1,465,371	5,878,810
Animal Adoption Services													
4	Animal Shelter - Adoption Space	2,831,400	459,590	-	2,371,810	23%	545,516	77%	1,826,294	1,409,830	416,464	83,096	333,368
	Total - Animal Adoption Services	2,831,400	459,590	-	2,371,810		545,516		1,826,294	1,409,830	416,464	83,096	333,368
Administration Services													
5	Community Benefits Strategy (2022)	35,000	-		35,000	0%	-	100%	35,000	-	35,000		35,000
6	Community Benefit Strategy (2027)	35,000	-		35,000	0%	-	100%	35,000	-	35,000		35,000
7	Community Benefit Strategy (2032)	35,000	-		35,000	0%	-	100%	35,000	-	35,000		35,000
8	Community Benefit Strategy (2037)	35,000	-		35,000	0%	-	100%	35,000	-	35,000		35,000
9	South Pickering Heritage Inventory	62,600	34,776		27,824	23%	6,399	77%	21,424	16,539	4,886	975	3,911
	Community Improvement Plans for Durham Live Lands and for City Centre Lands	174,000	96,662		77,338	23%	17,788	77%	59,550	45,970	13,580	2,710	10,870
11	Seaton Corporate Energy Plan Update	58,000	32,221		25,779	23%	5,929	77%	19,850	15,323	4,527	903	3,623
12	Pickering Climate Adaption Plan	174,000	96,662		77,338	23%	17,788	77%	59,550	45,970	13,580	2,710	10,870
13	Natural Capital Asset Evaluation	87,000	48,331		38,669	23%	8,894	77%	29,775	22,985	6,790	1,355	5,435
14	Fair Minded Pricing Policy	70,400	39,109		31,291	23%	7,197	77%	24,094	18,600	5,494	1,096	4,398
	Geographic Information Systems (GIS) Corporate Strategic Plan:	89,000	49,442		39,558	23%	9,098	77%	30,459	23,514	6,946	1,386	5,560
16	New Financial System -SAP HR System-Recruiting & Onboard Module-Phs 2	480,000	266,655		213,345	23%	49,069	77%	164,276	126,815	37,461	7,475	29,987
17	New Financial System - SAP HR System-Learning Mgmt Module-Phs 3	290,000	161,104		128,896	23%	29,646	77%	99,250	76,617	22,633	4,516	18,117
18	New Financial System-SAP Fleet Module	475,000	263,877		211,123	23%	48,558	77%	162,565	125,494	37,071	7,397	29,674
19	New Financial System-SAP Budget & Salary Module	600,000	333,318		266,682	23%	61,337	77%	205,345	158,519	46,826	9,343	37,483
20	Integrated Community Sustainability Plan	35,000	19,444		15,556	23%	3,578	77%	11,978	9,247	2,732	545	2,187
21	Measuring Sustainability Report	41,000	22,777		18,223	23%	4,191	77%	14,032	10,832	3,200	638	2,561
22	5-year Capital and Operating Cost Financial Impact Analysis	35,000	19,444		15,556	23%	3,578	77%	11,978	9,247	2,732	545	2,187
23	Civic Complex Renovations	14,935,000	8,296,847	-	6,638,153	23%	1,526,775	77%	5,111,378	3,945,791	1,165,587	232,567	933,019
	Total - Administration Services	17,746,000	9,780,669	-	7,965,331		1,799,826		6,165,505	4,651,463	1,514,042	274,160	1,239,882
	Total	101,305,332	55,087,083	1,980,057	44,238,192		4,040,395		40,197,797	30,923,109	9,274,688	1,822,628	7,452,060



Chapter 5

C.B.C. Calculation



5. C.B.C. Calculation

5.1 Anticipated Funding Recovery

To summarize the calculation of the charge, the following has been undertaken:

- 1) Anticipated Development: As presented in Chapter 2, the 17-year growth forecast provides for 8,144 eligible high-density units (i.e., in buildings containing a minimum of five storeys and a minimum of 10 residential units).
- 2) Land Valuation: Estimated land values were based on land appraisals for payment in lieu of parkland.
- 3) Identification of a Services: A number of services were considered including Arts, Culture, and Museum, Animal Adoptions, and Administration Services.
- 4) C.B.C.-eligible Costs: Capital needs related to the identified services were provided by City staff and through the City's capital budget. Gross costs of the capital projects were assessed for the portion of the projects that would benefit the existing community versus the future growth. The growth-related costs were then allocated amongst all types of growth to calculate the amount that is associated with the C.B.C.-eligible high-density units.
- 5) Total Land Value: Based on the growth forecast (section 2.4), density assumptions, and land valuation assessment, the total land value for C.B.C.-eligible high-density units was calculated to equal approximately \$321.9 million.
- 6) Maximum C.B.C.: As per the *Planning Act*, the maximum a municipality can impose for a C.B.C. is equal to 4% of the land value of a property, the day before building permit issuance. Based on the total land value, the estimated maximum potential C.B.C. recovery for the City equates to \$12.9 million for the 17-year forecast period.

The City has identified capital costs attributable to eligible high-density growth of \$7.4 million which are within the calculated maximum allowable amount of \$12.9 million.



Table 5-1 provides the calculated charges on a per unit basis. The calculation is generated on a per capita basis and is based upon two forms of housing types (apartments 2+ bedrooms and apartments bachelor and 1-bedroom). The per unit charge structure aligns with the City's D.C. structure for apartment dwelling units and will assist with the ease of administration and implementation of the charges. The proposed C.B.C. would be \$1,070 per unit for apartments of two bedrooms and greater and \$657 for less than one bedroom and bachelor apartment units.

Table 5-1
Summary of C.B.C. Calculation

Description	Gross Capital Cost Estimate (2022\$)	Less:		Growth-Related Capital Cost	
		Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Non-C.B.C. Eligible Share	C.B.C. Eligible Share
Arts, Culture, and Museum Services	80,727,932	44,846,824	1,980,057	28,022,240	5,878,810
Animal Adoption Services	2,831,400	459,590		2,038,443	333,368
Administration Services	17,746,000	9,780,669		6,725,449	1,239,882
A Total	101,305,332	55,087,083	1,980,057	36,786,132	7,452,060
B	Anticipated C.B.C. Residential Dwelling Units (2022-2039)				8,144
C	Density Assumption (units per hectare)				100
D (B/C)	Land Area for Residential Dwelling Unit Forecast (hectares)				81
E	Estimated Average Land Value (\$/hectare)				3,952,000
F (D*E)	Total Estimated Land Value				321,850,880
G (F*4%)	Maximum Prescribed Value (4% of Land)				12,874,035
H (A/F)	Total C.B.C. Required to Fund Needs (% of Land Value)				2.3%
	Total Proposed C.B.C.				
I	Gross Population in New C.B.C. Eligible Development				14,423
J (A/I)	Cost Per Capita				517
	By Residential Unit Type			P.P.U.	
	Apartment - 2 Bedrooms +			2.071	1,070
	Apartment - Bachelor and 1 Bedroom			1.271	657



Chapter 6

C.B.C. Policy Recommendations and C.B.C. By-law Rules



6. C.B.C. Policy Recommendations and C.B.C. By-law Rules

6.1 C.B.C. Policies

Planning Act, section 37 and O. Reg. 509/20 outline the required policies that must be considered when adopting a C.B.C. by-law. The following subsections set out the recommended policies governing the calculation, payment and collection of C.B.C.s in accordance with the legislation.

6.2 C.B.C. By-law Rules

6.2.1 *Payment in any Particular Case*

In accordance with the *Planning Act*, subsection 37 (3), a C.B.C. may be imposed only with respect to development or redevelopment that requires one 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.”



6.2.2 Maximum Amount of the Community Benefit Charge

Subsection 37 (32) of the *Planning Act* states that the amount of a C.B.C. payable in any particular case shall not exceed an amount equal to the prescribed percentage of the value of the land as of the valuation date.

Based on section 3 of O. Reg. 509/20, the prescribed percentage is 4%.

6.2.3 Exemptions (full or partial)

The following exemptions are provided under subsection 37 (4) of the *Planning Act* and section 1 of O. Reg. 509/20:

- Development of a proposed building or structure with fewer than five storeys at or above ground;
- Development of a proposed building or structure with fewer than 10 residential units;
- Redevelopment of an existing building or structure that will have fewer than five storeys at or above ground after the redevelopment;
- Redevelopment that proposes to add fewer than 10 residential units to an existing building or structure;
- Such types of development or redevelopment as are prescribed:
 - Development or redevelopment of a building or structure intended for use as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*.
 - Development or redevelopment of a building or structure intended for use as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*.
 - Development or redevelopment of a building or structure intended for use by any of the following post-secondary institutions for the objects of the institution:
 - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - ii. a college or university federated or affiliated with a university described in subparagraph i,
 - iii. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*.



- Development or redevelopment of a building or structure intended for use as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion.
- Development or redevelopment of a building or structure intended for use as a hospice to provide end-of-life care.
- Development or redevelopment of a building or structure intended for use as residential premises by any of the following entities:
 - i. a corporation to which the *Not-for-Profit Corporations Act, 2010* applies that is in good standing under that Act and whose primary object is to provide housing,
 - ii. a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing,
 - iii. a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.

In addition to the exemptions noted above, the C.B.C. will not apply to buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education.

6.2.4 Timing of Collection

The C.B.C.s imposed are calculated, payable, and collected upon issuance of a building permit for eligible development or redevelopment.

Notwithstanding the forgoing, the new C.B.C. rates proposed herein shall not apply to building permit applications received prior to July 1, 2022, provided:

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



6.2.5 In-kind Contributions

A municipality that has passed a C.B.C. by-law may allow the landowner to provide to the municipality: facilities, services, or matters required because of development or redevelopment in the area to which the by-law applies.

Prior to providing these contributions, the municipality shall advise the landowner of the value that of the in-kind contributions that will be attributed to them. This value shall be deducted from the amount the landowner would otherwise be required to pay under the C.B.C. by-law.

6.2.6 The Applicable Areas

The C.B.C. by-law will apply to all lands within the City.

6.2.7 Special Account

All money received by the municipality under a C.B.C. by-law shall be paid into a special account. The money contained within the special account:

- may be invested in securities in which the municipality is permitted to invest under the *Municipal Act, 2001*, and the earnings derived from the investment of the money shall be paid into a special reserve fund account; and
- must have at least 60 percent of the funds spent or allocated at the beginning of the year.

In addition to the monies collected under a C.B.C. by-law, transitional rules for transferring existing reserve funds are provided in subsection 37 (51) of the *Planning Act*. These rules apply for any existing reserve funds related to a service that is not listed in subsection 2 (4) of the D.C.A., as well as reserve funds established under section 37 of the *Planning Act* prior to Bill 197.

1. If the municipality passes a C.B.C. by-law under this section before the specified date, the municipality shall, on the day it passes the by-law, allocate the money in the special account or reserve fund to the special account referred to in subsection (45) of the *Planning Act*.
2. If the municipality has not passed a C.B.C. by-law under this section before the specified date, the special account or reserve fund is deemed to be a general



capital reserve fund for the same purposes for which the money in the special account or reserve fund was collected.

3. Despite paragraph 2, subsection 417 (4) of the *Municipal Act, 2001* (a provision which requires the funds raised for a reserve fund must only be used for the intended purpose) and any equivalent provision of do not apply with respect to the general capital reserve fund referred to in paragraph 2.
4. If paragraph 2 applies and the municipality passes a C.B.C. by-law under this section on or after the specified date, the municipality shall, on the day it passes the by-law, allocate any money remaining in the general capital reserve fund referred to in paragraph 2 to the special account referred to in subsection (45) of the *Planning Act*.

Based on the above, there are not existing D.C. reserve funds that would be transferred to the C.B.C. special account.

6.2.8 Credits

Subsection 37 (52) of the *Planning Act* indicates that any credits that were established under section 38 of the D.C.A. and that are not related to a service that is listed in subsection 2 (4) of the D.C.A., may be used by the holder of the credit with respect to a charge that the holder is required to pay under a C.B.C. by-law.

6.2.9 By-law In-Force Date

A C.B.C. by-law comes into force on the day it is passed, or the day specified in the by-law, whichever is later.

6.3 Recommendations

It is recommended that Council:

“Adopt the C.B.C. approach to calculate the charges on a uniform City-wide basis;”

“Approve the capital project listing set out in Chapter 4 of the C.B.C. Strategy dated June 10, 2022, subject to further annual review during the capital budget process;”



“Create a special reserve fund account which will contain all C.B.C. monies collected;”

“Use C.B.C.s collected to fund Parkland Acquisition and C.B.C. Strategy needs only;”

“Impose the C.B.C. of \$1,070 per 2 bedroom and greater apartment dwelling unit and \$657 per bachelor and one bedroom apartment dwelling unit on the day before a building permit is issued;”

“Approve the C.B.C. Strategy dated May 20, 2022 as updated on June 23, 2022;”
and

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



Chapter 7

By-law Implementation



7. By-law Implementation

7.1 Introduction

This chapter addresses the public consultation process and by-law implementation requirements for the imposition of a C.B.C. by-law. Figure 7-1 provides an overview of the process.

7.2 Public Consultation Process

7.2.1 Required Consultation

In establishing the policy for which a C.B.C. strategy and by-law will be based, subsection 37 (10) of the *Planning Act* requires that:

“In preparing the community benefits strategy, the municipality shall consult with such persons and public bodies as the municipality considers appropriate.”

As there is no specific guidance as to which parties the municipality shall consult with, municipalities may establish their own policy for public consultation. The policy for public consultation should be designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Municipalities may consider a public meeting, similar to that undertaken for D.C. study processes (however, this is not a mandated requirement). This could also include a presentation to Council and the public (including development industry stakeholder) on the findings of the C.B.C. strategy, advanced notice of the meeting, and consideration for delegations from the interested parties.

7.2.2 Interested Parties to Consult

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

1. The first grouping is the residential development community, consisting of land developers and builders, who will typically be responsible for generating the majority of the C.B.C. revenues. Others, such as realtors, are directly impacted by C.B.C. policy. They are, therefore, potentially interested in all aspects of the charge,



particularly the percentage applicable to their properties, projects to be funded by the C.B.C. and the timing thereof, and municipal policy with respect to development agreements and in-kind contributions.

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 non-residential mixed-use development sector, consisting of land developers and major owners or organizations with significant construction plans for mixed use developments. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade, and the Economic Development Agencies, who are all potentially interested in municipal C.B.C. policy. Their primary concern is frequently with the percentage charge applicable to their lands, exemptions, and phase-in or capping provisions in order to moderate the impact.

As noted in section 1.4, through the C.B.C. strategy process, the City's consultation process includes meetings with the development community and Council.

7.3 Implementation Requirements

7.3.1 Introduction

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

These include notices, potential appeals and complaints, in-kind contributions, and finally the collection of revenues and funding of projects.

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

7.3.2 Notice of Passage

In accordance with subsection 37 (13) of the *Planning Act*, when a C.B.C. by-law is passed, the clerk of the municipality 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 4 of O. Reg. 509/20 further defines the notice requirements which are summarized as follows:

- notice shall 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 4 (2) lists the persons/organizations who must be given notice; and
- subsection 4 (5) lists the seven items that the notice must cover.

7.3.3 Appeals

Subsections 37 (13) to 37 (31) of the *Planning Act* set out the requirements relative to making and processing a C.B.C. by-law appeal as well as an OLT hearing in response to an appeal. Any person or organization may appeal a C.B.C. by-law to the OLT by filing a notice of appeal with the clerk of the municipality, 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.

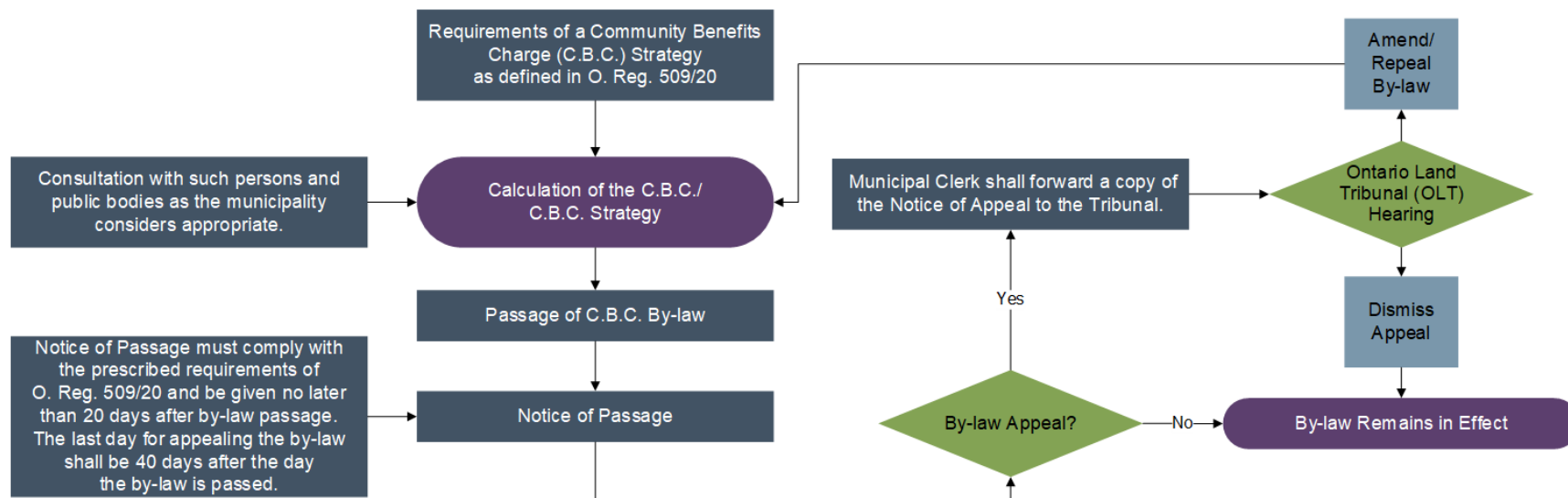
The municipality is carrying out a public consultation process, in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

7.3.4 In-Kind Contributions

Subsections 37 (6) to 37 (8) provide the rules for in-kind contributions. An owner of land may provide the municipality facilities, services, or matters required because of development or redevelopment in the area to which the by-law applies. Prior to providing these contributions, the municipality shall advise the owner of the land of the value that will be attributed to the contributions. The value of the contributions shall be deducted from the amount the owner of the land would otherwise have to pay under the C.B.C. by-law.



Figure 7-1
The Process of Required for Passing a Community Benefits Charge By-law under the *Planning Act*





7.4 Anticipated Impact of the Charge on Development

The establishment of sound C.B.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that increased residential development fees (such as a C.B.C.) can impact project feasibility in some cases (e.g., rental apartments). Secondly, C.B.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 requirement in providing adequate service levels and in facilitating strong economic growth, investment, and wealth generation.

7.5 Ongoing Application and Collection of C.B.C. funds

7.5.1 Introduction

Once the municipality passes a C.B.C. by-law, development or redevelopment that meets the requirements of the C.B.C. by-law will pay a C.B.C. based on the value of their land. The following sections describe the overall process and discusses the approach to appraisals and use of the special account as set out in the *Planning Act*.

7.5.2 Overview of Process and Appraisals

Figure 7-2 provides an overview of the process for application of the C.B.C. by-law and collection of C.B.C. funds.

Once the C.B.C. by-law is in place, as development or redevelopment that meets the eligibility criteria proceeds (i.e., prior to issuance of a building permit), the municipality collects C.B.C.s based on the per unit charge as set out in the by-law and C.B.C. strategy.

If the landowner is of the view that the amount of the C.B.C. exceeds the prescribed value of 4% of their land value on the day before building permit issuance, the landowner may pay the charge under protest. In this circumstance there is an obligation of the landowner to provide an appraisal. If the municipality disputes the value of the land identified in the landowner's appraisal, the municipality must also provide the owner with an appraisal within the prescribed time period.



If the City agrees with the landowner's appraised value, then the owner pays their C.B.C.s based on 4% of the land value to the City and the funds will then be deposited into the special account.

If the City does not agree with the appraisal provided by the owner, the City has 45 days to provide the owner of the land with their own appraisal value. Then:

- If no appraisal is provided to the owner within 45 days, the owner's appraisal is deemed accurate and the difference in the amounts shall be refunded to the owner.
- If the municipality's appraisal is within 5% of the landowner's appraisal, the landowner's appraisal is deemed accurate, and the municipality shall refund the difference in the amounts to the owner.
- If the appraisal is more than 5% higher than the landowner's appraisal, the municipality shall request an appraisal be undertaken by an appraiser, selected by the landowner, from the list of approved appraisers provided by the municipality. This must be undertaken within 60 days. This final appraisal is deemed accurate for the purposes of calculating the applicable C.B.C.
- In regard to the last bullet, subsection 37 (42) and 37 (43) require the municipality to maintain a list of at least three persons who are not employees of the municipality or members of Council and have an agreement with the municipality to perform appraisals for the above. This list is to be maintained until the C.B.C. by-law is repealed or the day on which there is no longer any refund that could be required (whichever is later).

7.5.3 Special Reserve Fund Account

All funds collected under the C.B.C. by-law are to be deposited into a special account. Subsections 37 (45) to 37 (48) of the *Planning Act* outline the rules with respect to the special reserve fund account. As noted in subsection 6.2.7, these rules are as follows:

- All money received under a C.B.C. by-law shall be paid into a special account;
- The money in the special account may be invested in securities (as permitted under the *Municipal Act*) and the interest earnings shall be paid into the special account;
- In each year, a municipality shall spend or allocate at least 60 percent of the monies that are in the special account at the beginning of the year; and



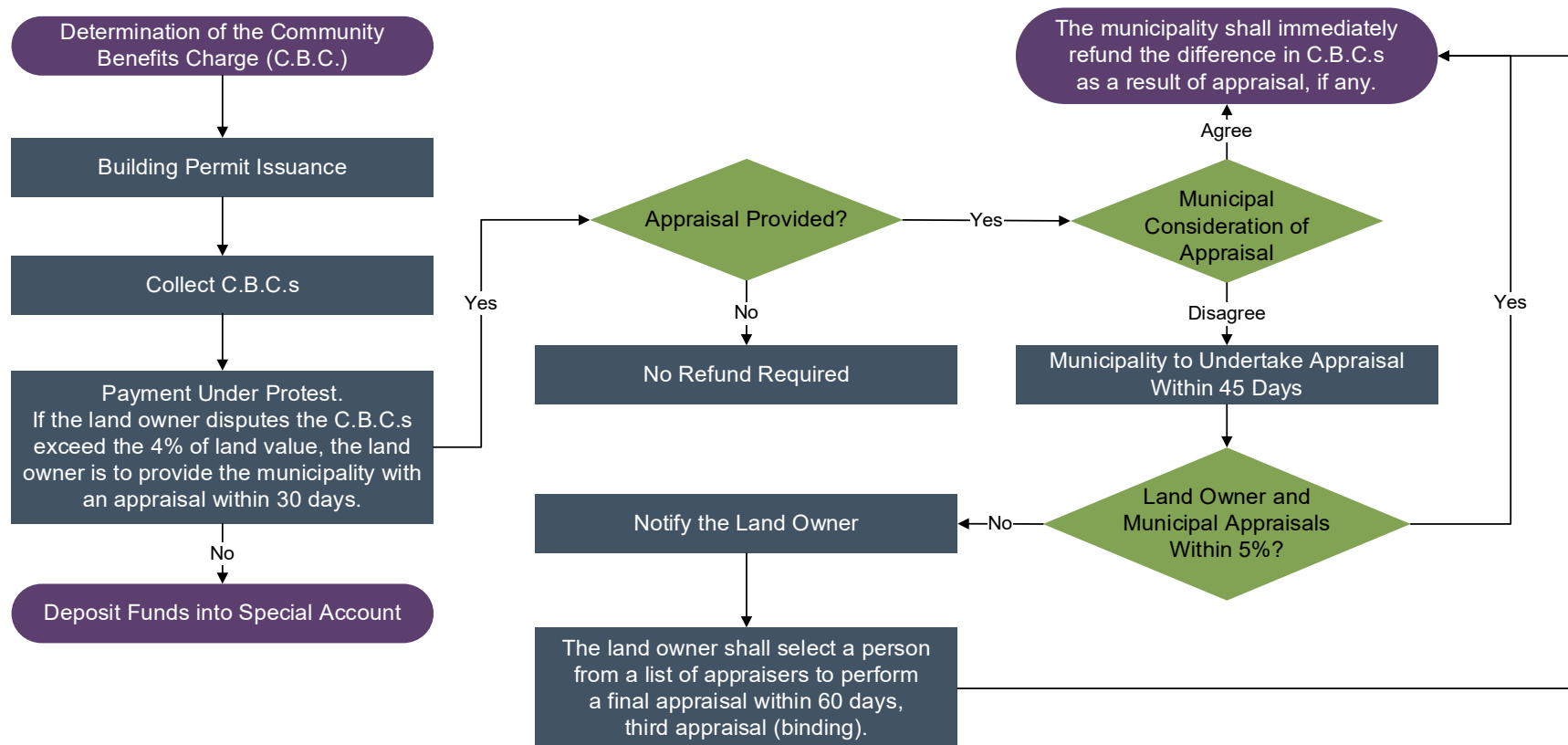
- The municipality shall provide reports and information as set out in section 7 of O. Reg. 509/20
- In regard to the third bullet, it is suggested that the annual capital budget for the City directly list the works which are being undertaken and/or to which monies from this fund are being allocated toward.

As per this C.B.C. strategy, the growth-related services (as outlined in Chapter 4), form the anticipated capital needs required to service growth over the 17-year forecast period. Other services, however, may be considered by Council in the future and are subject to approval by resolution and inclusion in the annual budget process. Furthermore, any additional services approved and funded from C.B.C. revenue in the future will be reported on through an annual C.B.C. reserve fund statement, which will form part of the City's overall year-end statements.

During the annual budget process, the use of C.B.C. funding will be reviewed, and the capital costs associated with each eligible service and capital project will be confirmed and identified for approval of Council.



Figure 7-2
City of Pickering
Community Benefits Charge Application and Calculation Process





7.6 Transitional Matters

7.6.1 Existing Reserves and Reserve Funds

The *Planning Act*, subsection 37 (49) to subsection 37 (51) provides transitional provisions for:

1. A special account established under the previous section 37 rules; and
2. A D.C. reserve fund for which services are no longer eligible.

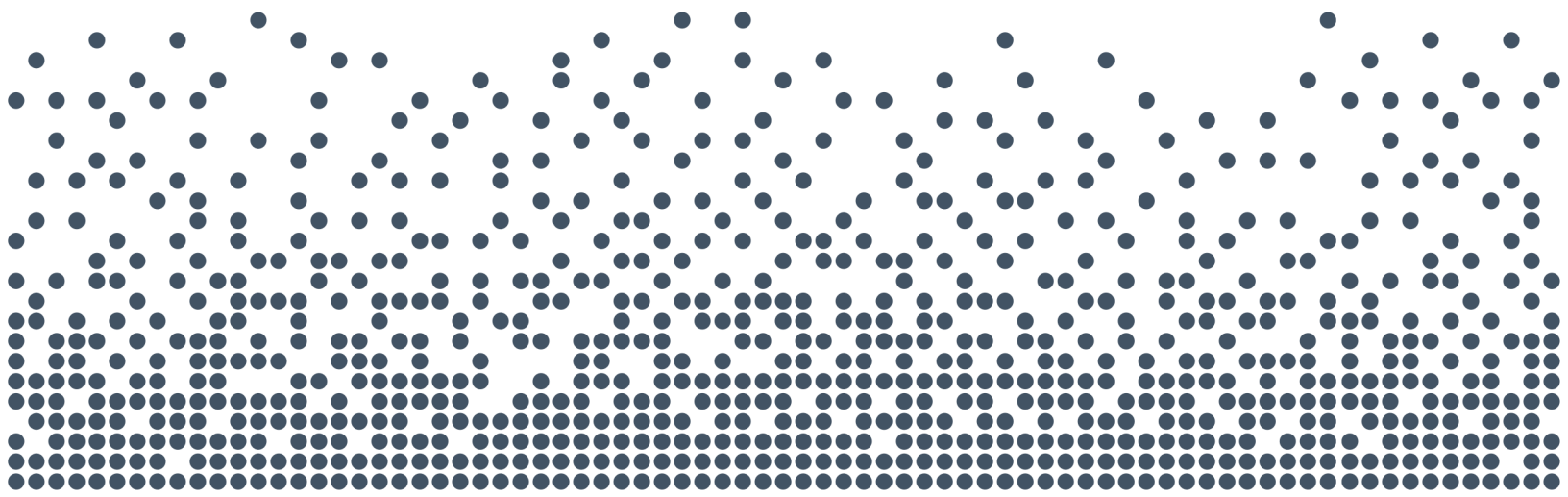
With respect to item 1, funds collected under previous s.37 agreements have been spent or are committed against the needs they were collected for and there are no further financial obligations. With respect to item 2, the service areas for which the City's existing D.C. reserve funds apply continue to be eligible for inclusion within a D.C. by-law.

7.6.2 Credits under Section 38 of the Development Charges Act

The *Planning Act* (subsection 37 (52)) provides that, if a municipality passes a C.B.C. by-law before September 18, 2022, any credits held for services that are no longer D.C. eligible, may be used against payment of a C.B.C. by the landowner. The City does not currently hold credits related to the services which are no longer D.C. eligible, therefore, there are no adjustment against future payments of a C.B.C. to apply.

7.6.3 Continued Application of Previous Section 37 Rules

Subsection 37.1 of the *Planning Act* provides for transitional matters regarding previous section 37 rules. Any charges that are currently in place under the previous rules, may remain in place until the municipality passes a C.B.C. by-law or September 18, 2022, whichever comes first.



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 City of Pickering Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units				Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other		Total Households
Historical	Mid 2006	91,160	87,838	573	87,265	20,255	4,850	3,085	25	28,215	3.113
	Mid 2011	92,080	88,721	806	87,915	20,744	5,381	3,190	15	29,330	3.025
	Mid 2016	95,240	91,771	776	90,995	21,130	6,060	3,695	30	30,915	2.968
	Mid 2021	102,940	99,186	839	98,347	22,425	6,805	4,165	30	33,425	2.967
Forecast	Mid 2022	107,100	103,191	876	102,315	22,774	7,622	4,559	30	34,985	2.950
	Mid 2039	189,200	182,297	1,314	180,983	31,908	18,001	14,733	30	64,672	2.819
Incremental	Mid 2006 - Mid 2011	920	883	233	650	489	531	105	-10	1,115	
	Mid 2011 - Mid 2016	3,160	3,050	-30	3,080	386	679	505	15	1,585	
	Mid 2016 - Mid 2021	7,700	7,415	63	7,352	1,295	745	470	0	2,510	
	Mid 2021 - Mid 2022	4,160	4,005	37	3,968	349	817	394	0	1,560	
	Mid 2022 - Mid 2039	82,100	79,106	438	78,668	9,134	10,379	10,174	0	29,687	

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

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

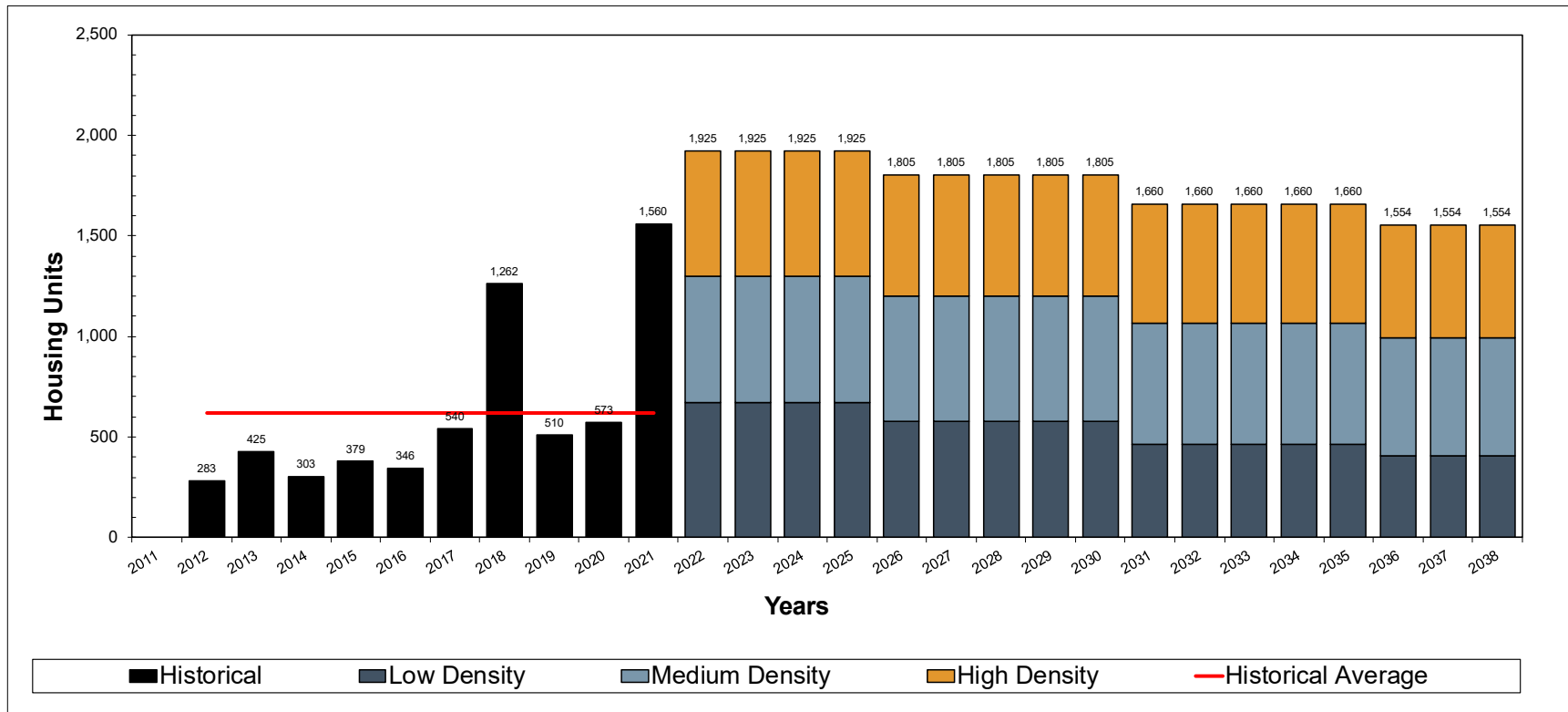
¹ Census undercount estimated at approximately 3.8%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



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



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

¹ Growth forecast represents calendar year.



Schedule 2
City of Pickering
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Community Benefits 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
				Units in C.B.C. Ineligible Buildings	Units in C.B.C. Eligible Buildings	Total Apartment Buildings						
Seaton	2022 - 2039	6,229	7,163	974	3,897	4,871	23,134	50,458	-12	50,446	0	50,446
Rest of Pickering	2022 - 2039	2,905	3,216	1,056	4,247	5,303	16,727	28,557	-335	28,222	438	28,660
City of Pickering	2022 - 2039	9,134	10,379	2,030	8,144	10,174	29,687	79,015	-347	78,668	438	79,106

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

¹ Includes townhouses and apartments in duplexes.

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

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



Schedule 3
City of Pickering
Current Year Growth Forecast
Mid 2021 to Mid 2022

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

(1) 2016 and 2021 population based on Statistics Canada Census unadjusted for Census undercount.

(2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.

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

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

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

(4) 2016 and 2021 households taken from Statistics Canada Census.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 4
City of Pickering
Growth Forecast
Mid 2022 to Mid 2039**

		Population
Mid 2022 Population		103,191
Occupants of New Housing Units, Mid 2022 to Mid 2039	<i>Units (2)</i>	29,687
	<i>multiplied by P.P.U. (3)</i>	2.662
	<i>gross population increase</i>	79,014
Occupants of New Equivalent Institutional Units, Mid 2022 to Mid 2039	<i>Units</i>	399
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	439
Decline in Housing Unit Occupancy, Mid 2022 to Mid 2039	<i>Units (4)</i>	34,985
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.010
	<i>total decline in population</i>	-347
Population Estimate to Mid 2039		182,297
Net Population Increase, Mid 2022 to Mid 2039		79,106

(1) Mid 2022 Population based on:

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

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

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

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

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

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

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

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5
City of Pickering
Historical Residential Building Permits
Years 2012 to 2021

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

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

¹ Includes townhouses and apartments in duplexes.

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



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

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

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

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

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

¹ Includes townhouses and apartments in duplexes.

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

³ Adjusted based on 2001-2016 historical trends.

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

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



Schedule 7 City of Pickering Employment Forecast, Mid-2022 to Mid-2039

Period	Population	Activity Rate								Employment							
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Employment (Including N.F.P.O.W.)
Mid 2006	87,838	0.001	0.034	0.145	0.136	0.048	0.365	0.084	0.450	75	3,015	12,743	11,988	4,245	32,065	7,421	39,486
Mid 2011	88,721	0.001	0.034	0.134	0.144	0.056	0.368	0.074	0.443	75	2,995	11,903	12,763	4,940	32,675	6,592	39,267
Mid 2016	91,771	0.002	0.035	0.129	0.138	0.053	0.357	0.051	0.408	140	3,225	11,843	12,668	4,885	32,760	4,694	37,454
Mid 2022	103,191	0.001	0.035	0.122	0.133	0.051	0.343	0.047	0.390	140	3,604	12,619	13,757	5,254	35,373	4,884	40,257
Mid 2039	182,297	0.001	0.032	0.123	0.129	0.051	0.336	0.052	0.388	140	5,860	22,399	23,576	9,335	61,309	9,394	70,703
Incremental Change																	
Mid 2006 - Mid 2011	883	0.000	-0.001	-0.011	0.007	0.007	0.003	-0.010	-0.007	0	-20	-840	775	695	610	-829	-219
Mid 2011 - Mid 2016	3,050	0.0007	0.0014	-0.0051	-0.0058	-0.0024	-0.0113	-0.0232	-0.0345	65	230	-60	-95	-55	85	-1,898	-1,813
Mid 2016 - Mid 2022	11,420	-0.0002	-0.0002	-0.0068	-0.0047	-0.0023	-0.0142	-0.0038	-0.0180	0	379	776	1,089	369	2,613	190	2,803
Mid 2022 - Mid 2039	79,106	-0.0006	-0.0028	0.0006	-0.0040	0.0003	-0.0065	0.0042	-0.0023	0	2,256	9,780	9,819	4,081	25,936	4,510	30,446
Annual Average																	
Mid 2006 - Mid 2011	177	0.00000	-0.00011	-0.00218	0.00148	0.00147	0.00065	-0.00204	-0.00139	0	-4	-168	155	139	122	-166	-44
Mid 2011 - Mid 2016	610	0.0001	0.0003	-0.0010	-0.0012	-0.0005	-0.0023	-0.0046	-0.0069	13	46	-12	-19	-11	17	-380	-363
Mid 2016 - Mid 2022	1,903	0.0000	0.0000	-0.0011	-0.0008	-0.0004	-0.0024	-0.0006	-0.0030	0	63	129	182	62	436	32	467
Mid 2022 - Mid 2039	4,653	-0.00003	-0.00016	0.00003	-0.00023	0.00002	-0.00038	0.00025	-0.00013	0	133	575	578	240	1,526	265	1,791

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

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

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



Appendix B

Proposed C.B.C. By-law

The City of Pickering

By-law Number ____/22

A By-Law to Establish Community Benefits Charges for the City of Pickering and herby establish the Community Benefits Charges Reserve Fund

WHEREAS The City of Pickering (the “City”) will experience growth through development and re-development;

AND WHEREAS Council desires to impose Community Benefits Charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies;

AND WHEREAS the *Planning Act, 1990* (the “Act”) provides that the council of a municipality may by by-law impose Community Benefits Charges against higher density residential development or redevelopment;

AND WHEREAS a Community Benefits Charge strategy report, dated May 20, 2022 and updated on June 23, 2022, has been completed which identifies the facilities, services and matters that will be funded with Community Benefits Charges and complies with the prescribed requirements;

AND WHEREAS the City has consulted with the public and such persons and public bodies as the City considers appropriate;

AND WHEREAS on July 11, 2022, Council for the City of Pickering approved **Report No. FIN-2022-XXXX, dated June XX, 2022**, in which certain recommendations were made relating to the Community Benefits Strategy and By-law.

The Council of the City enacts as follows:

1. **INTERPRETATION**

1.1 In this By-law, the following items shall have the corresponding meanings:

“Act” means the *Planning Act*, R.S.O. 1990, CHAPTER P.13;

“Apartment” means a dwelling unit in an apartment building;

“Apartment Building” means a residential building or the residential portion of a mixed-use building consisting of more than 3 dwelling units, which dwelling units have a common entrance to grade, but does not include a triplex, duplex, or townhouse. Notwithstanding the forgoing an Apartment Building includes a Stacked Townhouse;

“Bedroom” means any room used, or designed or intended for use, as sleeping quarters

“Building” means any structure or building as defined in the *Ontario Building Code* (O Reg 332/12 under the Building Code Act, but does not include a vehicle;

“Building Code Act” means the *Building Code Act, 1992*, SO 1992, c 23 as amended;

“Capital Costs” means growth-related costs incurred or proposed to be incurred by the City or a Local Board thereof directly or by others on behalf of, and as authorized by, the City or Local Board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
 - (i) furniture and equipment, and;
 - (ii) rolling stock;
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d) above, including the Community Benefits Charge strategy study,

required for the provision of Services designated in this By-law within or outside the City, including interest on borrowing for those expenditures under clauses (a) to (e) above;

“City” means The City of Pickering or the geographic area of the municipality, as the context requires;

“Community Benefits Charge” means a charge imposed pursuant to this By-law;

“Council” means the Council of the City of Pickering;

“Development” means the construction, erection, or placing of one or more Buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof or any development requiring any of the actions described in subsection 2.4 (a), and includes Redevelopment;

“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;

“Grade” means the average level of proposed or finished ground adjoining a building at all exterior walls;

“Land” (or “Lot”) means, for the purposes of this By-law, the lesser of the area defined as:

- (a) The whole of a parcel of property associated with the Development or Redevelopment and any abutting properties in which a person holds the fee or equity of redemption in, power or right to grant, assign or exercise a power of appointment in respect of, or;
- (b) The whole of a lot or a block on a registered plan of subdivision or a unit within a vacant land condominium that is associated with the Development or Redevelopment;

But not including any hazard lands, natural heritage features, or ecological buffers identified in the City’s Official Plan, an approved Secondary Plan, or through an environmental impact study accepted by the City.

“Owner” means the owner of Land or a person who has made application for an approval for the Development of land for which a Community Benefits Charge may be imposed;

“Prescribed” means prescribed in the regulations made under the Act;

“Redevelopment” means the construction, erection or placing of one or more Buildings on Land where all or part of a Building on such Land has previously been demolished, or changing the use of a Building from a Non-Residential Use to a Residential Use, or changing a Building from one form of Residential Use to another form of Residential Use and including any development or redevelopment requiring any of the actions described in subsection 2.4 (a);

“Residential 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;

“Residential Use” means lands, buildings or structures used, or designed or intended for use as a home or residence of one or more individuals, and shall include, but is not limited to, a single detached dwelling, a semi detached dwelling, a townhouse, a plex, a stacked townhouse, an apartment building, a mobile home, a retirement residence and a residential dwelling unit accessory to a non-residential use;

“Service” means a service designated in subsection 1.3, and “Services” shall have a corresponding meaning;

“Stacked Townhouse” means a building, other than a duplex, triplex, townhouse, or apartment building, containing at least 3 dwelling units, each dwelling unit

separated vertically and/or horizontally and each dwelling unit having a separate entrance to grade;

“Storey” means the portion of a building, excluding roof top enclosure space used for no other purpose than roof top access, and/or elevators and other building service equipment, that is:

- (a) that is situated between the top of any floor and the top of the floor next above it, or
- (b) that is situated between the top of the floor and the ceiling above the floor, if there is no floor above it.

“Valuation date” means, with respect to land that is the subject of development or redevelopment,

- (a) the day before the day the building permit is issued in respect of the development or redevelopment, or
- (b) if more than one building permit is required for the development or redevelopment, the day before the day the first permit is issued.

“Zoning By-Law” means any by-laws enacted by the City under section 34 of the *Planning Act*.

- 1.2 The reference to any applicable statute, regulation, by-law, or to the Official Plan in this Community Benefits Charge By-law shall be deemed to refer to the statute, regulation, by-law, and/or Official Plan as they may be amended from time to time and shall be applied as they read on the date on which Community Benefits Charges are due to the City.

DESIGNATION OF SERVICES

1.3 A Community Benefits Charge may be imposed in respect of the following:

- (a) Land for park or other public recreational purposes in excess of lands dedicated or cash-in-lieu payments made under section 42 or subsection 51.1 of the *Planning Act*.
- (b) Services not provided under subsection 2 (4) of the *Development Charges Act*.
- (c) As per the May 20, 2022, Community Benefits Charges Strategy, the City intends to recover Capital Costs relating to the following services through this by-law::
 - (i) Arts, Culture, and Museum
 - (ii) Animal Adoptions; and
 - (iii) Administration

2. PAYMENT OF COMMUNITY BENEFITS

- 2.1 Community Benefits Charges shall be payable by the Owner of Land proposed for Development in the amounts set out in this By-law where:
- (a) the Land proposed for Development is located in the area described in subsection 3.2; and
 - (b) the proposed Development requires any of the approvals set out in subsection 2.4 (a).

Area to Which By-law Applies

- 2.2 Subject to subsection 2.3, this By-law applies to all lands in the City.
- 2.3 This By-law shall not apply to lands that are owned by and used for the purposes of:
- (a) The City or a Local Board thereof;
 - (b) a Board of Education;
 - (c) The Region of Durham, or a Local Board thereof.

Approvals for Development

2.4

- (a) A Community Benefits Charge shall be imposed only with respect to Development that requires one or more of the following approvals:
 - (i) the passing of a Zoning By-Law or of an amendment to a Zoning By-Law under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;
 - (vi) the approval of a description under section 9 of the *Condominium Act, 1998*, SO 1998, c 19, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.
- (b) Despite subsection 2.4 (a) above, a Community Benefits Charge shall not be imposed with respect to:

- (i) Development of a proposed building or structure with fewer than five storeys at or above ground;
 - (ii) Development of a proposed building or structure with fewer than 10 residential units;
 - (iii) Redevelopment of an existing building or structure that will have fewer than five storeys at or above ground after the redevelopment;
 - (iv) Redevelopment that proposes to add fewer than 10 residential units to an existing building or structure; or
 - (v) such types of Development or Redevelopment as are prescribed.
- (c) For the purposes of this section, the first Storey at or above ground is the Storey that has its floor closest to Grade and its ceiling more than 1.8m above Grade.

Exemptions

2.5 Notwithstanding the provisions of this By-law, Community Benefits Charges shall not be imposed with respect to:

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

- (f) Development or Redevelopment of a building or structure intended for use as residential premises by any of the following entities:
- (i) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing;
 - (ii) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing;
 - (iii) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.

Amount of Charge

2.6 The amount of a Community Benefits Charge payable in any particular case shall be determined based on the charges set out in Schedule "A" to this by-law.

In-Kind Contributions

- 2.7 The City may, at its discretion, allow an Owner of Land to provide to the City facilities, services or matters required because of Development or Redevelopment in the area to which the By-law applies in lieu, or partially in lieu of a Community Benefits Charge that would otherwise be payable.
- 2.8 For in-kind contributions pursuant to the preceding subsection to be considered, an application for consideration of in-kind contributions must be submitted to the City with supporting documentation as to the suggested value thereof no less than 180 days prior to the first building permit being granted for the proposed Development or Redevelopment.
- 2.9 In-kind contributions pursuant to subsection 2.7 shall only be accepted as if the same are approved by resolution of Council. The determination of Council as to whether in-kind contributions shall be accepted in full or partial satisfaction of Community Benefits Charges shall be final and binding.
- 2.10 The value attributed to an in-kind contribution under subsection 2.7 shall be as determined by Council, based on one or more third-party valuations to the satisfaction of Council. Council's determination of the value to be attributed to any in-kind contribution shall be final and binding.

Time of Payment of Community Benefits Charges

2.11 Community Benefits Charges imposed under this By-law shall be payable prior to the issuance of any building permit for the proposed Development or Redevelopment.

- 2.12 Notwithstanding subsection 2.11, Community Benefit Charges shall not apply to building permit applications received prior to July 1, 2022, provided:
- (a) the permit application is complete in terms of the applicant's submission requirements set out in the building code and the City's Building By-law;
 - (b) applicable law approvals prescribed in the building code have been obtained or applied for; and
 - (c) the building permit or a conditional building permit is issued for all or part of the building by August 15, 2022.

Interest on Refunds

- 2.13 If it is determined that a refund is required, the City shall pay interest on a refund in accordance with subsections 37 (28) and 37 (29) of the Act at a rate not less than the prescribed minimum interest rate, from the day the amount was paid to the municipality to the day it is refunded.

Indexing

- 2.14 The Community Benefits Charges referred to in Section 2.6 shall be adjusted annually, without amendment to this By-law, as of July 1 each year.
- (a) The rates in Schedule "A" 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.
 - (b) The indexed Community Benefits Charges effective July 1 each year shall not apply to building permit applications received prior to the July 1 effective date, provided:
 - (i) 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;
 - (ii) applicable law approvals prescribed in the building code have been obtained or applied for; and
 - (iii) 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.

3. SEVERABILITY

- 3.1 If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

DATE BY-LAW IN FORCE

3.2 This By-law shall come into effect at 12:01 A.M. on July 12, 2022.

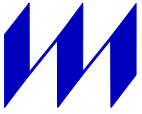
Passed this 11th day of July 2022.

MAYOR

CITY CLERK

Schedule "A"
Schedule of Community Benefits Charges

Description	Residential	
	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom
C.B.C. by Dwelling Unit Type	1,070	657

**WESTON
CONSULTING**

planning + urban design

City Development Department
City of Pickering
One The Esplanade
Pickering, ON, L1V 6K7

June 24, 2021

Attn: Kyle Bentley
Director, City Development & CBO

**RE: Proposed Community Benefits Charge Strategy and By-law – Universal City
F-4920-016 and L-2000-011
City of Pickering**

We are the planning agents representing Unique AT Holding Corporation, Universal City One Developments Inc., Universal City Two Developments Inc., Universal City Three Developments Inc., Universal City Six Developments Inc., and Universal City Seven Developments Inc. (collectively “**Chestnut Hill Developments**”) the registered owner of the lands municipally identified as 1480 Bayly Street (UC1), 1435 Celebration Drive (UC2), 1455 Celebration Drive (UC3), 1470 Bayly Street (UC4-UC5), 1010 Sandy Beach Road (UC6), and Part Lot 21, Concession 1 (UC7), (collectively “**Universal City**”) in the City of Pickering.

We have reviewed the proposed Community Benefits Charge Strategy and the proposed Community Benefits Charge By-law (the “**CBC**”), as well as Council Report PLN 32-22 presented at the Special Meeting of Council held on June 20, 2022 with respect to this matter and have concerns with the lack of transition policies that should be applicable to existing, well advanced development applications that have secured various development approvals and have undergone a lengthy review and approvals process.

The opportunity for municipalities to enact and apply a CBC was granted through Bill 197 as referenced in the CBC Strategy and staff report; however, the precursor and concept for a CBC was originally conceived of in Bill 108, the *More Homes, More Choices Act (2019)*. One of the primary purposes of this legislation was to enact amendments to the Planning Act that would ensure stability and certainty for the development industry in the calculation and application of development levies for cost forecasting purposes, among addressing other provincial priorities.

Although we do not oppose the general intent and purpose of the CBC, nor a municipality’s right to utilize such revenue tools as may be available to them, we do have concerns that the current draft of the CBC lacks appropriate transition regulations.

We would be happy to engage in further discussions with City staff regarding the implementation of the CBC. We request to be notified of all future meetings, reports and decisions regarding this matter, and reserve the right to provide further comments as it relates to the CBC.

Please do not hesitate to contact the undersigned at extension 252 or Ryan Guetter at extension 241 if you require any additional information.

Yours truly,

Weston Consulting

Per:

A handwritten signature in black ink, appearing to read 'M. Vani', with a long horizontal flourish extending to the right.

Michael A. Vani, BURPI, MCIP, RPP
Associate

- c. Chestnut Hill Developments
Friedman Law Professional Corporation

June 22, 2022

Stan Karwowski
Director of Finance & Treasurer
City of Pickering
1 The Esplanade S.
Pickering, ON
L1V 6K7

Dear Mr. Karwowski,

**RE: CITY OF PICKERING | *Community Benefits Charge By-law*
FOLLOW-UP TO JUNE 20TH PUBLIC MEETING**

On behalf of our Durham Chapter members, BILD would like to thank the City for the opportunity to provide comments on the City's draft Community Benefits Charge By-law following the Public meeting on June 20th. Following this Public meeting - our members, in addition to our consultants from Kagan Shastri LLP and Altus Group sent us the following remarks to submit to the City. With this, we thank you for the opportunity to submit this correspondence for your consideration as the City continues to review.

To begin, we would like to mention that we agree with many aspects of the City's approach to the CBC By-law and commend the City for the work completed to date.

Our comments below are a few recommendations that we believe would aid in the clarity and success of this By-law:

1. The charge should only to be applied against new residential units (i.e. if the development adds 10 units to an existing 100 unit apartment building, that the charge is applied only to the 10 new units); and
2. The charge should only applied to the new development where such is 10 units or greater and at least five stories. In other words, if 8 units/2 stories are added to an existing 100 unit, 15 storey apartment building, no CBC is payable since the additional development does not meet the threshold.

As your community building partner we thank you for considering this submission. We look forward to our continued conversations and would also appreciate a response in writing to this correspondence.

Thank you,



Victoria Mortelliti
Manager, Policy & Advocacy



CC: BILD Review Team
Frank Filippo, BILD Durham Chair
Paula Tenuta, SVP, BILD
Members of the BILD Durham Chapter

The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders' Association. It's 1,500 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.

The Corporation of the City of Pickering

By-law No. 7954/22

Being a By-law to Establish Community Benefits Charges for the City of Pickering and hereby establish the Community Benefits Charges Reserve Fund.

Whereas the City of Pickering (the “City”) will experience growth through development and re-development; and

Whereas Council desires to impose Community Benefits Charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies; and

Whereas the *Planning Act, 1990* (the “Act”) provides that the council of a municipality may by by-law impose Community Benefits Charges against higher density residential development or redevelopment; and

Whereas a Community Benefits Charge Strategy report, dated May 20, 2022, and updated June 23, 2022, has been completed which identifies the facilities, services and matters that will be funded with Community Benefits Charges and complies with the prescribed requirements; and

Where as the City has consulted with the public and such persons and public bodies as the City considers appropriate; and

Whereas on July 11, 2022, Council for the City of Pickering approved Report FIN 12-22, dated July 11, 2022, in which certain recommendations were made relating to the Community Benefits Strategy and By-law; and

Whereas the *Municipal Act, SO, 2001*, as amended, section 417 (1), the Council of the Corporation of the City of Pickering may establish and maintain a reserve fund for any purpose for which it has authority to expend funds;

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

1. Interpretation

In this By-law, the following items shall have the corresponding meanings:

“Act” means the *Planning Act, R.S.O. 1990, Chapter P.13*;

“Apartment” means a dwelling unit in an apartment building;

“Apartment Building” means a residential building or the residential portion of a mixed-use building consisting of more than 3 dwelling units, which dwelling units have a common entrance to grade, but does not include a triplex, semi-detached duplex, semi-detached triplex, and townhouse. Notwithstanding the foregoing, for the purpose of applying the Community Benefits Charges, an Apartment Building includes a Stacked Townhouse;

“Bedroom” means any room used, or designed or intended for use, as sleeping quarters;

“Building” means any structure or building as defined in the Ontario Building Code (O Reg. 332/12 under the *Building Code Act*, but does not include a vehicle;

“*Building Code Act*” means the *Building Code Act, 1992*, SO 1992, c 23 as amended;

“Capital Costs” means growth-related costs incurred or proposed to be incurred by the City or a Local Board thereof directly or by others on behalf of, and as authorized by, the City or Local Board:

- (a) to acquire land or an interest in land, including a leasehold interest;
- (b) to improve land;
- (c) to acquire, lease, construct or improve buildings and structures;
- (d) to acquire, construct or improve facilities including:
 - (i) furniture and equipment; and
 - (ii) rolling stock;
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d) above, including the Community Benefits Charge strategy study;

required for the provision of Services designated in this By-law within or outside the City, including interest on borrowing for those expenditures under clauses (a) to (e) above;

“City” means The City of Pickering or the geographic area of the municipality, as the context requires;

“Community Benefits Charge” means a charge imposed pursuant to this By-law;

“Council” means the Council of the City of Pickering;

“Development” means the construction, erection, or placing of one or more Buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof or any development requiring any of the actions described in subsection 2.4 (a), and includes Redevelopment;

"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;

"Grade" means the average level of proposed or finished ground adjoining a building at all exterior walls;

"Land" (or "Lot") means, for the purposes of this By-law, the lesser of the area defined as:

- (a) The whole of a parcel of property associated with the Development or Redevelopment and any abutting properties in which a person holds the fee or equity of redemption in, power or right to grant, assign or exercise a power of appointment in respect of; or
- (b) The whole of a lot or a block on a registered plan of subdivision or a unit within a vacant land condominium that is associated with the Development or Redevelopment;

but not including any hazard lands, natural heritage features, or ecological buffers identified in the City's Official Plan, an approved Secondary Plan, or through an environmental impact study accepted by the City;

"Owner" means the owner of Land or a person who has made application for an approval for the Development of land for which a Community Benefits Charge may be imposed;

"Prescribed" means prescribed in the regulations made under the Act;

"Redevelopment" means the construction, erection or placing of one or more Buildings on Land where all or part of a Building on such Land has previously been demolished, or changing the use of a Building from a Non-Residential Use to a Residential Use, or changing a Building from one form of Residential Use to another form of Residential Use and including any Development or Redevelopment requiring any of the actions described in subsection 2.4 (a);

"Residential 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;

"Residential Use" means lands, buildings or structures used, or designed or intended for use as a home or residence of one or more individuals, and shall include, but is not limited to, a single detached dwelling, a semi-detached dwelling, a townhouse, a plex, a stacked townhouse, an apartment building, a mobile home, a retirement residence and a residential dwelling unit accessory to a non-residential use;

"Service" means a service designated in subsection 1.3, and "Services" shall have a corresponding meaning;

“Stacked Townhouse” means a building, other than a duplex, triplex, townhouse, or apartment building, containing at least 3 dwelling units, each dwelling unit separated vertically and/or horizontally and each dwelling unit having a separate entrance to grade;

“Storey” means the portion of a building, excluding roof top enclosure space used for no other purpose than roof top access, and/or elevators and other building service equipment:

- (a) that is situated between the top of any floor and the top of the floor next above it, or
- (b) that is situated between the top of the floor and the ceiling above the floor, if there is no floor above it;

“Valuation date” means, with respect to land that is the subject of Development or Redevelopment;

- (a) the day before the day the building permit is issued in respect of the Development or Redevelopment, or
- (b) if more than one building permit is required for the Development or Redevelopment, the day before the day the first permit is issued;

“Zoning By-Law” means any by-law enacted by the City under section 34 of the *Planning Act*.

- 1.2 The reference to any applicable statute, regulation, by-law, or to the Official Plan in this Community Benefits Charge By-law shall be deemed to refer to the statute, regulation, by-law, and/or Official Plan as they may be amended from time to time and shall be applied as they read on the date on which Community Benefits Charges are due to the City.

Designation of Services

- 1.3 A Community Benefits Charge may be imposed in respect of the following:
- (a) Land for park or other public recreational purposes in excess of lands dedicated or cash-in-lieu payments made under section 42 or subsection 51.1 of the *Planning Act*;
 - (b) Services not provided under subsection 2 (4) of the *Development Charges Act*;
 - (c) As per the June 20, 2022, and updated June 23, 2022 Community Benefits Charges Strategy, the City intends to recover Capital Costs relating to the following services through this by-law:
 - (i) Arts, Culture, and Museum;
 - (ii) Animal Adoptions; and
 - (iii) Administration.

2. Payment of Community Benefits

- 2.1 Community Benefits Charges shall be payable by the Owner of Land proposed for Development in the amounts set out in this By-law where:
- (a) the Land proposed for Development is located in the area described in subsection 3.2; and
 - (b) the proposed Development requires any of the approvals set out in subsection 2.4 (a).

Area to Which By-law Applies

- 2.2 Subject to subsection 2.3, this By-law applies to all lands in the City.
- 2.3 This By-law shall not apply to lands that are owned by and used for the purposes of:
- (a) The City or a Local Board thereof;
 - (b) a Board of Education;
 - (c) The Region of Durham, or a Local Board thereof.

Approvals for Development

- 2.4 (a) A Community Benefits Charge shall be imposed only with respect to Development that requires one or more of the following approvals:
- (i) the passing of a Zoning By-Law or of an amendment to a Zoning By-Law under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;
 - (vi) the approval of a description under section 9 of the *Condominium Act, 1998*, SO 1998, c 19, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.
- (b) Despite subsection 2.4 (a) above, a Community Benefits Charge shall not be imposed with respect to:

- (i) Development of a proposed building or structure with fewer than five storeys at or above ground;
- (ii) Development of a proposed building or structure with fewer than 10 residential units;
- (iii) Redevelopment of an existing building or structure that will have fewer than five storeys at or above ground after the redevelopment;
- (iv) Redevelopment that proposes to add fewer than 10 residential units to an existing building or structure; or
- (v) such other types of Development or Redevelopment as are prescribed by Regulation.

Exemptions

2.5 Notwithstanding the provisions of this By-law, Community Benefits Charges shall not be imposed with respect to:

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

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

Amount of Charge

- 2.6 The amount of a Community Benefits Charge payable in any particular case shall be determined based on the charges set out in Schedule "A" to this by-law.

In-Kind Contributions

- 2.7 The City may, at its discretion, allow an Owner of Land to provide to the City facilities, services or matters required because of Development or Redevelopment in the area to which the By-law applies in lieu, or partially in lieu of a Community Benefits Charge that would otherwise be payable.
- 2.8 For in-kind contributions pursuant to the preceding subsection to be considered, an application for consideration of in-kind contributions must be submitted to the City with supporting documentation as to the suggested value thereof no less than 180 days prior to the first building permit being granted for the proposed Development or Redevelopment.
- 2.9 In-kind contributions pursuant to subsection 2.7 shall only be accepted if the same are approved by resolution of Council. The determination of Council as to whether in-kind contributions shall be accepted in full or partial satisfaction of Community Benefits Charges shall be final and binding.
- 2.10 The value attributed to an in-kind contribution under subsection 2.7 shall be as determined by Council, based on one or more third-party valuations, to the satisfaction of Council. Council's determination of the value to be attributed to any in-kind contribution shall be final and binding.

Time of Payment of Community Benefits Charges

- 2.11 Community Benefits Charges imposed under this By-law shall be payable prior to the issuance of any building permit for the proposed Development or Redevelopment.

Interest on Refunds

- 2.12 If it is determined that a refund is required, the City shall pay interest on a refund in accordance with subsections 37 (28) and 37 (29) of the Act at a rate not less than the prescribed minimum interest rate, from the day the amount was paid to the municipality to the day it is refunded.

Indexing

- 2.13 The Community Benefits Charges referred to in Section 2.6 shall be adjusted annually, without amendment to this By-law, as of July 1 each year as follows:
- (a) The rates in Schedule “A” 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;
 - (b) The indexed Community Benefits Charges effective July 1 each year shall not apply to building permit applications received prior to the July 1 effective date, provided:
 - (i) 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;
 - (ii) applicable law approvals prescribed in the building code have been obtained or applied for; and
 - (iii) 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.

3. Administration

- 3.1 That the Community Benefits Charge Reserve Fund be established in pursuant to subsections 37 (45) to 37 (48) of the *Planning Act*.
- 3.2 Interest earned on the investment of fund balances shall form part of this reserve fund.
- 3.3 Monies received for the payment of Community Benefits Charges may be invested in securities (as permitted under the *Municipal Act*) and the interest earnings shall be paid into the special account.
- 3.4 The monies contained in the reserve funds established under this Section shall be invested in securities (as permitted under the *Municipal Act*), with any income received credited to the Community Benefits Charge reserve funds, in relation to which the investment income applies.
- 3.5 In each year, the municipality shall spend, or allocate, at least 60 percent of the monies that are in the special account at the beginning of the year.
- 3.6 The municipality shall provide reports and information as set out in section 7 of O. Reg. 509/20 under the *Planning Act*.
- 3.7 Community Benefits Charges are payable by electronic funds transfer or certified cheque, at the applicable rates, or as otherwise may be approved by Council.

4. Severability

- 4.1 If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

Date By-law In Force

- 4.2 This By-law shall come into effect at 12:01 am on September 30, 2022.

Passed this 11th day of July 2022.

David Ryan, Mayor

Susan Cassel, City Clerk

Schedule "A"
Schedule of Community Benefits Charges

Description	Residential	
	Apartments – 2 Bedrooms +	Apartments – Bachelor and 1 Bedroom
C.B.C. by Dwelling Unit Type	1,070	657

June 22, 2022

Paul Wirch RPP
Principle Planner – City Development
City of Pickering
1 The Esplanade S.
Pickering, ON
L1V 6K7

Sent via email to pwirch@pickering.ca

Dear Mr. Wirch

RE: **CITY OF PICKERING | *New Parkland By-law***
FOLLOW-UP TO JUNE 20TH PUBLIC MEETING

On behalf of our Durham Chapter members, BILD would like to thank the City for the opportunity to provide comments on the City's New Parkland By-law following the Public Meeting on June 20th. Following this Public Meeting, our members, in addition to our legal team from Kagan Shastri LLP, sent us the following remarks to submit to the City. With this, we thank you for the opportunity to submit this correspondence for your consideration as the City continues to review.

BILD recognizes that parkland is an essential component of good planning and in building complete communities, with a direct impact on the quality of life of Pickering residents and businesses. BILD members also accept their share of responsibility for providing parkland with new development. BILD members are proud to have delivered high quality parkland to communities throughout Pickering.

It is critical to note, however, that parkland dedication can, if left unchecked and not properly calibrated, impose a very significant increase in the price of housing, of which the burden is ultimately paid by the purchasers. Often these purchasers are first-time homebuyers who are least positioned to carry such a large burden. The impact of an improperly calibrated parkland dedication requirement will further exacerbate the current housing affordability crisis. It is, therefore, incumbent upon the City of Pickering to ensure that it does everything within its authority to mitigate the rising price of housing while ensuring that future residents have access to adequate parkland.

The City's ultimate parkland dedication by-law must be consistent with the Provincial Policy Statement and must conform with the Growth Plan. Central to both of those provincial documents are the principles of intensification within urban areas (especially within the built boundary) and affordability. Accordingly, the City's goal to achieve parkland through the development approval process must be tested against impacts on planned intensification and required affordability.

It is also critical that parkland dedication rules (including cash-in-lieu) not be used to supplement existing parkland deficiencies for existing residents. Doing otherwise would unfairly place an additional burden on new homeowners for an existing deficiency that they had no hand in. Doing so would also not respect the principle that growth pays for growth.

We all, collectively, need to explore new, innovative, more efficient, and more cost-effective ways to deliver parkland through development. Below are some suggestions.

Parkland Dedication Rate

As City staff are aware, applying the maximum parkland dedication (be it land or cash-in-lieu) to higher density development can have a devastating impact on intensification and housing affordability. Left unchecked, parkland dedication can sometimes exceed the entire development site size (or the cash equivalent thereof). Even where a reasonable quantum of land dedication is required, it should never be used as a tool to effectively kill a development project. The City should not, for example, require parkland dedication which is so large, or which is so located as to makes the development (or any reasonable development) impossible. The size and location of parkland should always be evaluated by using good planning principles which seek to balance the need for parkland with the promotion of intensification and improvements in housing affordability.

BILD recommends that the City's parkland dedication requirement be moderated by incorporating a percentage cap. A survey of municipalities which have now (or have historically) used a percentage cap, reveals a typical range of 10%-25% of the site area. Additionally, BILD recommends that the City's parkland dedication requirement include a sliding scale whereby the parkland dedication rate decreases as the density of development increases.

In addition, the City's Parkland Dedication By-law should include a provision which requires that, in cases where a plan of subdivision is draft approved, that there be a parkland dedication draft plan condition imposed. That condition will require that land be dedicated or that cash-in-lieu be paid on registration of the plan, or a combination of both, as is most appropriate in the circumstances. In this way, and pursuant to s. 51.1(4), the value of the cash-in-lieu is based on the land value the day before draft plan approval (i.e. s.51.1 value) and not the day before building permit issuance (i.e. s.42 value)

Identifying Which Land Should Qualify for Parkland Credit

Parkland is far more than just baseball diamonds, soccer pitches and splash pads. More and more people desire trails for walking, running and cycling; sometimes the best of these are not located on flat, open areas, developable lands but are instead located in woodlands, valleys and otherwise undeveloped (or undevelopable) areas. Historically, however, municipalities have not recognized such lands as being eligible for parkland dedication even though accepting them as parkland would promote intensification and lessen the burden on affordability. This historical thinking must change such that all land which could serve the purpose of a park or for public recreational use be recognized as parkland and be eligible for parkland dedication credit.

Historically, municipalities have been reluctant or unwilling to provide parkland dedication for land beyond developable table land because they expected those lands to be dedicated to them (or another public authority) at no cost anyway. They reasoned that providing a parkland dedication for lands they were going to get anyway was bad business or bad planning. It is of BILD's opinion that this is not so. Municipalities should no longer assume that they will get these lands for free. Moreover, if the land is capable of providing a public open space for recreational purpose, then it should receive a parkland credit.

Off-Site Parkland

Off-site parkland is parkland; it should be recognized as such and credited appropriately. Planned properly, off-site parkland has an important role to play. It allows, for example, parkland to be provided outside of key intensification areas but close enough such that new

residents who live in the intensification areas can utilize it. Such off-site parkland means that more efficient use can be made of lands within the intensification area by accommodating more people in areas with higher order transit services. To encourage and achieve off-site parkland, the amount of the credit must be fair and reasonable.

Strata Parks, Pocket Parks, Sliver Parks and POPS (Privately Owned Public Space)

Like off-site parkland, strata parks, pocket parks, sliver parks and POPS all have an essential role to play in achieving more parkland for future development. There was a time when municipalities would only consider 'fee simple ownership' as acceptable parkland dedication. While fee simple ownership will remain an important parkland dedication element, it cannot be the only acceptable alternative.

Strata parks result in City ownership of the surface (with appropriate depth for plantings and services). The developer or condominium corporation owns below grade which is typically used for required underground parking. Keeping the parking below grade is a well-established urban design principle and should be encouraged. The surface park delivers the recreational or open space required for the development. The public who use the park is often unaware (or do not care) that there is parking beneath the park.

In addition, BILD believes that pocket parks, sliver parks and POPS have an important role in providing open space and open space connectivity, especially in highly urbanized settings. If these spaces are desirable and encouraged by the city, then they must be eligible for parkland credit.

POPS should likewise be accepted for parkland credit and to do otherwise is, respectfully, short-sighted. In some ways POPS offer the best of both worlds for the City. They are subject to public easements which means they provide important public open space without taxpayer dollars having to build or maintain them. Of course, to be eligible for a parkland credit the POPS should meet reasonable and relevant criteria in terms of location, accessibility and design. Additionally, the POPS should be accessible from the public realm and inviting to members of the public to use.

Dual Use Parkland and SWM Facilities

A dwindling land supply and increased intensification force us all to think differently and to make more efficient use of land. Stormwater management facilities need not be limited to surface ponds. Rather, they can be buried underground in engineered tanks. This is a proven technology. Like strata parks, the surface of such dual use lands can be effective open space while the area beneath is used for stormwater management. Just as condominiums house people vertically, the dual use facility (SWM or park) accommodates municipal facilities vertically. If the engineering proves the viability of these dual use facilities, and the surface provides active or passive open space for residents of new development, then there is no compelling reason to disqualify it from a parkland dedication credit. In this case, both elements of the dual use facility will be owned by the City.

Sustainability Measures Under the *Planning Act*

At this current juncture, when the issue of climate change demands much attention, the City may be missing an opportunity to do something concrete about it, as contemplated by the *Planning Act*. Section 42(6.2 & 6.3) provide as follows:

Redevelopment, reduction of payment

(6.2) If land in a local municipality is proposed for redevelopment, a part of the land meets sustainability criteria set out in the official plan and the conditions set out in subsection (6.3) are met, the council shall reduce the amount of any payment required under subsection (6) or (6.0.1) by the value of that part. 2006, c. 23, s. 17 (1); 2015, c. 26, s. 28 (6).

Same

(6.3) The conditions mentioned in subsection (6.2) are:

- 1. The official plan contains policies relating to the reduction of payments required under subsection (6) or (6.0.1).*
- 2. No land is available to be conveyed for park or other public recreational purposes under this section. 2006, c. 23, s. 17 (1); 2015, c. 26, s. 28 (7).*

BILD strongly encourages the City to study this possibility.

Additional Considerations

- We would request that details be provided by the City that sets out in general detail showing the size, scale, typology and geography for future parkland acquisitions. Should the City set a fixed per unit cap on Parkland CIL, the methodology and underlying land values used to calculate the per unit rate should reflect the weighted distribution of parkland to be acquired in terms of both geography and parcel sizes being sought.
- Parks are not only permitted, but encouraged, in the provincial greenbelt through multiple greenbelt policies, subject of course to adhering to rules respecting Key Natural Heritage Features. BILD encourages the City to provide a parkland credit for lands within the provincial greenbelt which conform to the greenbelt policies and which provide an open space and/or public recreational purpose.

As your community building partner we thank you for considering this submission. We look forward to our continued conversations and would also appreciate a response in writing to this correspondence.

Thank you,



Victoria Mortelliti
Manager, Policy & Advocacy

CC: BILD Review Team
Frank Filippo, BILD Durham Chair
Paula Tenuta, SVP, BILD
Members of the BILD Durham Chapter

The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated

with the Ontario Home Builders' Association and the Canadian Home Builders' Association. It's 1,500 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.

June 22, 2022

Paul Wirch RPP
Principle Planner – City Development
City of Pickering
1 The Esplanade S.
Pickering, ON L1V 6K7

Sent via email to pwirch@pickering.ca

Dear Mr. Wirch

**RE: CITY OF PICKERING | New Parkland By-law
FOLLOW-UP TO JUNE 20TH PUBLIC MEETING**


Dorsay (Pickering) Limited (Dorsay) is grateful for the opportunity to provide comments on the City of Pickering's new Parkland By-law following the Public Meeting on June 20th. Dorsay, a member of BILD, fully supports the fulsome commentary provided by them to the City. As such, we will keep our remarks brief. We wish to reiterate that parkland is an essential component of good planning and in building complete communities. Parkland and access to open space for leisure and recreation is vital to establishing healthy and thriving places for people and the environment. When choosing a place to live, residents look for the many facets of a complete community to make their choice. We echo that great parks and greenspace are a large part of that.

Equally, housing affordability is a serious concern for many residents. Significant increases in development related charges, including parkland dedication, is compounding an already dire situation. These costs, which are ultimately passed on to the future homeowner, often make affordable home ownership unattainable. We believe that ample parkland can still be provided through an alternate rate that includes reasonable caps. Without caps, dedication or cash-in-lieu can either exceed the site area or render a project unfeasible. This directly affects the supply and costs of future homes available in the City.

Further, Dorsay has advocated in the past, and continues to advocate, for the integration of innovative stormwater management techniques into public parkland. Either through the integration of storage tanks beneath parks or designing playing fields to take water in storm events, we believe this can create an incredible opportunity to manage increased storm flows and make efficient use of land. Techniques such as these and many more are already being implemented nationally and internationally and have proved to be a sustainable and efficient way to manage stormwater.

We thank you for considering our comments and look forward to future dialogue. Should you have any questions, please feel free to contact the undersigned.

Respectfully,



Amanda Santo
Vice President – Development
Dorsay (Pickering) Ltd.

Osler, Hoskin & Harcourt LLP
 Box 50, 1 First Canadian Place
 Toronto, Ontario, Canada M5X 1B8
 416.362.2111 MAIN
 416.862.6666 FACSIMILE

Toronto

June 22, 2022

Error! AutoText entry not defined.

Montréal

Sent By Electronic Mail

Calgary

Paul Wirch
 City of Pickering
 1 The Esplanade S, Pickering, ON L1V 6K7

Ottawa

Vancouver

Dear Mr. Wirch:

New York

Proposed Changes to the Parkland Conveyance By-law

We act on behalf of Pickering Developments Inc., the owners of properties located north of Bayly Street, east of Squires Beach Road, south of the 401 and west of Church Street South (the “Subject Properties”).

The Subject Properties are the location of the Durham Live entertainment and tourist district. In addition to the existing hotel and casino, the Subject Properties are zoned through a Minister’s Zoning Order for a range of uses including high density residential, film studios and office and other employment uses.

Our client has a direct interest in ensuring that the City’s proposed parkland conveyance by-law not only reflects the requirements of the Planning Act, but also is consistent with and conforms to the broader planning policy regime in Ontario, and we make the following submissions on its behalf.

It is our client’s submission that providing parkland is an important element of ensuring quality of life for residents, visitors and employees in Pickering, and is also an important part of the review and approval of development applications. However, the conveyance of parkland cannot be at the expense of ensuring that development is affordable both to potential homeowners as well as businesses looking to come to Pickering.

The proposed by-law simply reflects the requirements of the Planning Act, and does not provide for any ability for either the City or landowners to provide flexibility in the delivery of parkland or cash in lieu in order to ensure adequate park facilities are provided while not jeopardizing affordability.

A number of approaches can be taken to provide for flexibility and cost certainty. In particular, our client submits that the following tools should be used by the City in the parkland by-law:

- A broad definition of what can be included in providing parks, and for which credit is given. The delivery of strata parks, Privately Owned Public Space (POPS), smaller (sometimes called “pocket” parks) as well as the dedication of woodlands

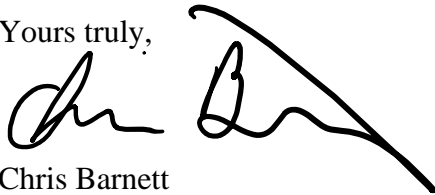
with recreational trails all serve to provide for a broad range of park and recreational facilities. The City should be including in the by-law a broad definition of what kinds of dedications qualify for full credit;

- Fixed rates based on units and unit types. Where cash in lieu is provided, the setting of reasonable fixed rates (as opposed to imposing the maximum rates available under the Act) will give landowners certainty, while at the same time ensuring that maximum rates.
- A percentage cap consistent with the recent changes to the Planning Act, with a 10% cap for sites less than 5 ha and 15% for sites larger than 5 ha.

Our client urges the City to examine all possible tools to ensure that parkland is delivered in a cost effective manner.

We look forward to seeing the report to Council with a revised version of the by-law.

Yours truly,

A handwritten signature in black ink, appearing to read 'Chris Barnett', with a large, sweeping flourish extending to the right.

Chris Barnett
Partner

CB:s

c: Pickering Developments Inc.

The Corporation of the City of Pickering

By-law Number 7955/22

Being a By-law to require the conveyance of land for park or other public recreational purposes as a condition of development or redevelopment, or the subdivision of lands.

Whereas Sections 42, 51(25), 51.1, and 53 of the *Planning Act*, R.S.O. 1990, chapter P.13, provide that the Council of a local municipality may by by-law require that land be conveyed to the municipality for park or other public recreational purposes as a condition of development or redevelopment or the subdivision of lands;

Whereas Sections 42 and 51.1 of the *Planning Act*, R.S.O. 1990, chapter P.13, provide for an alternate parkland rate for residential purposes of one hectare for each 300 dwelling units proposed for development provided the municipality has an official plan that contains specific policies dealing with the provision of lands for park or other public recreational purposes at such a rate;

Whereas Sections 42 and 51.1 of the *Planning Act*, R.S.O. 1990, chapter P.13, provide that municipalities may require payment in lieu of land for park or other public recreational purposes at an alternate rate of one hectare for each 500 dwelling units proposed for development provided the municipality has an official plan that contains specific policies dealing with the alternate rate for the provision of lands for park or other public recreational purposes.

Whereas the use of an alternate parkland rate for conveyance (1 hectare: 300 dwelling units) and an alternate rate for payment in lieu (1 hectare: 500 dwelling units) will provide the City with increased versatility in providing parkland that efficiently serves the needs of the community;

Whereas the City's Parkland Conveyance By-law 7341/14 will expire on September 18, 2022, and a new Parkland Conveyance By-law is required;

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

1. For the purposes of interpretation of this by-law, the following definitions shall apply:
 - (a) "Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof;

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- (b) “Redevelopment” has the same meaning as Development;
- (c) “Subdivision” means the process referred to in Section 50 of the *Planning Act*, R.S.O. 1990, chapter P.13.
2. This By-law shall apply to the whole City of Pickering.
 3. As a condition of Development or Redevelopment of lands for any purpose other than commercial or industrial, Council shall require that land be conveyed to the City, free and clear of all liens and encumbrances, for park or other public recreational purposes in the amount of five percent (5%) of the land for such Development.
 4. As a condition of subdivision of lands for any purpose other than commercial or industrial, Council shall require that land be conveyed to the City, free and clear of all liens and encumbrances, for park or other public recreational purposes in the amount of five percent (5%) of the land proposed for such development.
 5. As an alternative to Sections 3 and 4 above, as a condition of Development or Redevelopment or in the case of subdivision of land as a condition of approval of subdivision of lands for development in High Density Residential Areas and Mixed Use Areas in accordance with the City of Pickering Official Plan, Council may require that land be conveyed to the City for park or other public recreational purposes at a rate of one hectare for each 300 dwelling units proposed. However, in no case shall the parkland dedication be less than that required in Sections 3 and 4 above.
 6. As an alternative to Section 5 above, Council may require a payment in lieu of a portion or all of the land otherwise to be conveyed under this by-law, calculated by using a rate of one hectare for each 500 dwelling units proposed.
 7. As a condition of Development or Redevelopment of lands for commercial or industrial purposes, Council shall require that land be conveyed to the City, free and clear of all liens and encumbrances, for park or other public recreational purposes in the amount of two percent (2%) of the land proposed for such development.
 8. As a condition of subdivision of lands for commercial or industrial purposes, Council shall require that land be conveyed to the City, free and clear of all liens and encumbrances, for park or other public recreational purposes in the amount of two percent (2%) of the land proposed for such development.
 9. As an alternative to Sections 3, 4, 7 and 8 above, Council may require a payment in lieu of the land otherwise to be conveyed under this by-law, or such combination of land and money as Council may require.

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10. This by-law shall at all times be subject to the provisions of Section 42, 51.1, 51(25), and 53 of the *Planning Act*, R.S.O. 1990, chapter P.13, as amended from time-to-time, or any successor thereto.
 11. By-law 7341/14 of the Corporation of the City of Pickering being a by-law “To require that land be conveyed to the City for park or other public recreational purposes as a condition of development or redevelopment, or the subdivision of lands” is hereby repealed.
 12. This By-law shall come into effect as 12:01 am on July 12, 2022.

By-law passed this 11th day of July, 2022.

David Ryan, Mayor

Susan Cassel, City Clerk