



Development Charges Update Study

City of Richmond Hill

April 9, 2021

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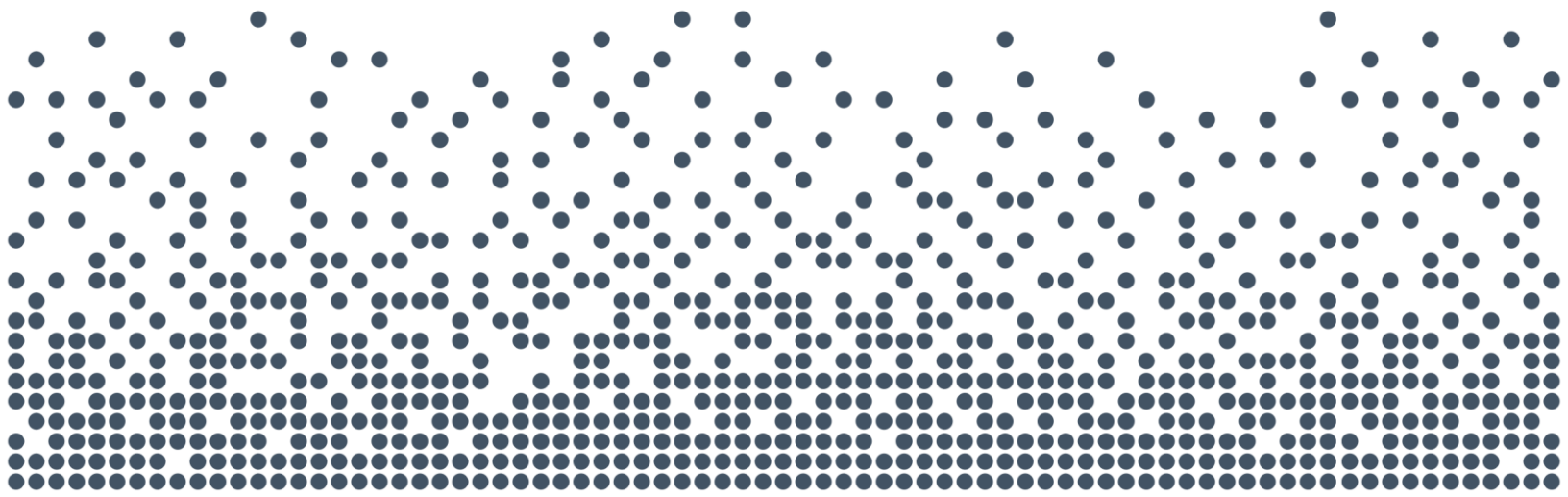
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Report



Chapter 1

Introduction



1. Introduction

1.1 Background

The City of Richmond Hill imposes development charges (D.C.) to recover capital costs arising from the increase in needs for service related to growth. The City currently has a city-wide D.C. for the following services:

- Engineering Services (including Services Related to a Highway, Water, Wastewater and Stormwater)
- Public Works Facilities and Fleet;
- Fire Protection Services;
- Indoor Recreation Services;
- Outdoor Recreation Services;
- Library Services; and
- Administration (Growth Studies).

In addition to the above services, the City also imposes area specific D.C.s to recover for water, wastewater, stormwater, roads and associated studies, for more localized costs associated with growth. This update study does not impact the area specific D.C. by-laws.

The basis for the City-wide D.C.s is documented in the “Town of Richmond Hill Development Charges Background Study,” dated March 26, 2019 (the “2019 D.C. Study”), which provided the supporting documentation for By-law 47-19. The D.C.s came into effect May 28, 2019.

The City’s D.C.s have been indexed (in accordance with section 37 of the by-law) annually on July 1st, beginning in 2019, and are currently 8.08% higher than the rates implemented under By-law 47-19. The D.C.s (unindexed), as per the 2019 D.C. Study are shown in Figure 1-1.

The purpose of this report is to update the current city-wide D.C. by-law in order to meet the requirements of the Development Charges Act (D.C.A.), as amended by Bill 108 (*More Homes, More Choice Act, 2019*), Bill 138 (*Plan to Build Ontario Act, 2019*), Bill 197 (*COVID-19 Economic Recovery Act, 2020*), and Bill 213 (*Better for People, Smarter*



for Business Act, 2020). A full discussion on the amending legislation is provided in Chapter 2.

A summary of the changes contained in this D.C. Update are provided below:

- The legislation has removed the mandatory deduction for all services that remain eligible in the D.C. For the City, the 10% deduction may be removed for the following services:
 - Outdoor Recreation Services;
 - Indoor Recreation Services;
 - Library Services; and
 - Administration (Studies).
- The listing of eligible services has been changed by the amending legislation. As per the legislation, Municipal Parking will no longer be an eligible service as of September 18, 2022 (the end of the transition period provided by the amending legislation). Therefore, any studies related to Municipal Parking will also be ineligible as of September 18, 2022. The amendments to the D.C. by-law will reflect this change by separating the Parking related studies from all other studies.
- An additional change brought forth through Bill-197 related to establishing classes of services. A class of service may be composed of any number or combination of services and may include parts or portions of each D.C.-eligible service. As a result of these changes to the D.C.A., this addendum report provides for Growth Studies (formerly Administrative Studies) as a class of services and Growth Studies – Parking as a class of service. Further discussion on classes of services is provided in Chapter 2.
- Further, Engineering (which includes capital works associated with Services Related to a Highway, Water Services, Wastewater Services, and Stormwater Services) is established as a class of service and Public Works (which includes capital works associated with facilities, vehicles and equipment required to support D.C. eligible services) is also established as a class of service. Other than establishing these as Classes of Service vs. as a Service, no other changes are being made at this time to Engineering or Public Works.
- The regulations have provided additional mandatory D.C. exemptions for an added dwelling unit in new residential buildings and for universities receiving



funding from the government. These exemptions are to be added to the City's D.C. by-law.

- Further changes related to the timing of payments for rental housing, institutional and non-profit developments were proclaimed through Bill 108 and will be provided for in the amending D.C. by-law.
- Additionally, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval, shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined as the earlier of the date of issuance of a building permit or occupancy. These changes will be addressed in the amending by-law, discussed in Chapter 5 and provided in Appendix C.



Figure 1-1
 City of Richmond Hill
 Development Charges as per By-law 47-19
 (as of May 28, 2019)

| Service | Residential | | | | Non-Residential | | | |
|-----------------------------|------------------------|---------------|------------------------------------|---------------------------------|--|--|---|---|
| | Single & Semi Detached | Multiples | Apartments Large ≥ 700 sq.ft. | Apartments Small < 700 sq.ft. | Retail (per sq.m. of Gross Floor Area) | Non-Retail (per sq.m. of Gross Floor Area) | Retail (per sq.ft. of Gross Floor Area) | Non-Retail (per sq.ft. of Gross Floor Area) |
| Engineering | 7,498 | 6,089 | 4,925 | 2,882 | 60.12 | 43.76 | 5.59 | 4.07 |
| Public Works | 856 | 694 | 562 | 330 | 6.30 | 4.63 | 0.59 | 0.43 |
| Fire Protection Services | 456 | 371 | 300 | 175 | 3.12 | 2.15 | 0.29 | 0.20 |
| Outdoor Recreation Services | 3,482 | 2,827 | 2,286 | 1,337 | 4.63 | 3.44 | 0.43 | 0.32 |
| Indoor Recreation Services | 4,652 | 3,777 | 3,055 | 1,788 | 6.19 | 4.57 | 0.57 | 0.42 |
| Library Services | 1,194 | 968 | 783 | 458 | 1.61 | 1.18 | 0.15 | 0.11 |
| Growth Studies | 292 | 237 | 190 | 112 | 2.15 | 1.61 | 0.20 | 0.15 |
| Total | 18,430 | 14,963 | 12,102 | 7,081 | 84.12 | 61.35 | 7.81 | 5.70 |



1.2 Existing Policies (Rules)

Appendix A of this report sets out the rules governing the calculation, payment, and collection of D.C.s as provided in By-law 47-19.

1.3 Basis for the D.C. By-law Update

This D.C. update study provides for an amendment to the City's current D.C.s by-law (By-law 47-19) based on the legislative changes to the D.C.A. These include:

- Updating the D.C. analysis to remove the 10% mandatory deduction;
- Municipal Parking will no longer be eligible services as of September 18, 2022. Schedule's "A", "B" and "C" to the City's D.C. By-law will be amended to reflect this change as it relates to Municipal Parking Studies;
- Creating classifications for Growth Studies, Engineering, and Public Works as classes of services; and
- Updating the D.C. policies in the by-law with respect to:
 - D.C. instalment payments;
 - D.C. rate freeze;
 - Mandatory exemption for new ancillary units and universities; and
 - Updated definitions (which have been established as part of Bills 108, 138, 197 and 213).

Details on the changes to the calculation and by-law are presented in Chapter 4 and Chapter 5 of this report, respectively. The draft amending by-law is presented in Appendix C to this report.

1.4 Summary of the Process

The public meeting required under section 12 of the D.C.A. has been scheduled for May 5, 2021. Its purpose is to present the update study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the City-wide D.C. by-law.

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



- consideration of responses received prior to, at, or immediately following the Public Meeting; and
- Council consideration of the amending by-law on June 9, 2021.

Figure 1-2 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Figure 1-2
Schedule of Key D.C. Process Dates for the City of Richmond Hill

| | | |
|-----|--|--------------------------------|
| 1. | Data collection, staff review, D.C. calculations and policy work | November 2020 to March 2021 |
| 2. | D.C. Stakeholder Meeting | March 9, 2021 |
| 3. | Council Meeting | March 9, 2021 |
| 4. | Background study and proposed by-law available to public | April 9, 2021 |
| 5. | Public meeting advertisement placed in newspaper(s) | No later than April 13, 2021 |
| 6. | Public meeting of Council | May 5, 2021 |
| 7. | Council considers adoption of background study and passage of by-law | June 9, 2021 |
| 8. | Newspaper notice given of by-law passage | By 20 days after passage |
| 9. | Last day for by-law appeal | 40 days after passage |
| 10. | City makes pamphlet available (where by-law not appealed) | By 60 days after in force date |

1.5 Policy Recommendations

It is recommended that the City's current D.C. policies, as identified in Appendix A of this report, be continued.

Additionally, the new policies as stated in Bill 108, Bill 138, Bill 197, Bill 213 and O. Reg. 454-19 are recommended to be included. This is discussed in more detail in Chapter 2 of this report.



Chapter 2

Changes to the D.C.A. Legislation



2. Changes to the D.C.A. Legislation

2.1 Bill 108 – *More Homes, More Choice Act, 2019*

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill has been introduced as part of the Province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan.*" The Bill received Royal Assent on June 6, 2019.

While having received royal assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). At the time of writing, the following provisions have been proclaimed:

- Effective 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. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020 the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the Planning Act. A summary of these changes is provided below:

Changes to Eligible Services – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to "hard services," with the "soft services" being removed from the D.C.A. These services would be considered as part of a new



community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

Mandatory 10% deduction – The amending legislation would remove the mandatory 10% deduction for all services that remain eligible under the D.C.A.

Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act – It is proposed that a municipality may, by by-law, 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 C.B.C. is proposed to include formerly eligible D.C. services (as noted below), in addition to parkland dedication and other types of cost formerly recovered under Section 37 of the Planning Act.

2.2 Bill 138 - *Plan to Build Ontario Together Act, 2019*

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

2.3 Bill 197 - *COVID-19 Economic Recovery Act, 2020*

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and Planning Act. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:



2.3.1 D.C. Related Changes

List of D.C. Eligible Services

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. However, Bill 197 revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
 - Water supply services, including distribution and treatment services.
 - Wastewater services, including sewers and treatment services.
 - Storm water drainage and control services.
 - Services related to a highway.
 - Electrical power services.
 - Toronto-York subway extension.
 - Transit services.
 - Waste diversion services.
 - Policing services.
 - Fire protection services.
 - Ambulance services.
 - Library services
 - Long-term Care services
 - Parks and Recreation services, but not the acquisition of land for parks.
 - Public Health services
 - Childcare and early years services.
 - Housing services.
 - Provincial Offences Act services.
 - Services related to emergency preparedness.
 - Services related to airports, but only in the Regional Municipality of Waterloo.
 - Additional services as prescribed.

Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e. D.C.A., 1997) allows for categories of services to be grouped together into a minimum of two categories (90% and 100% services).



The amending legislation repealed and replaced the above with the four following subsections:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

As well, the removal of 10% deduction for soft services under Bill 108 has been maintained.

10-Year Planning Horizon

- The “maximum” 10-year planning horizon has been removed for all services except transit.

2.3.2 Community Benefit Charges (C.B.C.)

While a Community Benefit Charge is not being considered within this report, a summary of the legislated changes is provided herein for information purposes.

C.B.C. Eligibility

- The C.B.C. is limited to lower-tier and single tier municipalities, whereas upper-tier municipalities will not be allowed to impose this charge.
- O.Reg. 509/20 was filed on September 18, 2020. This regulation provides for the following:
 - A maximum rate will be set as a percentage of the market value of the land the day before building permit issuance. The maximum rate is set at 4%. The C.B.C may only be imposed on developing or redeveloping buildings which have a minimum height of five stories and contain no less than 10 residential units.



- Bill 197 states that before passing a C.B.C. by-law, the municipality shall prepare a C.B.C. strategy that (a) identifies the facilities, services, and matters that will be funded with C.B.C.s; and (b) complies with any prescribed requirements.
- Only one C.B.C. by-law may be in effect in a local municipality at a time.

2.3.3 Combined D.C. and C.B.C. Impacts

D.C. vs. C.B.C. Capital Cost

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), "provided that the capital costs that are intended to be funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law."

Transition – D.C. and C.B.C.

- The specified date for municipalities to transition to the D.C. and C.B.C. is two years after Schedules 3 and 17 of the COVID-19 Economic Recovery Act comes into force (i.e. September 18, 2022).
- Generally, for existing reserve funds (related to D.C. services that will be ineligible):
 - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
 - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose.
 - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.
- For reserve funds established under s. 37 of the Planning Act (e.g. bonus zoning)
 - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
 - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
 - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.

If a municipality passes a C.B.C. by-law, any existing D.C. credits a landowner retains may be used towards payment of that landowner's C.B.C.



2.4 Bill 213 – *Better for People, Smarter for Business Act, 2020*

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the Ministry of Training, Colleges and Universities Act by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government.

Due to this, a revision to the exemptions section will be made in the proposed amending D.C. by-law.



Chapter 3

Anticipated Development



3. Anticipated Development

3.1 Growth Forecast in the 2019 D.C. Study

The 2019 D.C. Study provided for the anticipated residential and non-residential growth within the City of Richmond Hill. The growth forecast associated with services included in the background study is provided in Figure 3-1 below:

Figure 3-1
City of Richmond Hill
2019 D.C. Background Study – Growth Forecast Summary

| Measure | 10 Year | 13 Year |
|--|-----------|-----------|
| | 2021-2030 | 2021-2033 |
| (Net) Population Increase | 41,960 | 48,784 |
| Residential Unit Increase | 14,290 | 19,046 |
| Non-Residential Gross Floor Area Increase (ft ²) | 6,672,300 | 7,708,400 |

Source: Watson & Associates Economists Ltd. Forecast 2021

For the purposes of this D.C. update, the 2019 D.C. Study growth forecast remains unchanged as the incremental growth is anticipated to remain the same.



Chapter 4

Updates to the City's D.C. Study



4. Updates to the City's D.C. Study

As noted earlier, the City's D.C. By-law 47-19 came into effect on May 28, 2019, being a by-law for the purposes of establishing and collecting a D.C. in accordance with the provisions of the D.C.A. The 2019 D.C. Study and by-law identified anticipated capital needs for recovery through D.C.s for City-wide services. It's noted that at the time the 2019 by-law was approval, Council implemented a charge that was lower than the calculated charges identified in the Background Study. For the services being recalculated in this D.C. Update Study, the calculations included are based on updating the full calculated charges as presented in the 2019 D.C. study.

This chapter of the report discusses the removal of the 10% mandatory deduction for municipal parks and recreation services (formerly outdoor recreation services and indoor recreation services), library services, and growth studies (formerly administration). As these costs are being added as part of the 2019 D.C. Study, the capital costs are being presented in 2019 dollars. A discussion is also provided on the classification of Growth Studies, Engineering and Public Works as classes of services.

As part of a D.C. amendment, consideration must be given to the historical service level calculation to ensure that the service level ceiling has not been exceeded in the updated calculations. These calculations have been undertaken and are included in Appendix B to this report. No service level has been exceeded by the calculations provided herein.

4.1 Parks and Recreation Services

The City currently collects for Parks and Recreation under two categories, Outdoor Recreation Services and Indoor Recreation Services. With the changes to the D.C. Act, these charges continue to be eligible as Parks and Recreation Services. For updated calculation purposes, we have provided three sub-categories within this combine eligible service, the first being Outdoor Recreation and Park Development, Amenities and Trails, the second being Parks and Recreation Vehicles & Equipment, and the third being Indoor Recreation Facilities.

As discussed earlier, the capital costs included for Parks and Recreation have been modified to remove the mandatory 10% deduction. Figures 4-1, 4-2, and 4-3 provide the updated capital project listings with the removal of the 10% deduction. The total



D.C. eligible amount being included in the calculations for Parks and Recreation Services is \$120.93 million.

Through the updated service standards provided in Appendix B, the maximum D.C. allowed to be recovered for Parks and Recreation is \$206.96 million. Note that the ceiling is well in excess of the growth-related capital needs.

Based on the City's 2019 D.C. Study, as the predominant users of parks and recreation tend to be residents of the City, the forecasted growth-related costs have been allocated 95% to residential and 5% to non-residential.



Figure 4-1
City of Richmond Hill
Parks and Recreation Capital – Update
Outdoor Recreation and Park Development, Amenities, and Trails

| Project Number | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate (2019\$) | 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 | Non-Residential Share |
| 2021-2030 | | | | | | | | | 95% | 5% | |
| 1 | Duke Of Richmond North Park | 2019 | 415,900 | - | | 415,900 | - | | 415,900 | 395,105 | 20,795 |
| 2 | Brodie House Park - Design | 2021 | 103,500 | - | | 103,500 | - | | 103,500 | 98,325 | 5,175 |
| 3 | Townwood to Towerhill Trail - Design | 2021 | 24,800 | - | | 24,800 | - | | 24,800 | 23,560 | 1,240 |
| 4 | Briar Nine Reserve Expansions - Design | 2021 | 16,700 | - | | 16,700 | - | | 16,700 | 15,865 | 835 |
| 5 | Brodie House Park - Construction | 2022 | 517,500 | - | | 517,500 | - | | 517,500 | 491,625 | 25,875 |
| 6 | Crossmar Trail Extension to Yonge - Design | 2022 | 355,700 | - | | 355,700 | - | | 355,700 | 337,915 | 17,785 |
| 7 | Townwood to Towerhill Trail - Construction | 2022 | 198,800 | - | | 198,800 | - | | 198,800 | 188,860 | 9,940 |
| 8 | North Leslie Park 1 - Design | 2022 | 144,900 | - | | 144,900 | - | | 144,900 | 137,655 | 7,245 |
| 9 | Briar Nine Reserve Expansions - Construction | 2022 | 115,200 | - | | 115,200 | - | | 115,200 | 109,440 | 5,760 |
| 10 | Miles Hill Parkette (Palmer Road Allowance) - Design | 2022 | 65,700 | - | | 65,700 | - | | 65,700 | 62,415 | 3,285 |
| 11 | Gamble Park Trail - Design | 2022 | 52,900 | - | | 52,900 | - | | 52,900 | 50,255 | 2,645 |
| 12 | David Dunlop Parkette - Design | 2022 | 48,200 | - | | 48,200 | - | | 48,200 | 45,790 | 2,410 |
| 13 | Phyllis Rawlinson / Perryman Park | 2022-2023 | 4,566,700 | - | | 4,566,700 | - | | 4,566,700 | 4,338,365 | 228,335 |
| 14 | Crossmar Trail Extension to Yonge Street, North of Jefferson Forest Drive | 2023 | 2,347,800 | - | | 2,347,800 | - | | 2,347,800 | 2,230,410 | 117,390 |
| 15 | Oak Ridges East Community Park | 2023 | 1,616,200 | - | | 1,616,200 | - | | 1,616,200 | 1,535,390 | 80,810 |
| 16 | North Leslie Park 1 Construction | 2023 | 1,204,800 | - | | 1,204,800 | - | | 1,204,800 | 1,144,560 | 60,240 |
| 17 | North Leslie Park 2 - Design | 2023 | 520,000 | - | | 520,000 | - | | 520,000 | 494,000 | 26,000 |
| 18 | David Dunlop Parkette - Construction | 2023 | 379,600 | - | | 379,600 | - | | 379,600 | 360,620 | 18,980 |
| 19 | Miles Hill Parkette (Palmer Road Allowance) - Construction | 2023 | 299,100 | - | | 299,100 | - | | 299,100 | 284,145 | 14,955 |
| 20 | Gamble Park Trail - Construction | 2023 | 190,400 | - | | 190,400 | - | | 190,400 | 180,880 | 9,520 |
| 21 | Bloomington Wetland Trails - Design | 2023 | 182,400 | - | | 182,400 | - | | 182,400 | 173,280 | 9,120 |
| 22 | Bayview Northeast Trail - Design | 2019 | 96,400 | - | | 96,400 | - | | 96,400 | 91,580 | 4,820 |
| 23 | North Leslie Park 2 | 2019 | 4,332,600 | - | | 4,332,600 | - | | 4,332,600 | 4,115,970 | 216,630 |
| 24 | Bloomington Wetland Trails | 2019 | 1,516,600 | - | | 1,516,600 | - | | 1,516,600 | 1,440,770 | 75,830 |
| 25 | Duke of Richmond West Trail | 2019-2020 | 5,479,300 | - | | 5,479,300 | - | | 5,479,300 | 5,205,335 | 273,965 |
| 26 | Greatlands Developments park (Yonge & 16th East of Nothem Heights Drive) | 2019-2020 | 6,569,800 | - | | 6,569,800 | - | | 6,569,800 | 6,241,310 | 328,490 |
| 27 | Oak Ridges Bayview Avenue Median | 2019-2020 | 1,655,400 | - | | 1,655,400 | - | | 1,655,400 | 1,572,630 | 82,770 |
| 28 | Bayview Northeast Trail | 2020 | 742,500 | - | | 742,500 | - | | 742,500 | 705,375 | 37,125 |
| 29 | North Leslie Park 3 - Design | 2020 | 207,900 | - | | 207,900 | - | | 207,900 | 197,505 | 10,395 |
| 30 | Webster Park North trail connection to Birch Ave. - Design | 2020 | 177,800 | - | | 177,800 | - | | 177,800 | 168,910 | 8,890 |



Figure 4-1 Continued
City of Richmond Hill
Parks and Recreation Capital – Update
Outdoor Recreation and Park Development, Amenities, and Trails

| Project Number | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate (2019\$) | 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 | Non-Residential Share |
| | 2021-2030 | | | | | | | | 95% | 5% | |
| 31 | Webster Park Trail Connection To Birch - Construction | 2021 | 448,200 | 134,500 | | 313,700 | - | | 313,700 | 298,015 | 15,685 |
| 32 | North Leslie Park 5 (1.69 ha) - Design | 2021 | 259,700 | 77,900 | | 181,800 | - | | 181,800 | 172,710 | 9,090 |
| 33 | North Leslie Park 4 (1.10 ha) - Design | 2021 | 169,000 | 50,700 | | 118,300 | - | | 118,300 | 112,385 | 5,915 |
| 34 | West Gormley Parkette Block 287 - Design | 2021 | 93,800 | 28,100 | | 65,700 | - | | 65,700 | 62,415 | 3,285 |
| 35 | South Rouge River Headwaters Trail - Design | 2021 | 55,000 | 16,500 | | 38,500 | - | | 38,500 | 36,575 | 1,925 |
| 36 | Liberty Developments Park (Hwy 7 & Rockwell Road) | 2021-2022 | 9,954,800 | 2,986,400 | | 6,968,400 | - | | 6,968,400 | 6,619,980 | 348,420 |
| 37 | North Leslie Park 3 (1.96 ha) | 2021 | 1,004,000 | 301,200 | | 702,800 | - | | 702,800 | 667,660 | 35,140 |
| 38 | North Leslie Park 5 | 2022 | 865,700 | 606,000 | | 259,700 | - | | 259,700 | 246,715 | 12,985 |
| 39 | West Gormley Parkette Block 287 Construction | 2022 | 778,700 | 545,100 | | 233,600 | - | | 233,600 | 221,920 | 11,680 |
| 40 | North Leslie Park 4 (1.10 ha) - Construction | 2022 | 563,500 | 394,500 | | 169,000 | - | | 169,000 | 160,550 | 8,450 |
| 41 | South Rouge River Headwaters Trail - Construction | 2022 | 453,400 | 317,400 | | 136,000 | - | | 136,000 | 129,200 | 6,800 |
| 42 | North Leslie Park 6 (1.66 ha) - Design | 2022 | 148,100 | 103,700 | | 44,400 | - | | 44,400 | 42,180 | 2,220 |
| 43 | West Gormley Parkette Block 322 - Design | 2022 | 88,600 | 62,000 | | 26,600 | - | | 26,600 | 25,270 | 1,330 |
| 44 | Salfas Parkette - Design | 2022 | 65,900 | 46,100 | | 19,800 | - | | 19,800 | 18,810 | 990 |
| 45 | Oxford / Direzze Trail - Design | 2022 | 54,300 | 38,00 | | 16,300 | - | | 16,300 | 15,485 | 815 |
| 46 | Sunnywood Park - Design | 2023 | 51,700 | 41,40 | | 10,300 | - | | 10,300 | 9,785 | 515 |
| 47 | North Leslie Park 6 (1.66 ha) | 2023 | 1,196,400 | 957,100 | | 239,300 | - | | 239,300 | 227,335 | 11,965 |
| 48 | Salfas Parkette | 2023 | 529,800 | 423,800 | | 106,000 | - | | 106,000 | 100,700 | 5,300 |
| 49 | North Leslie Transrichmond Trail | 2023 | 446,800 | 357,400 | | 89,400 | - | | 89,400 | 84,930 | 4,470 |
| 50 | North Leslie Trails (1.8 km) | 2023 | 402,000 | 321,600 | | 80,400 | - | | 80,400 | 76,380 | 4,020 |
| 51 | Oxford / Direzze Trail | 2023 | 364,100 | 291,300 | | 72,800 | - | | 72,800 | 69,160 | 3,640 |
| 52 | West Gormley Park Block 436 Construction | 2023 | 225,400 | 180,300 | | 45,100 | - | | 45,100 | 42,845 | 2,255 |
| 53 | North Leslie Park 8 (2.13 ha) | 2023 | 150,400 | 120,300 | | 30,100 | - | | 30,100 | 28,595 | 1,505 |
| 54 | North Leslie Park 7 (0.80) | 2023 | 83,400 | 66,700 | | 16,700 | - | | 16,700 | 15,865 | 835 |
| 55 | Reserve Fund Adjustment | | 5,427,566 | - | | 5,427,566 | - | | 5,427,566 | 5,156,187 | 271,378 |
| | Total | | 58,025,366 | 8,468,000 | - | 49,557,366 | - | - | 49,557,366 | 47,079,497 | 2,477,868 |



Figure 4-3
City of Richmond Hill
Parks and Recreation Capital – Update
Indoor Recreation Facilities

| Project Number | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate (2019\$) | 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 95% | Non-Residential Share 5% |
| | 2021-2030 | | | | | | | | | | |
| 1 | Arena Twinning | 2019 | 22,210,000 | - | | 22,210,000 | 4,442,000 | | 17,768,000 | 16,879,600 | 888,400 |
| 2 | Comm. Centre/Pool/Fitness/Twin Pad Arena (land) | 2020 | 5,820,000 | 2,852,000 | | 2,968,000 | - | | 2,968,000 | 2,819,600 | 148,400 |
| 3 | Comm. Centre/Pool/Fitness/Twin Pad Arena | 2021-2022 | 71,960,000 | 35,260,000 | | 36,700,000 | - | | 36,700,000 | 34,865,000 | 1,835,000 |
| 4 | Indoor Turf Facility | 2020-2021 | 48,830,000 | 27,001,000 | | 21,829,000 | - | | 21,829,000 | 20,737,550 | 1,091,450 |
| 5 | Reserve Fund Adjustment | | | | | - | 9,024,978 | | (9,024,978) | (8,573,729) | (451,249) |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | Total | | 148,820,000 | 65,113,000 | - | 83,707,000 | 13,466,978 | - | 70,240,022 | 66,728,021 | 3,512,001 |



4.2 Library Services

With respect to library services, adjustments have been made to reflect the removal of the mandatory 10% deduction. Figures 4-4 and 4-5 provides the capital project listing with the removal of the mandatory deduction.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for Library provide a D.C. ceiling of approximately \$28.2 million. Given that the capital program is \$17.4 million (including \$14.28 million related to facilities and \$3.12 million related to collection materials and vehicles), the D.C.-eligible capital amounts are well within the level of service ceiling.

Based on the City's 2019 D.C. study, the growth-related capital costs have been allocated 95% residential and 5% non-residential. This is to acknowledge that although library usage is predominantly residential based, there is some use of the facilities by non-residential users.



4.3 Classes of Services

A change brought forth through the Bill-197 amended legislation concerned classes of services. A class of service may be composed of any number or combination of services and may include parts or portions of each D.C.-eligible service. Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C.-eligible service or the capital costs with respect to those services. These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds.

In addition, Section 7(3) of the D.C.A. states that:

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

4.3.1 Engineering Services

As a result of these changes to the D.C.A., this update study provides for Engineering Services as a class of service. This Class of Service includes capital works required to service growth for Water Services, Wastewater Services, Stormwater Services and Services Related to a Highway.

No changes to the capital costs identified in the 2019 D.C. are being recommended in this update report, therefore, there is no need to update the service standard calculations or the D.C. calculations at this time as it relates to this class of service. Figure 4-6 provides the capital costs associated with Engineering as identified in the 2019 D.C. background study, with the inclusion of an additional column that provides the D.C. eligible service that the projects pertain to.

4.3.2 Public Works

The 2019 D.C. by-law provided for Public Works Facilities and Fleet as a service requiring capital recovery through D.C.s. This service included capital costs for facilities, and fleet related to water services, wastewater services, and Services Related to a Highway, all of which are D.C. eligible services under the amended D.C.A.



No changes to the capital projects identified in the 2019 D.C. study are being recommended in this update report, therefore, the only change recommended is for Public Works to be provided as a class of service.

Figures 4-7 and 4-8 provides the capital project listings included in the 2019 D.C. background study for public works, facilities and vehicles, with an additional column added to each that indicates the D.C. eligible services each project pertains to.

4.3.3 Growth Studies.

The changes to the D.C.A. also requires that a class of service be provided for studies that have a growth component. This update study provides for the former “Administration (Studies)” to be categorized as a class of services entitled “Growth Studies.” Growth Studies provide for studies comprised of the following services:

- Services Related to a Highway;
- Water Services;
- Wastewater Services;
- Stormwater Services;
- Fire Protection Services;
- Parks and Recreation Services; and
- Library Services.

Figure 4-9 depicts how the costs of capital projects are allocated across the services. For planning related studies, a deduction of 10% has been applied to recognize the extent to which some studies relate to non-D.C.-eligible services. Most planning studies, along with development charge studies, have been allocated based on the proportion of the total net growth-related capital costs for each service included in the D.C. background study, in the following manner:

- Services Related to a Highway – 48.3%
- Water Services – 3.0%
- Wastewater Services – 0.5%
- Stormwater Services – 3.4%
- Fire Protection Services – 2.6%
- Parks and Recreation – 36.9%
- Library Services – 5.3%



Other studies, such as joint the Urban Master Environmental Servicing Plan (MESP) which provides requirements needed to service growth for water and wastewater have been allocated 50%/50% between the services. The Pedestrian & Cycling Master Plan has also been allocated 50%/50% to Services Related to a Highway and Parks & Recreation Services.

In updating the list of studies to be included for this D.C. update, the parking related study was segregated as a separate calculation as mentioned in section 4.1 above. Finally, the cost of undertaking this D.C. update process was included.

In addition to the classification as a class of service, and allocation of studies between eligible services, the mandatory 10% deduction has been removed for non-planning related studies. The total revised growth-related capital costs included in the updated D.C. calculations equal \$5.74 million.

The capital costs have been allocated 79% residential and 21% non-residential based on the incremental growth in population to employment for the 10-year forecast period, consistent with the 2019 D.C. Background Study.



**Figure 4-6
City of Richmond Hill
Engineering Class of Service Capital
2019\$**

| Project Number | Increased Service Needs Attributable to Anticipated Development | Timing (year) | D.C. Eligible Service to Which the Project Relates | Gross Capital Cost Estimate (2019\$) | 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 79% | Non-Residential Share 21% |
| | 2021-2033 | | | | | | | | | | | |
| 1 | West Beaver Creek Road Widening (Leslie St to West Pearce St) (Environmental Assessment) | 2020 | Services Related to a Highway | 230,500 | - | | 230,500 | 161,400 | - | 69,100 | 54,589 | 14,511 |
| 2 | Weldrick Road East Road Widening (Yonge St to Bayview Ave Inc. CNR Crossing / Grade separation) (Environmental Assessment) | 2021 | Services Related to a Highway | 288,200 | - | | 288,200 | 201,700 | - | 86,500 | 68,335 | 18,165 |
| 3 | Weldrick Road West Road Widening (Bathurst St to Yonge St) (Environmental Assessment) | 2021 | Services Related to a Highway | 288,200 | - | | 288,200 | 201,700 | - | 86,500 | 68,335 | 18,165 |
| 4 | East Beaver Creek Road Widening (East Pearce to East Wilmot) | 2020 | Services Related to a Highway | 2,856,200 | - | | 2,856,200 | 314,200 | - | 2,542,000 | 2,008,180 | 533,820 |
| 5 | East Beaver Creek at Highway 7 & Intersection Improvements | 2020 | Services Related to a Highway | 120,900 | - | | 120,900 | - | - | 120,900 | 95,511 | 25,389 |
| 6 | East Beaver Creek Road Transportation Improvements | 2021 | Services Related to a Highway | 2,637,900 | - | | 2,637,900 | 1,136,900 | - | 1,501,000 | 1,185,790 | 315,210 |
| 7 | East Beaver Creek at Highway 7 Transportation Improvements | 2021 | Services Related to a Highway | 780,000 | - | | 780,000 | 549,900 | - | 230,100 | 181,779 | 48,321 |
| 8 | West Beaver Creek Road - widening from Leslie to Hwy 7 | 2021-2022 | Services Related to a Highway | 11,835,200 | - | | 11,835,200 | 1,301,900 | - | 10,533,300 | 8,321,307 | 2,211,993 |
| 9 | West Beaver Creek Road - widening from Leslie to Hwy 7 | 2021-2022 | Services Related to a Highway | 246,300 | - | | 246,300 | 27,100 | - | 219,200 | 173,168 | 46,032 |
| 10 | Mural Street Sidewalk: East Side East Beaver Creek to Leek | 2020 | Services Related to a Highway | 133,700 | - | | 133,700 | - | - | 133,700 | 105,623 | 28,077 |
| 11 | Weldrick Road West Sidewalk | 2023-2024 | Services Related to a Highway | 147,000 | - | | 147,000 | 102,900 | - | 44,100 | 34,839 | 9,261 |
| 12 | Newkirk Road between Elgin Mills Road and Major Mackenzie Dr. - widening the existing 2 lanes to 4 lanes | 2022-2023 | Services Related to a Highway | 14,028,600 | - | | 14,028,600 | 1,543,100 | - | 12,485,500 | 9,863,545 | 2,621,955 |
| 13 | Leek Crescent (N leg) at Mural Street Transportation Improvements | 2022-2023 | Services Related to a Highway | 879,700 | - | | 879,700 | 615,800 | - | 263,900 | 208,481 | 55,419 |
| 14 | Portage Avenue Road Construction | 2021-2021 | Services Related to a Highway | 396,400 | - | | 396,400 | - | - | 396,400 | 313,156 | 83,244 |
| 15 | Weldrick Road East Transportation Improvements | 2023-2025 | Services Related to a Highway | 15,599,800 | - | | 15,599,800 | 5,308,400 | - | 10,291,400 | 8,130,206 | 2,161,194 |
| 16 | Weldrick Road West Transportation Improvements | 2023-2024 | Services Related to a Highway | 5,483,400 | - | | 5,483,400 | 3,838,400 | - | 1,645,000 | 1,299,550 | 345,450 |
| 17 | Construct 4 lane Hwy 404 overpass north of Major Mackenzie Dr. | 2021 | Services Related to a Highway | 14,576,100 | 2,915,200 | | 11,660,900 | - | 9,717,400 | 1,943,500 | 1,535,365 | 408,135 |
| 18 | Construct 4 lane Hwy 404 overpass north of Major Mackenzie Dr. (Land) | 2021 | Services Related to a Highway | 435,700 | 87,100 | | 348,600 | - | - | 348,600 | 275,394 | 73,206 |
| 19 | Construct 4 lane Hwy 404 overpass north of Elgin Mills Road | 2026 | Services Related to a Highway | 12,939,400 | 2,587,900 | | 10,351,500 | - | 8,626,267 | 1,725,233 | 1,362,934 | 362,299 |
| 20 | Construct 4 lane Hwy 404 overpass north of Elgin Mills Road (Land) | 2026 | Services Related to a Highway | 9,209,500 | 1,841,900 | | 7,367,600 | - | - | 7,367,600 | 5,820,404 | 1,547,196 |
| 21 | Bethesda sideroad (incl. 4.8 ha land requirement) | 2020 | Services Related to a Highway | 33,581,800 | - | | 33,581,800 | 23,507,300 | - | 10,074,500 | 7,958,855 | 2,115,645 |
| 22 | Bethesda Rd. - Culvert Extension | 2020 | Services Related to a Highway | 27,700 | - | | 27,700 | 27,700 | - | - | - | - |
| 23 | Bethesda Side/CN Rail - Grade Separation | 2020 | Services Related to a Highway | 17,115,400 | 3,423,100 | | 13,692,300 | - | - | 13,692,300 | 10,816,917 | 2,875,383 |
| 24 | 19th Ave. - Road Widening & Improvements | 2020 | Services Related to a Highway | 11,545,900 | - | | 11,545,900 | - | - | 11,545,900 | 9,121,261 | 2,424,639 |
| 25 | East Wilmot / Leslie Intersection | 2019 | Services Related to a Highway | 571,700 | - | | 571,700 | - | - | 571,700 | 451,643 | 120,057 |
| 26 | East Pearce / Leslie Intersection | 2019 | Services Related to a Highway | 571,700 | - | | 571,700 | - | - | 571,700 | 451,643 | 120,057 |
| 27 | East Pearce - East Beaver Creek to Hwy 404 (previously East Wilmot) | 2019 | Services Related to a Highway | 2,058,600 | - | | 2,058,600 | - | - | 2,058,600 | 1,626,294 | 432,306 |
| 28 | 2nd Grade Sep. / Crossover (incl. 1.17 ha land req.) | 2021 | Services Related to a Highway | 15,513,200 | - | | 15,513,200 | 10,859,200 | - | 4,654,000 | 3,676,660 | 977,340 |
| 29 | Valleymede / Hwy 7 | 2020 | Services Related to a Highway | 219,000 | - | | 219,000 | - | - | 219,000 | 173,010 | 45,990 |
| 30 | Traffic Signals | 2020 | Services Related to a Highway | 1,573,300 | - | | 1,573,300 | - | - | 1,573,300 | 1,242,907 | 330,393 |
| 31 | Construct 4 lane Hwy 404 overpass north of 16th Ave | 2021 | Services Related to a Highway | 14,880,400 | 2,976,100 | | 11,904,300 | - | 9,920,267 | 1,984,033 | 1,567,386 | 416,647 |
| 32 | Construct 4 lane Hwy 404 overpass north of 16th Ave (land) | 2021 | Services Related to a Highway | 2,301,800 | 460,400 | | 1,841,400 | - | - | 1,841,400 | 1,454,706 | 386,694 |



Figure 4-6 continued
City of Richmond Hill
Engineering Class of Service Capital
2019\$

| Project Number | Increased Service Needs Attributable to Anticipated Development | Timing (year) | D.C. Eligible Service to Which the Project Relates | Gross Capital Cost Estimate (2019\$) | 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 79% | Non-Residential Share 21% |
| | 2021-2033 | | | | | | | | | | | |
| 33 | Transportation Demand Management initiatives | 2022-2026 | Services Related to a Highway | 495,600 | - | | 495,600 | - | | 495,600 | 391,524 | 104,076 |
| 34 | Transportation Demand Management initiatives | 2022-2026 | Services Related to a Highway | 495,600 | - | | 495,600 | - | | 495,600 | 391,524 | 104,076 |
| 35 | Pedestrians & Cycling Master Plan Implementation | 2019-2023 | Services Related to a Highway | 1,786,600 | - | | 1,786,600 | - | | 1,786,600 | 1,411,414 | 375,186 |
| 36 | Pedestrians & Cycling Master Plan Implementation | 2024-2031 | Services Related to a Highway | 1,786,600 | - | | 1,786,600 | - | | 1,786,600 | 1,411,414 | 375,186 |
| 37 | Village Core Transportation Master Plan Implementation | 2019-2023 | Services Related to a Highway | 5,717,000 | - | | 5,717,000 | - | | 5,717,000 | 4,516,430 | 1,200,570 |
| 38 | Multi-modal Transportation Initiatives | 219-2023 | Services Related to a Highwa | 10,569,600 | - | | 10,569,600 | 7,398,700 | | 3,170,900 | 2,505,011 | 665,889 |
| 39 | Water distribution network | 219-2031 | Water Services | 698,500 | 174,600 | | 523,900 | - | | 523,900 | 413,881 | 110,019 |
| 40 | Yonge Street Watermain Infrastructure Extension | 2019 | Water Services | 421,900 | 105,500 | | 316,400 | - | | 316,400 | 249,956 | 66,444 |
| 41 | Local Street - West of Yonge between Garden Avenue and Carrville Road | 2019-2031 | Services Related to a Highway | 7,699,600 | 1,924,900 | | 5,774,700 | - | | 5,774,700 | 4,562,013 | 1,212,687 |
| 42 | Garden Street Extension as a Collector Street from Yonge Street to Bayview Avenue | 2019-2031 | Services Related to a Highway | 13,670,200 | 3,417,600 | | 10,252,600 | - | | 10,252,600 | 8,099,554 | 2,153,046 |
| 43 | Garden Street 4 Lane Grade Separation over CN Rail Corridor (construction costs only, excludes land) | 2019-2031 | Services Related to a Highway | 14,903,500 | 3,725,900 | | 11,177,600 | - | | 11,177,600 | 8,830,304 | 2,347,296 |
| 44 | Enford Road Extension as an Industrial Collector Street | 2019-2021 | Services Related to a Highway | 2,109,300 | 527,300 | | 1,582,000 | - | | 1,582,000 | 1,249,780 | 332,220 |
| 45 | Addison Road extension to Weldrick Road West | 2019-2031 | Services Related to a Highway | 2,858,500 | 714,600 | | 2,143,900 | - | | 2,143,900 | 1,693,681 | 450,219 |
| 46 | Outstanding Credits | | Services Related to a Highway | 960,500 | - | | 960,500 | - | | 960,500 | 758,795 | 201,705 |
| 47 | Provision for Land Purchases | 2019-2031 | Services Related to a Highway | 26,879,300 | 6,719,800 | | 20,159,500 | - | | 20,159,500 | 15,926,005 | 4,233,495 |
| 48 | Sanitary collection network - U.M.E.S.P. | 2019-2031 | Wastewater Services | 27,074,100 | 8,934,500 | | 18,139,600 | 7,947,600 | | 10,192,000 | 8,051,680 | 2,140,320 |
| 49 | Flood Remediation | 2019-2021 | Stormwater Services | 37,402,800 | 12,342,900 | | 25,059,900 | 13,054,500 | | 12,005,400 | 9,484,266 | 2,521,134 |
| 50 | Harris Ave. Urbanization (reconstruction of Harris Avenue to municipal standard from Yonge Street to approximately 100m west of Yonge Street) | 2019-2021 | Services Related to a Highway | 322,700 | 106,500 | | 216,200 | - | | 216,200 | 170,798 | 45,402 |
| 51 | Reserve Fund Adjustment | | | | | | | 25,732,770 | | (25,732,770) | (20,328,888) | (5,403,882) |
| | Total | | | 348,925,100 | 52,985,800 | - | 295,939,300 | 103,831,170 | 28,263,933 | 163,844,196 | 129,436,915 | 34,407,281 |



Figure 4-7
City of Richmond Hill
Public Works Class of Service Capital - Facilities
2019\$

| Project Number | Increased Service Needs Attributable to Anticipated Development | Timing (year) | D.C. Eligible Service to Which the Project Relates | Gross Capital Cost Estimate (2019\$) | 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 79% | Non-Residential Share 21% |
| | 2021-2033 | | | | | | | | | | | |
| 1 | Operations Centre Expansion | | | | | | | | | | | |
| 1a | Operations Centre Expansion | 2019-2021 | Water Services | 1,005,440 | - | | 1,005,440 | - | | 1,005,440 | 794,298 | 211,142 |
| 1b | Operations Centre Expansion | 2019-2021 | Wastewater Services | 1,005,440 | - | | 1,005,440 | - | | 1,005,440 | 794,298 | 211,142 |
| 1c | Operations Centre Expansion | 2019-2021 | Stormwater Services | 1,005,440 | - | | 1,005,440 | - | | 1,005,440 | 794,298 | 211,142 |
| 1d | Operations Centre Expansion | 2019-2021 | Services Related to a Highway | 7,038,080 | - | | 7,038,080 | - | | 7,038,080 | 5,560,083 | 1,477,997 |
| | Sub-Total | | | 10,054,400 | - | | 10,054,400 | - | | 10,054,400 | 7,942,976 | 2,111,424 |
| 2 | Salt Shed (20,000 sq.ft.) | 2020 | Services Related to a Highway | 3,217,000 | 2,412,800 | | 804,200 | - | | 804,200 | 635,318 | 168,882 |
| 3 | Cold Storage and Site Works | 2019 | Services Related to a Highway | 9,739,700 | 1,914,800 | | 7,824,900 | - | | 7,824,900 | 6,181,671 | 1,643,229 |
| 4 | Secure Storage North (5,000 sq.ft.) | 2019 | Services Related to a Highway | 1,628,700 | 320,200 | | 1,308,500 | - | | 1,308,500 | 1,033,715 | 274,785 |
| 5 | Reserve Fund Adjustment | | | | | | | 3,223,843 | | (3,223,843) | (2,546,836) | (677,007) |
| | Total | | | 24,639,800 | 4,647,800 | - | 19,992,000 | 3,223,843 | - | 16,768,157 | 13,246,844 | 3,521,313 |



Figure 4-8
 City of Richmond Hill
 Public Works Class of Service Capital - Vehicles
 2019\$

| Project Number | Increased Service Needs Attributable to Anticipated Development 2021-2033 | Timing (year) | D.C. Eligible Service to Which the Project Relates | Gros Capital Cost Estimate (2019\$) | 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 79% | Non-Residential Share 21% |
| 1 | New Capital Projects (Various Vehicles) | | | | | | | | | | | |
| 1a | New Capital Projects (Various Vehicles) | 2019-2024 | Services Related to a Highway | 549,500 | 197,820 | | 351,680 | - | | 351,680 | 277,827 | 73,853 |
| 1b | New Capital Projects (Various Vehicles) | 2019-2024 | Water Services | 78,500 | 28,260 | | 50,240 | - | | 50,240 | 39,690 | 10,550 |
| 1c | New Capital Projects (Various Vehicles) | 2019-2024 | Wastewater Services | 78,500 | 28,260 | | 50,240 | - | | 50,240 | 39,690 | 10,550 |
| 1d | New Capital Projects (Various Vehicles) | 2019-2024 | Stormwater Services | 78,500 | 28,260 | | 50,240 | - | | 50,240 | 39,690 | 10,550 |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | Total | | | 785,000 | 282,600 | - | 502,400 | - | - | 502,400 | 396,896 | 105,504 |



**Figure 4-9
City of Richmond Hill
Growth Studies Capital – Updated
2019\$**

| Project Number | Increased Service Needs Attributable to Anticipated Development | Services/Class of Services to Which the Study Relates | Timing (year) | Gross Capital Cost Estimate (2018\$) | Gross Capital Cost Estimate (2019\$) | 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 | Non-Residential Share |
| | 2019-2028 | | | | | | | | | | | 79% | 21% |
| 1 | Development Charges Background Study | | | 150,000 | | | | | | | | | |
| 1a | Development Charges Background Study | Services Related to a Highway | 2019 | | 85,230 | - | | 85,230 | - | | 85,230 | 67,332 | 17,898 |
| 1b | Development Charges Background Study | Water Services | 2019 | | 5,216 | - | | 5,216 | - | | 5,216 | 4,121 | 1,095 |
| 1c | Development Charges Background Study | Wastewater Services | 2019 | | 871 | - | | 871 | - | | 871 | 688 | 183 |
| 1d | Development Charges Background Study | Stormwater Services | 2019 | | 6,059 | - | | 6,059 | - | | 6,059 | 4,787 | 1,272 |
| 1e | Development Charges Background Study | Fire Protection Services | 2019 | | 4,548 | - | | 4,548 | - | | 4,548 | 3,593 | 955 |
| 1f | Development Charges Background Study | Parks and Recreation Services | 2019 | | 65,019 | - | | 65,019 | - | | 65,019 | 51,365 | 13,654 |
| 1g | Development Charges Background Study | Library Services | 2019 | | 9,357 | - | | 9,357 | - | | 9,357 | 7,392 | 1,965 |
| | Sub-Total | | | | 176,300 | - | - | 176,300 | - | - | 176,300 | 139,277 | 37,023 |
| 2 | Development Charges Background Study Update | | | | | | | | | | | | |
| 2a | Development Charges Background Study Update | Services Related to a Highway | 2021 | | 72,515 | - | | 72,515 | - | | 72,515 | 57,287 | 15,228 |
| 2b | Development Charges Background Study Update | Water Services | 2021 | | 4,438 | - | | 4,438 | - | | 4,438 | 3,506 | 932 |
| 2c | Development Charges Background Study Update | Wastewater Services | 2021 | | 741 | - | | 741 | - | | 741 | 585 | 156 |
| 2d | Development Charges Background Study Update | Stormwater Services | 2021 | | 5,155 | - | | 5,155 | - | | 5,155 | 4,073 | 1,083 |
| 2e | Development Charges Background Study Update | Fire Protection Services | 2021 | | 3,870 | - | | 3,870 | - | | 3,870 | 3,057 | 813 |
| 2f | Development Charges Background Study Update | Parks and Recreation Services | 2021 | | 55,320 | - | | 55,320 | - | | 55,320 | 43,703 | 11,617 |
| 2g | Development Charges Background Study Update | Library Services | 2021 | | 7,961 | - | | 7,961 | - | | 7,961 | 6,289 | 1,672 |
| | Sub-Total | | | | 150,000 | - | - | 150,000 | - | - | 150,000 | 118,500 | 31,500 |
| 3 | Development Charges Background Study | | | | | | | | | | | | |
| 3a | Development Charges Background Study | Services Related to a Highway | 2023 | | 145,031 | - | | 145,031 | - | | 145,031 | 114,574 | 30,456 |
| 3b | Development Charges Background Study | Water Services | 2023 | | 8,876 | - | | 8,876 | - | | 8,876 | 7,012 | 1,864 |
| 3c | Development Charges Background Study | Wastewater Services | 2023 | | 1,482 | - | | 1,482 | - | | 1,482 | 1,171 | 311 |
| 3d | Development Charges Background Study | Stormwater Services | 2023 | | 10,310 | - | | 10,310 | - | | 10,310 | 8,145 | 2,165 |
| 3e | Development Charges Background Study | Fire Protection Services | 2023 | | 7,739 | - | | 7,739 | - | | 7,739 | 6,114 | 1,625 |
| 3f | Development Charges Background Study | Parks and Recreation Services | 2023 | | 110,640 | - | | 110,640 | - | | 110,640 | 87,405 | 23,234 |
| 3g | Development Charges Background Study | Library Services | 2023 | | 15,922 | - | | 15,922 | - | | 15,922 | 12,578 | 3,344 |
| | Sub-Total | | | | 300,000 | - | - | 300,000 | - | - | 300,000 | 237,000 | 63,000 |
| 4 | Development Charges Background Study | | | | | | | | | | | | |
| 4a | Development Charges Background Study | Services Related to a Highway | 2028 | | 145,031 | - | | 145,031 | - | | 145,031 | 114,574 | 30,456 |
| 4b | Development Charges Background Study | Water Services | 2028 | | 8,876 | - | | 8,876 | - | | 8,876 | 7,012 | 1,864 |
| 4c | Development Charges Background Study | Wastewater Services | 2028 | | 1,482 | - | | 1,482 | - | | 1,482 | 1,171 | 311 |
| 4d | Development Charges Background Study | Stormwater Services | 2028 | | 10,310 | - | | 10,310 | - | | 10,310 | 8,145 | 2,165 |
| 4e | Development Charges Background Study | Fire Protection Services | 2028 | | 7,739 | - | | 7,739 | - | | 7,739 | 6,114 | 1,625 |
| 4f | Development Charges Background Study | Parks and Recreation Services | 2028 | | 110,640 | - | | 110,640 | - | | 110,640 | 87,405 | 23,234 |
| 4g | Development Charges Background Study | Library Services | 2028 | | 15,922 | - | | 15,922 | - | | 15,922 | 12,578 | 3,344 |
| | Sub-Total | | | | 300,000 | - | - | 300,000 | - | - | 300,000 | 237,000 | 63,000 |



Figure 4-9 continued
City of Richmond Hill
Growth Studies Capital – Updated
2019\$

| Project Number | Increased Service Needs Attributable to Anticipated Development 2019-2028 | Services/Class of Services to Which the Study Relates | Timing (year) | Gross Capital Cost Estimate (2018\$) | Gross Capital Cost Estimate (2019\$) | 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 79% | Non-Residential Share 21% |
| 5 | Official Plan | | | 350,000 | | | | | | | | | |
| 5a | Official Plan | Services Related to a Highway | 2022 | | 198,837 | - | 19,884 | 178,954 | 89,477 | | 89,477 | 70,687 | 18,790 |
| 5b | Official Plan | Water Services | 2023 | | 12,169 | - | 1,217 | 10,952 | 5,476 | | 5,476 | 4,326 | 1,150 |
| 5c | Official Plan | Wastewater Services | 2024 | | 2,032 | - | 203 | 1,829 | 914 | | 914 | 722 | 192 |
| 5d | Official Plan | Stormwater Services | 2022 | | 14,135 | - | 1,414 | 12,722 | 6,361 | | 6,361 | 5,025 | 1,336 |
| 5e | Official Plan | Fire Protection Services | 2022 | | 10,610 | - | 1,061 | 9,549 | 4,775 | | 4,775 | 3,772 | 1,003 |
| 5f | Official Plan | Parks and Recreation Services | 2022 | | 151,687 | - | 15,169 | 136,518 | 68,259 | | 68,259 | 53,925 | 14,334 |
| 5g | Official Plan | Library Services | 2022 | | 21,829 | - | 2,183 | 19,646 | 9,823 | | 9,823 | 7,760 | 2,063 |
| | Sub-Total | | | | 411,300 | - | 41,130 | 370,170 | 185,085 | - | 185,085 | 146,217 | 38,868 |
| 6 | Official Plan | | | 350,000 | | | | | | | | | |
| 6a | Official Plan | Services Related to a Highway | 2027 | | 198,837 | - | 19,884 | 178,954 | 89,477 | | 89,477 | 70,687 | 18,790 |
| 6b | Official Plan | Water Services | 2027 | | 12,169 | - | 1,217 | 10,952 | 5,476 | | 5,476 | 4,326 | 1,150 |
| 6c | Official Plan | Wastewater Services | 2027 | | 2,032 | - | 203 | 1,829 | 914 | | 914 | 722 | 192 |
| 6d | Official Plan | Stormwater Services | 2027 | | 14,135 | - | 1,414 | 12,722 | 6,361 | | 6,361 | 5,025 | 1,336 |
| 6e | Official Plan | Fire Protection Services | 2027 | | 10,610 | - | 1,061 | 9,549 | 4,775 | | 4,775 | 3,772 | 1,003 |
| 6f | Official Plan | Parks and Recreation Services | 2027 | | 151,687 | - | 15,169 | 136,518 | 68,259 | | 68,259 | 53,925 | 14,334 |
| 6g | Official Plan | Library Services | 2027 | | 21,829 | - | 2,183 | 19,646 | 9,823 | | 9,823 | 7,760 | 2,063 |
| | Sub-Total | | | | 411,300 | - | 41,130 | 370,170 | 185,085 | - | 185,085 | 146,217 | 38,868 |
| | Parks and Recreation Services: | | | | | | | | | | | | |
| 7 | Official Plan - Parkland Background Study | Parks and Recreation Services | 2022 | 100,000 | 117,500 | - | | 117,500 | 76,375 | | 41,125 | 32,489 | 8,636 |
| 8 | Parks Plan Update | Parks and Recreation Services | 2019 | 75,000 | 88,100 | - | | 88,100 | 44,050 | | 44,050 | 34,800 | 9,251 |
| 9 | Greenway/Trails Master Plan | Parks and Recreation Services | 2019 | 50,000 | 58,800 | - | | 58,800 | 29,400 | | 29,400 | 23,226 | 6,174 |
| 10 | Parks Plan Update | Parks and Recreation Services | 2022 | 75,000 | 88,100 | - | | 88,100 | 44,050 | | 44,050 | 34,800 | 9,251 |
| 11 | Parkland Assessment Strategy | Parks and Recreation Services | 2019 | 35,000 | 41,100 | - | | 41,100 | 20,550 | | 20,550 | 16,235 | 4,316 |
| 12 | Greenway/Trails Master Plan | Parks and Recreation Services | 2020 | 50,000 | 5,800 | - | | 58,800 | 29,400 | | 29,400 | 23,226 | 6,174 |
| 13 | Comm Centre/Pool/Fitness/Twin Pad Arena (Study) | Parks and Recreation Services | 2019 | 100,000 | 117,500 | - | | 117,500 | 58,750 | | 58,750 | 46,413 | 12,338 |
| 14 | Recreation Strategic Plan | Parks and Recreation Services | 2022 | 100,000 | 117,500 | - | | 117,500 | 58,750 | | 58,750 | 46,413 | 12,338 |
| | Engineering Studies: | | | | | | | | | | | | |
| 15 | Transportation Master Plan | Services Related to a Highway | 2022 | 250,000 | 293,800 | - | | 293,800 | - | | 293,800 | 232,102 | 61,698 |
| 16 | Urban Master Environmental Services Plan: | | | 200,000 | | | | | | | | | |
| 16a | Urban Master Environmental Services Plan | Water Services | 2024 | | 117,500 | - | | 117,500 | - | | 117,500 | 92,825 | 24,675 |
| 16b | Urban Master Environmental Services Plan | Wastewater Services | 2024 | | 117,500 | - | | 117,500 | - | | 117,500 | 92,825 | 24,675 |
| | Sub-Total | | | | 235,000 | - | - | 235,000 | - | - | 235,000 | 185,650 | 49,350 |



Figure 4-9 continued
 City of Richmond Hill
 Growth Studies Capital – Updated
 2019\$

| Project Number | Increased Service Needs Attributable to Anticipated Development | Services/Class of Services to Which the Study Relates | Timing (year) | Gross Capital Cost Estimate (2018\$) | Gross Capital Cost Estimate (2019\$) | 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 79% | Non-Residential Share 21% |
| | 2019-2028 | | | | | | | | | | | | |
| | Engineering Studies: | | | | | | | | | | | | |
| 17 | TDM Master Plan | Services Related to a Highway | 2019 | 110,000 | 129,300 | - | | 129,300 | - | | 129,300 | 102,147 | 27,153 |
| 18 | TDM Master Plan | Services Related to a Highway | 2024 | 110,000 | 129,300 | - | | 129,300 | - | | 129,300 | 102,147 | 27,153 |
| 19 | Pedestrians & Cycling Master Plan | | | | | | | | | | | | |
| 19a | Pedestrians & Cycling Master Plan | Services Related to a Highway | 2020 | 55,000 | 64,600 | - | | 64,600 | - | | 64,600 | 51,034 | 13,566 |
| 19b | Pedestrians & Cycling Master Plan | Parks and Recreation Services | 2020 | 55,000 | 64,600 | - | | 64,600 | - | | 64,600 | 51,034 | 13,566 |
| | Sub-Total | | | 110,000 | 129,200 | - | - | 129,200 | - | - | 129,200 | 102,068 | 27,132 |
| 20 | Village Core Transportation Master Plan | Services Related to a Highway | 2019 | 110,000 | 129,300 | - | | 129,300 | - | | 129,300 | 102,147 | 27,153 |
| | Reserve Fund: | | | | | | | | | | | | |
| 21 | Reserve Fund Adjustment | | | 30,569 | 3,070,219 | - | | 3,070,219 | - | | 3,070,219 | 2,425,473 | 644,746 |
| | Total | | | 2,355,569 | 6,552,419 | - | 82,260 | 6,470,159 | 731,495 | - | 5,738,664 | 4,533,544 | 1,205,119 |



4.3.4 Growth Studies - Parking Services

Given the change to the D.C.A. through Bill 197, the mandatory 10% deduction has been removed from D.C.-eligible services.

Figure 4-10 provides the updated capital project listing with the removal of the mandatory deduction for growth studies related to parking services. The growth-related study related to Parking that was previously included under the Administrative Studies capital costs, has now been reclassified and included on a separate capital project listing. This adjustment the D.C. by-law to identify the portion of the charges that will be become ineligible as of September 18, 2022, without having to amend the calculation related to Growth Studies. This parking study provides for a D.C.-eligible amount of \$88,150.

Based on the City's 2019 D.C. Study, the costs allocated between residential and non-residential development based on the ratio of future anticipated population and employment are 79% residential and 21% non-residential over the 10-year forecast period.



Figure 4-10
City of Richmond Hill
Growth Studies - Parking Capital – Updated

| Project Number | Increased Service Needs Attributable to Anticipated Development | Services to Which the Study Relates | Timing (year) | Gross Capital Cost Estimate (2019\$) | 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 | Non-Residential Share |
| | 2019-2028 | | | | | | | | | | 79% | 21% |
| | Parking Studies: | | | | | | | | | | | |
| 1 | Parking Utilization & Parking Strategy Study | Parking Services | 2019-2020 | 176,300 | - | | 176,300 | 88,150 | | 88,150 | 69,639 | 18,512 |
| | Total | | | 176,300 | - | - | 176,300 | 88,150 | - | 88,150 | 69,639 | 18,512 |



4.4 D.C. By-law Revised Schedule of Charges

4.4.1 Updated D.C. Calculation (2019\$)

Figure 4-11 provides the calculations to the proposed D.C. to be imposed on anticipated development in the City for City-wide services over the 10-year forecast period (2019-2028) as described earlier in the chapter. Figure 4-12 provides for D.C. calculations on a 10-year forecast basis for Parking which will become ineligible as of September 18, 2022.

The calculations provided herein are the same as was provided for in the 2019 D.C. Study. For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations set out in Figures 4-11 and 4-12 are based on the net anticipated population increase. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charge. With respect to non-residential development, the total costs allocated to non-residential development (based on need for service) have been divided by the anticipated development over the planning periods to calculate the blended costs per sq.ft. (or sq.m.) of gross floor area for each service/class of service.

With respect to retail and non-retail development, the total costs in the non-residential charge in Tables 4-11 and 4-12 have been allocated by the anticipated development (i.e. employees) over the planning period. To calculate the cost per sq.ft. (or sq.m.) of gross floor area, these cost allocations have been divided by the associated sq.ft. (or sq.m.) per employees. These differentiated charges have been recalculated and are provided in Figures 4-13 and 4-14.



Figure 4-11
City of Richmond Hill
City-wide D.C. Calculations (2019 – 2028)
2019\$

| SERVICE/CLASS | 2021\$ D.C.-Eligible Cost | | 2021\$ D.C.-Eligible Cost | | |
|--|---------------------------|--------------------|---------------------------|---------------------------|-----------------|
| | Residential | Non-Residential | S.D.U. | Non-Residential (Blended) | |
| | | | | per sq.m. | per sq.ft. |
| | \$ | \$ | \$ | \$ | \$ |
| 1. Parks and Recreation | | | | | |
| 1.1 Parkland development, amenities & trails | 47,079,497 | 2,477,868 | 3,804 | 4.00 | 0.3714 |
| 1.2 Parks and Recreation Vehicles and Equipment | 1,78,535 | 56,765 | 87 | 0.09 | 0.0085 |
| 1.3 Indoor Recreation facilities | 66,28,021 | 3,512,001 | 5,392 | 5.67 | 0.5264 |
| | 114,886,053 | 6,046,634 | 9,283 | 9.76 | 0.9063 |
| 2. Library Services | | | | | |
| 2.1 Library facilities | 13,567,405 | 714,074 | 1,096 | 1.15 | 0.1070 |
| 2.2 Library collection materials & vehicles | 2,965,839 | 156,097 | 240 | 0.25 | 0.0234 |
| | 16,533,245 | 870,171 | 1,336 | 1.40 | 0.1304 |
| 3. Growth Studies | | | | | |
| 3.1 Services Related to a Highway | 2,332,756 | 620,100 | 188 | 1.00 | 0.0929 |
| 3.2 Water Services | 264,797 | 70,389 | 21 | 0.11 | 0.0105 |
| 3.3 Wastewater Services | 210,507 | 55,957 | 17 | 0.09 | 0.0084 |
| 3.4 Stormwater Services | 75,698 | 20,122 | 6 | 0.03 | 0.0030 |
| 3.5 Fire Protection Services | 56,821 | 15,104 | 5 | 0.02 | 0.0023 |
| 3.6 Parks and Recreation Services | 1,476,064 | 392,371 | 119 | 0.63 | 0.0588 |
| 3.7 Library Services | 116,902 | 31,075 | 9 | 0.05 | 0.0047 |
| | 4,533,544 | 1,205,119 | 365 | 1.93 | 0.1806 |
| TOTAL | \$135,952,842 | \$8,121,925 | \$10,984 | \$13.09 | \$1.2173 |
| D.C.-Eligible Capital Cost | \$135,952,842 | \$8,121,925 | | | |
| 10-Year Gross Population/GFA Growth (sq.ft.) | 44,641 | 6,672,300 | | | |
| Cost Per Capita/Non-Residential GFA (sq.ft.) | \$3,045 | \$1.2173 | | | |
| By Residential Unit Type | P.P.U. | | | | |
| Single and Semi-Detached Dwelling | 3.607 | \$10,985 | | | |
| Other Multiples | 2.972 | \$9,051 | | | |
| Apartments & Stacked Townhouses- Large >= 700 sq.ft. | 2.533 | \$7,714 | | | |
| Apartments & Stacked Townhouses- Small < 700 sq.ft. | 1.735 | \$5,284 | | | |



Figure 4-12
 City of Richmond Hill
 City-wide D.C. Calculations – Growth Studies Parking
 (2019 – 2028)
 2019\$

| SERVICE/CLASS | 2021\$ D.C.-Eligible Cost | | 2021\$ D.C.-Eligible Cost | | |
|--|---------------------------|-----------------|---------------------------|---------------------------|-----------------|
| | Residential | Non-Residential | S.D.U. | Non-Residential (Blended) | |
| | | | | per sq.m. | per sq.ft. |
| 4. <u>Growth Studies - Parking</u> | \$ | \$ | \$ | \$ | \$ |
| 4.1 Growth Studies | 69,639 | 18,512 | 6 | 0.03 | 0.0028 |
| TOTAL | \$69,639 | \$18,512 | \$6 | \$0.03 | \$0.0028 |
| D.C.-Eligible Capital Cost | \$69,639 | \$18,512 | | | |
| 10-Year Gross Population/GFA Growth (sq.ft.) | 44,641 | 6,672,300 | | | |
| Cost Per Capita/Non-Residential GFA (sq.ft.) | \$1.56 | \$0.0028 | | | |
| By Residential Unit Type | P.P.U. | | | | |
| Single and Semi-Detached Dwelling | 3.607 | \$6 | | | |
| Other Multiples | 2.972 | \$5 | | | |
| Apartments & Stacked Townhouses- Large >= 700 sq.ft. | 2.533 | \$4 | | | |
| Apartments & Stacked Townhouses- Small < 700 sq.ft. | 1.735 | \$3 | | | |



Figure 4-13
City of Richmond Hill
Retail/Non-Retail City-wide D.C. Calculations
(2019 – 2028)
2019\$

| SERVICE/CLASS | 2021\$ D.C.-Eligible Cost | | 2021\$ D.C.-Eligible Cost | | 2021\$ D.C.-Eligible Cost | |
|---|---------------------------|--------------------|---------------------------|----------------------|---------------------------|-----------------------|
| | Retail/Non-Retail | | Retail/Non-Retail | | Retail/Non-Retail | |
| | Retail | Non-Retail | Retail per sq.m. | Non-Retail per sq.m. | Retail per sq.ft. | Non-Retail per sq.ft. |
| | \$ | \$ | \$ | \$ | \$ | \$ |
| 1. <u>Parks and Recreation</u> | | | | | | |
| 1.1 Parkland development, amenities & trails | 624,747 | 1,853,121 | 5.04 | 3.74 | 0.4681 | 0.3471 |
| 1.2 Parks and Recreation Vehicles and Equipment | 14,312 | 42,453 | 0.12 | 0.09 | 0.0107 | 0.0080 |
| 1.3 Indoor Recreation facilities | 885,484 | 2,626,517 | 7.14 | 5.30 | 0.6635 | 0.4920 |
| | 1,524,544 | 4,522,090 | 12.30 | 9.13 | 1.1423 | 0.8471 |
| 2. <u>Library Services</u> | | | | | | |
| 2.1 Library facilities | 180,040 | 534,034 | 1.45 | 1.08 | 0.1349 | 0.1001 |
| 2.2 Library collection materials & vehicles | 39,357 | 116,740 | 0.32 | 0.24 | 0.0295 | 0.0219 |
| | 219,397 | 650,774 | 1.77 | 1.32 | 0.1644 | 0.1220 |
| 3. <u>Growth Studies</u> | | | | | | |
| 3.1 Services Related to a Highway | 156,346 | 463,753 | 1.26 | 0.94 | 0.1171 | 0.0869 |
| 3.4 Stormwater Services | 5,073 | 15,049 | 0.04 | 0.03 | 0.0038 | 0.0028 |
| 3.5 Fire Protection Services | 3,808 | 11,296 | 0.03 | 0.02 | 0.0029 | 0.0021 |
| 3.6 Parks and Recreation Services | 98,929 | 293,442 | 0.80 | 0.59 | 0.0741 | 0.0550 |
| 3.7 Library Services | 7,835 | 23,240 | 0.06 | 0.05 | 0.0059 | 0.0044 |
| | 271,992 | 806,781 | 2.19 | 1.63 | 0.2038 | 0.1512 |
| TOTAL | \$2,015,933 | \$5,979,645 | \$16.26 | \$12.08 | \$1.5105 | \$1.1203 |
| D.C.-Eligible Capital Cost | \$2,015,933 | \$5,979,645 | | | | |
| 10-Year Gross Population/GFA Growth (sq.ft.) | 1,334,600 | 5,337,700 | | | | |
| Cost Per Capita/Non-Residential GFA (sq.ft.) | \$1.5105 | \$1.1203 | | | | |

Figure 4-14
City of Richmond Hill
Retail/Non-Retail City-wide D.C. Calculations – Growth Studies Parking
(2019 – 2028)
2019\$

| SERVICE/CLASS | 2021\$ D.C.-Eligible Cost | | 2021\$ D.C.-Eligible Cost | | 2021\$ D.C.-Eligible Cost | |
|---|---------------------------|-----------------|---------------------------|----------------------|---------------------------|-----------------------|
| | Retail/Non-Retail | | Retail/Non-Retail | | Retail/Non-Retail | |
| | Retail | Non-Retail | Retail per sq.. | Non-Retail per sq.m. | Retail per sq.ft. | Non-Retail per sq.ft. |
| | \$ | \$ | \$ | \$ | \$ | \$ |
| 4. <u>Growth Studies - Parking</u> | | | | | | |
| 4.1 Growth Studies | 4,667 | 13,844 | 0.04 | 0.03 | 0.0035 | 0.0026 |
| TOTAL | \$4,667 | \$13,844 | \$0.04 | \$0.03 | \$0.0035 | \$0.0026 |
| D.C.-Eligible Capital Cost | \$4,667 | \$13,844 | | | | |
| 10-Year Gross Population/GFA Growth (sq.ft.) | 1,334,600 | 5,337,700 | | | | |
| Cost Per Capita/Non-Residential GFA (sq.ft.) | \$0.0035 | \$0.0026 | | | | |



Figures 4-15 compares the amended and existing single detached dwelling unit charges and Figures 4-16 and 4-17 compare the amended and existing non-residential retail and non-retail per square metre, respectfully. These charges are represented in 2019 values.

Figure 4-15
City of Richmond Hill
Comparison of Residential Single Detached Unit D.C. as per the
2019 D.C. By-law and Re-Calculated Charges
2019\$

| Service/Class | Rates as per By-law 47-19 (2019 \$) | Revised Calculations (2019 \$) |
|---------------------------------|---|--------------------------------------|
| City-Wide Services: | | |
| Engineering | 7,498 | 7,498 |
| Public Works | 856 | 856 |
| Fire Protection Services | 456 | 456 |
| Parks and Recreation | 8,134 | 9,283 |
| Library Services | 1,194 | 1,336 |
| Growth Studies | 292 | 365 |
| Growth Studies - Parking* | | 6 |
| Total City-Wide Services | 18,430 | 19,800 |

* Eligible until September 18, 2022



Figure 4-16
City of Richmond Hill
Comparison of Existing and Amending Non-Residential – Retail D.C. (per sq. m.)
as per the 2019 D.C. By-law and Re-Calculated Charges
2019\$

| Service/Class | Current (By-law 47-19) (2019\$) | D.C. Update |
|---------------------------------|------------------------------------|--------------|
| City-Wide Services: | | |
| Engineering | 60.12 | 60.12 |
| Public Works | 6.30 | 6.30 |
| Fire Protection Services | 3.12 | 3.12 |
| Parks and Recreation | 10.82 | 12.30 |
| Library Services | 1.61 | 1.77 |
| Growth Studies | 2.15 | 2.19 |
| Growth Studies - Parking* | | 0.04 |
| Total City-Wide Services | 84.12 | 85.83 |

* Eligible until September 18, 2022

Figure 4-17
City of Richmond Hill
Comparison of Existing and Amending Non-Residential – Non-Retail D.C. (per sq. m.)
2019\$

| Service/Class | Current (By-law 47-19) (2019\$) | D.C. Update |
|---------------------------------|------------------------------------|--------------|
| City-Wide Services: | | |
| Engineering | 43.76 | 43.76 |
| Public Works | 4.63 | 4.63 |
| Fire Protection Services | 2.15 | 2.15 |
| Parks and Recreation | 8.02 | 9.13 |
| Library Services | 1.18 | 1.32 |
| Growth Studies | 1.61 | 1.63 |
| Growth Studies - Parking* | | 0.03 |
| Total City-Wide Services | 61.35 | 62.65 |

* Eligible until September 18, 2022



4.4.2 Revised D.C. Rates (2019\$ and 2020\$)

Based on the calculations above, the City-wide D.C. (in 2019\$) is calculated to increase from \$18,430 to \$19,800 per single detached unit. For non-residential retail development, the calculated D.C. result in an increase from \$84.12 to \$85.83 per square metre for non-residential non-retail development and an increase from \$61.35 to \$62.65 per square metre for non-retail development.

Figure 4-18 provides for the updated City-wide D.C.s in 2019 values, as the study was originally completed in 2019. This figure would be included as the amending schedule to the D.C. by-law. Figure 4-19 provides for the indexed 2020 values as the City's current D.C.s have been indexed by 5.19% on July 1, 2019 and by 2.89% on July 1, 2020 as per the by-law.



Figure 4-18
City of Richmond Hill
Updated Development Charge Schedule
(2019\$)

| Service/Class | RESIDENTIAL | | | | NON-RESIDENTIAL | | | |
|---------------------------------|-----------------------------------|-----------------|--|---|--|--|---|---|
| | Single and Semi-Detached Dwelling | Other Multiples | Apartments & Stacked Townhouses - Large >=700 sq.ft. | Apartments & Stacked Townhouses - Small <700 sq.ft. | Retail (per sq.m. of Gross Floor Area) | Non-Retail (per sq.m. of Gross Floor Area) | Retail (per sq.ft. of Gross Floor Area) | Non-Retail (per sq.ft. of Gross Floor Area) |
| City-Wide Services: | | | | | | | | |
| Engineering | 7,498 | 6,089 | 4,925 | 2,882 | 60.12 | 43.76 | 5.59 | 4.07 |
| Public Works | 856 | 694 | 562 | 330 | 6.30 | 4.63 | 0.59 | 0.43 |
| Fire Protection Services | 456 | 371 | 300 | 175 | 3.12 | 2.15 | 0.29 | 0.20 |
| Parks and Recreation | 9,283 | 7,649 | 6,519 | 4,465 | 12.30 | 9.13 | 1.14 | 0.85 |
| Library Services | 1,336 | 1,101 | 938 | 643 | 1.77 | 1.32 | 0.16 | 0.12 |
| Growth Studies | 365 | 301 | 256 | 176 | 2.19 | 1.63 | 0.20 | 0.15 |
| Growth Studies - Parking* | 6 | 5 | 4 | 3 | 0.04 | 0.03 | 0.00 | 0.00 |
| Total City-Wide Services | \$19,800 | \$16,210 | \$13,504 | \$8,673 | \$85.83 | \$62.65 | \$7.97 | \$5.82 |

* Eligible until September 18, 2022



Figure 4-19
City of Richmond Hill
Updated Development Charge Schedule
(2020\$)

| Service/Class | RESIDENTIAL | | | | NON-RESIDENTIAL | | | |
|---------------------------------|-----------------------------------|-----------------|--|---|--|--|---|---|
| | Single and Semi-Detached Dwelling | Other Multiples | Apartments & Stacked Townhouses - Large >=700 sq.ft. | Apartments & Stacked Townhouses - Small <700 sq.ft. | Retail (per sq.m. of Gross Floor Area) | Non-Retail (per sq.m. of Gross Floor Area) | Retail (per sq.ft. of Gross Floor Area) | Non-Retail (per sq.ft. of Gross Floor Area) |
| City-Wide Services: | | | | | | | | |
| Engineering | 8,115 | 6,590 | 5,330 | 3,119 | 65.06 | 47.36 | 6.04 | 4.40 |
| Public Works | 926 | 751 | 609 | 357 | 6.82 | 5.01 | 0.63 | 0.47 |
| Fire Protection Services | 494 | 401 | 324 | 190 | 3.38 | 2.33 | 0.31 | 0.22 |
| Parks and Recreation | 10,047 | 8,279 | 7,056 | 4,832 | 13.31 | 9.88 | 1.24 | 0.92 |
| Library Services | 1,446 | 1,192 | 1,015 | 696 | 1.92 | 1.43 | 0.18 | 0.13 |
| Growth Studies | 395 | 326 | 277 | 190 | 2.37 | 1.76 | 0.22 | 0.16 |
| Growth Studies - Parking* | 6 | 5 | 4 | 3 | 0.04 | 0.03 | - | - |
| Total City-Wide Services | \$21,429 | \$17,544 | \$14,615 | \$9,387 | \$92.90 | \$67.80 | \$8.62 | \$6.30 |



Chapter 5

Updates to the D.C. By-law



5. Updates to the D.C. By-law

As summarized in Chapter 2, the D.C. by-law will require several updates to conform with the D.C.A., as amended.

With respect to the “Time of Calculation and Payment” section of the by-law, the following refinements are to be included:

- Six equal annual D.C. payments commencing at occupancy for Rental Housing and Institutional Developments;
- Non-profit Housing Developments will be allowed to pay their D.C.s in 21 equal annual payments; and
- The D.C. amount for all developments occurring within 2 years of a site plan or zoning by-law amendment planning approval (for applications submitted after January 1, 2020) shall be determined based on the D.C. in effect on the day of the site plan or zoning by-law amendment application.

Instalment payments and payments determined at the time of site plan or zoning by-law amendment application are subject to annual interest charges. The interest rate, at the Bank of Canada Prime rate with semi-annual increments, has been adopted by City Council and is based on the City’s D.C. Interest Policy. This policy may be amended from time to time.

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 without share capital to which the *Corporations Act* 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*, or any successor legislation.

In addition to the changes provided above, the following definition for “Class” will be provided:

“Class” means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the Development Charges Act.

With respect to exemptions, the following will be included as per O. Reg. 454-19:

No development charge shall be payable where the development:

- is limited to the creation of an additional dwelling unit as prescribed, in prescribed classes of new residential buildings as set out in the Regulations to the Development Charges Act, 1997; and



- is limited to the creation of an additional dwelling unit ancillary to a new dwelling unit in prescribed classes of new residential buildings as set out in the Regulations to the Development Charges Act, 1997.

With respect to exemptions, the following will be included as per Bill 213:

Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

Other new definitions have been included in the draft by-law to incorporate language being used in the amended legislation, they include definitions such as Accessory Dwelling; Ancillary Residential Building, Hospice, Rental Housing; etc.

As presented earlier, the D.C. for the Growth Studies – Parking will cease to be recoverable as of September 18, 2022. As such, changes to Schedule’s “A”, “B”, and “C” have been made to identify the charges identified herein. In addition Schedule “B” has been split into “B-1” and “B-2” and Schedule “C” has been split into “C-1”, and “C-2”, C to provide for the development charges that are to be imposed pre- and post- September 18, 2022.



Chapter 6

Recommendations



6. Recommendations

It is recommended that Council:

“Approve the Development Charges Update Study dated April 9, 2021, as amended (if applicable)”;

“Approve the updated capital projects set out in Chapter 4 of the Development Charges Update Study dated April 9, 2021”;

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

“Approve the Amending Development Charge By-law as set out in Appendix C”.



Appendix A

Existing Policies under By-law 47-19



A-1: Existing Policies under By-law 47-19

The following subsections set out the rules governing the calculation, payment and collection of D.C.s as provided in By-law 47-19, in accordance with the D.C.A.

Approvals for Development

A development charge is payable by the owner pursuant to this By-law in connection with the following approvals for the development of land:

- a) the passing of a zoning by-law or of an amendment thereto 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, S.O. 1998, c. 19; or
- g) the issuing of a permit under the Building Code Act in relation to a building or structure.

Multiple Approvals

- a) Where two or more of the actions described above, under Approvals for Development sections a) to g) inclusive, are required before land to which a development charge applies can be developed, only one development charge shall be levied in accordance with the provisions of this By-law.
- b) Notwithstanding subsection a), if two or more of the actions described under Approvals for Development sections a) to g) inclusive, occur at different times with respect to the same lands and result in additional development of those lands, an additional development charge in respect of such additional



development shall be calculated and paid in accordance with the provisions of the By-Law and the provisions applicable to calculating the additional development charge is applicable.

Calculation of Development Charges

Except as otherwise set out in the By-law, the development charge with respect to the development of any land, buildings, or structures shall be calculated as follows:

- (a) In the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units to be constructed;
- (b) In the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the gross floor area in square metres of the proposed building or structure or addition thereto.

Reduction of Charges for Redevelopment

- 1) Where, as a result of the redevelopment of land, a building or structure existing on the land within 48 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:
 - (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 6 of this by-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
 - (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 6 of this by-law by the gross floor area that has been or will be demolished or converted to another principal use; provided that such amounts shall not exceed, in total, the amount of the development



charges otherwise payable with respect to the redevelopment. The 48 month time frame shall be calculated from the date of the issuance of the demolition permit.

- 2) For the purposes of the section 1) above, the onus is on the applicant to produce evidence to the satisfaction of the Town, acting reasonably, to establish the following:
 - (a) the number of dwelling units that have been or will be demolished or converted to another principal use; or
 - (b) the non-residential gross floor area that has been or will be demolished or converted to another principal use; and
 - (c) in the case of a demolition, that the dwelling units and/or non-residential gross floor area were demolished within 48 months prior to the date of the payment of development charges in regard to the redevelopment.
- 3) Any building or structure, that is determined to be derelict, or the equivalent of derelict by the Council of the Town, shall be eligible for development charge credits in accordance with section 4).
- 4) Any building or structure deemed derelict, or the equivalent of derelict in accordance with the section 3), shall be eligible for development charge credits if a building permit is issued for a building or structure on the lands previously occupied by the deemed derelict residential building or structure within 120 months or less of the issuance of demolition permit for the deemed derelict building or structure. The calculation of the development charge credit shall be made in accordance with Section 1), the total amount of which shall be based on the time that has passed between the date of issuance of the demolition permit and the date of issuance of the building permit as set out in Schedule D.

Exemptions

The following are exempted from D.C.s:

- Statutory exemptions
 - a) Industrial building additions of up to and including 50% of the existing gross floor area (as per section 10 of the by-law) of the building; for



industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (s. 4 (3)) of the D.C.A;

- b) buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s. 3); and
 - c) residential development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O. Reg. 82/98).
- Non-statutory exemptions
 - Buildings or structures to be used as a public hospital;
 - The gross floor area of a place of worship up to a maximum of 464.5 square metres (5,000 square feet) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.
 - Relocation of residential heritage building within the boundaries of the Town of Richmond Hill; and
 - Creation or addition of an accessory building not exceeding 100 square metres (1,076.39 square feet) of gross floor area save and except for any live work units with a retail component, for which development charges will be payable on the retail portion.

Indexing

The D.C.s imposed shall be adjusted annually in accordance with the D.C.A., which is as per Statistics Canada Non-Residential Building Construction Price Index, by type of building (non-residential building) for the City of Toronto, for the most recent year over year period, every July 1st, without amendment to the by-law.

By-law Duration

The by-law will expire on May 28, 2024, unless it is repealed by Council at an earlier date.

Timing of D.C. Payments

D.C.s imposed under the by-law are calculated, payable and collected upon issuance of building permit for the development.



Despite the above, Council from time to time, and at any time, may enter into Agreements providing for all or any part of the D.C. to be paid before or after it would otherwise be payable, in accordance with section 27 of the D.C.A.



Appendix B

Service Standards



TABLE B-1
SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED
FOR SERVICES REVISED IN THIS 2021 UPDATE STUDY

| SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED | | | | | | | |
|---|---|----------------------------------|-----------------------|--|----------------------|-----------------------------|---------------------|
| Service/Class of Service Category | Sub-Component | 10 Year Average Service Standard | | | | | Maximum Ceiling LOS |
| | | Cost (per capita) | Quantity (per capita) | | Quality (per capita) | | |
| Parks and Recreation Services | Outdoor Recreation and Park Development | \$1,280.39 | 0.0041 | Acres of Parkland | 312,290 | per acre | 53,725,164 |
| | Outdoor Recreation and Park Amenities | \$409.47 | 0.0029 | No. of parkland amenities | 141,197 | per amenity | 17,181,361 |
| | Outdoor Recreation and Park Amenities - Skate Trails & Skateboard Parks | \$14.09 | 0.0311 | Square Metres of Skate Trails & Skateboard Parks | 453 | per lin m. | 591,216 |
| | Parks & Recreation Vehicles and Equipment | \$69.52 | 0.0018 | No. of vehicles and equipment | 38,622 | per vehicle | 2,917,059 |
| | Indoor Recreation Facilities | \$3,158.91 | 3.7635 | ft ² of building area | 839 | per sq.ft. | 132,547,864 |
| Library Services | Library Facilities | \$593.63 | 0.7060 | ft ² of building area | 841 | per sq.ft. | 24,908,715 |
| | Library Collection Materials & Vehicles | \$78.46 | 2.7841 | No. of library collection items and vehicles | 28 | per collection/vehicle item | 3,292,182 |



**City of Richmond Hill
Service Standard Calculation Sheet**

Service: Outdoor Recreation and Park Development
Unit Measure: Acres of Parkland

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Value (\$/Acre) |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------------|
| Local Parks (Neighborhood/Parkettes) | 263.67 | 263.67 | 265.58 | 269.20 | 281.80 | 282.60 | 283.30 | 287.39 | 287.69 | 290.14 | \$278,600 |
| Community Parks | 237.97 | 237.97 | 237.97 | 237.97 | 243.60 | 243.60 | 243.60 | 241.81 | 240.71 | 240.71 | \$354,600 |
| Destination Parks - Other | 184.27 | 184.27 | 180.74 | 10.72 | 170.72 | 170.72 | 167.22 | 167.22 | 167.22 | 167.22 | \$253,500 |
| Destination Park - Lake Wilcox | - | - | 3.53 | 13.55 | 13.55 | 13.55 | 17.05 | 17.05 | 17.05 | 17.05 | \$623,900 |
| Linear Parks | 42.67 | 42.67 | 42.67 | 42.67 | 42.67 | 42.67 | 42.67 | 42.67 | 42.67 | 42.67 | \$253,500 |
| Urban Squares | 0.14 | 0.14 | 0.14 | 0.14 | 0.14 | 0.14 | 0.14 | 0.14 | 0.14 | 0.14 | \$5,804,500 |
| Passive Open Space (including Trails) | 47.46 | 49.71 | 49.99 | 50.20 | 50.20 | 52.00 | 52.00 | 52.50 | 52.50 | 52.50 | \$493,700 |
| Beaver Pond Lit Asphalt Trail | - | - | - | - | - | - | - | - | - | 0.20 | \$2,030,319 |
| Multi-Use Pathway (Lake to Lake) Town's Component (50%) | - | - | - | - | - | - | 2.35 | 2.35 | 4.56 | 6.97 | \$335,556 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total | 776.18 | 778.43 | 780.62 | 784.45 | 802.68 | 805.28 | 808.33 | 811.13 | 812.54 | 817.60 | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 185,541 | 188,404 | 190,755 | 191,594 | 193,274 | 195,022 | 199,925 | 202,268 | 205,252 | 207,787 |
| Per Capita Standard | 0.0042 | 0.0041 | 0.0041 | 0.0041 | 0.0042 | 0.0041 | 0.0040 | 0.0040 | 0.0040 | 0.0039 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 0.0041 |
| Quality Standard | \$312,290 |
| Service Standard | \$1,280 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|--------------|
| Forecast Population | 41,960 |
| \$ per Capita | \$1,280 |
| Eligible Amount | \$53,725,164 |



**City of Richmond Hill
Service Standard Calculation Sheet**

Service: Outdoor Recreation and Park Amenities
Unit Measure: No. of parkland amenities

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Value (\$/item) |
|--|------|------|------|------|------|------|------|------|------|------|----------------------|
| Senior Baseball (lit & Irrigated) | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$1,005,500 |
| Senior Softball (lit & Irrigated) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$583,800 |
| Senior Softball (lit) | 13 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | \$425,800 |
| Senior Soccer (lit & Irrigated) | 9 | 9 | 9 | 9 | 10 | 10 | 10 | 10 | 10 | 10 | \$555,300 |
| Senior Soccer (lit & Unirrigated) | - | - | - | - | - | - | - | - | - | - | \$334,000 |
| Senior Soccer (Artificial Turf) | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | \$1,543,000 |
| Tennis (lit and colour coated) | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 25 | \$118,600 |
| Tennis (lit) | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 26 | \$100,500 |
| Bocci (lit) | 4 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | \$59,000 |
| Unlit Sportsfields: | | | | | | | | | | | |
| Junior Baseball | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| Senior Softball (Unlit & Unirrigated) | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$159,400 |
| Junior Softball (Unlit & Unirrigated) | 16 | 20 | 20 | 20 | 20 | 20 | 19 | 19 | 17 | 17 | \$101,800 |
| Senior Soccer A (Unlit & Irrigated) | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$250,000 |
| Senior Soccer (Unlit & Unirrigated) | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$101,900 |
| Junior Soccer (Unlit & Unirrigated) | 6 | 7 | 6 | 6 | 7 | 7 | 8 | 8 | 8 | 8 | \$58,900 |
| Mini Soccer (Unlit & Unirrigated) | 18 | 16 | 16 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | \$47,700 |
| Soccer Practice Field | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$34,800 |
| Tennis (Unlit) | 28 | 30 | 30 | 32 | 32 | 32 | 32 | 32 | 32 | 24 | \$51,600 |
| Bocci (Unlit) | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | \$41,800 |
| Basketball Courts | 86 | 86 | 86 | 88 | 88 | 88 | 88 | 88 | 88 | 88 | \$34,300 |
| Fitness Equipment - Parkette/Local Park | 6 | 6 | 6 | 5 | 5 | 5 | 6 | 7 | 7 | 7 | \$47,000 |
| Fitness Equipment - Community/Destination Park | - | - | - | 1 | 2 | 2 | 2 | 2 | 2 | 2 | \$67,700 |
| Amphitheatre | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$233,500 |
| Fieldhouse/Washrooms | 12 | 12 | 12 | 12 | 11 | 11 | 11 | 11 | 11 | 11 | \$265,700 |
| Fieldhouse/Washrooms - Lake Wilcox | - | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | \$600,100 |
| Gazebo/Shelter - Neighbourhood Park | 48 | 51 | 56 | 55 | 52 | 52 | 54 | 55 | 55 | 55 | \$131,300 |
| Gazebo/Shelter - Community/Destination Park | 1 | 1 | 1 | 2 | 2 | 3 | 5 | 4 | 4 | 4 | \$258,800 |



**City of Richmond Hill
Service Standard Calculation Sheet**

Service: Outdoor Recreation and Park Amenities
Unit Measure: No. of parkland amenities

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Value (\$/item) |
|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|----------------------|
| Playground - Community Parks (3 units req.) | 57 | 57 | 57 | 57 | 59 | 58 | 58 | 58 | 59 | 59 | \$122,300 |
| Playground - Local Parks (2 units req.) | 92 | 92 | 92 | 93 | 100 | 100 | 100 | 102 | 102 | 104 | \$107,700 |
| Playground - Parkettes (1 unit req.) | 53 | 53 | 54 | 54 | 54 | 54 | 58 | 58 | 59 | 59 | \$202,800 |
| Playground - Barrier Free (3 units req.) | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | \$227,800 |
| Off Leash Area | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$52,500 |
| Ropes Course | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$207,200 |
| Water Play Facilities | 9 | 9 | 9 | 9 | 10 | 11 | 12 | 12 | 12 | 13 | \$307,800 |
| Waterplay - Recirculated (Destination Park) | - | - | - | - | - | - | - | 1 | 1 | 1 | |
| Water Play - Recirculation (Community Park) | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | \$741,900 |
| Multi-Use Court (Sports Court) - unlit | - | - | - | - | 2 | 2 | 2 | 2 | 2 | 2 | \$164,800 |
| Multi-Use Court (Sports Court) - lit | - | - | - | - | - | - | - | 3 | 3 | 3 | \$307,700 |
| Beach Volleyball Court | - | - | - | - | - | - | - | - | 1 | 1 | |
| Pickleball Court - Unlit | - | - | - | - | - | - | - | - | - | 2 | |
| Ping Pong | - | - | - | - | - | - | - | - | - | 1 | |
| Junior Softball - Practice | - | - | - | - | - | - | - | - | 2 | 2 | |
| Tennis (Unlit & Colour Coated) | - | - | - | - | - | - | - | - | - | 6 | |
| Total | 536 | 544 | 549 | 556 | 568 | 569 | 578 | 584 | 587 | 593 | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 185,541 | 188,404 | 190,755 | 191,594 | 193,274 | 195,022 | 199,925 | 202,268 | 205,252 | 207,787 |
| Per Capita Standard | 0.0029 | 0.0029 | 0.0029 | 0.0029 | 0.0029 | 0.0029 | 0.0029 | 0.0029 | 0.0029 | 0.0029 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 0.0029 |
| Quality Standard | \$141,197 |
| Service Standard | \$409 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|--------------|
| Forecast Population | 41,960 |
| \$ per Capita | \$409 |
| Eligible Amount | \$17,181,361 |



**City of Richmond Hill
Service Standard Calculation Sheet**

Service: Outdoor Recreation and Park Amenities - Skate Trails & Skateboard Parks
Unit Measure: Square Metres of Skate Trails & Skateboard Parks

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Value (\$/ Square Metre) |
|-------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------------------------|
| Artificial Ice Trail | 1,296 | 1,96 | 1296 | 1,296 | 1,296 | 1,296 | 1,296 | 1,296 | 1,296 | 1,296 | \$1,010 |
| Skateboard Parks (Modular) | 4,054 | 4,54 | 4054 | 4,054 | 4,054 | 4,054 | 4,054 | 4,054 | 5,554 | 5,554 | \$260 |
| Concrete Skateboard Skatepark | - | - | - | - | - | - | - | 1,609 | 1,609 | 1,609 | \$695 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total | 5,350 | 5,350 | 5,350 | 5,350 | 5,350 | 5,350 | 5,350 | 6,959 | 8,459 | 8,459 | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 185,541 | 188,404 | 190,755 | 191,594 | 193,274 | 195,022 | 199,925 | 202,268 | 205,252 | 207,787 |
| Per Capita Standard | 0.0288 | 0.0284 | 0.0280 | 0.0279 | 0.0277 | 0.0274 | 0.0268 | 0.0344 | 0.0412 | 0.0407 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 0.0311 |
| Quality Standard | \$453 |
| Service Standard | \$14 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-----------|
| Forecast Population | 41,960 |
| \$ per Capita | \$14 |
| Eligible Amount | \$591,216 |



**City of Richmond Hill
Service Standard Calculation Sheet**

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

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Value (\$/Vehicle) |
|------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------------------|
| Parks | | | | | | | | | | | |
| Total Number of Rental Vehicles | 13 | 13 | 14 | 14 | 15 | 16 | 18 | 18 | 18 | 18 | \$25,400 |
| 1 Tons | 17 | 17 | 18 | 18 | 18 | 18 | 19 | 19 | 19 | 19 | \$93,100 |
| Attachments | 51 | 52 | 53 | 53 | 53 | 53 | 53 | 53 | 53 | 53 | \$14,700 |
| Down Size Pickup | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | \$44,100 |
| Other Equipment | 179 | 179 | 179 | 179 | 179 | 182 | 182 | 182 | 182 | 182 | \$26,600 |
| Full Size Pickup/vans | 6 | 6 | 6 | 6 | 6 | 7 | 8 | 8 | 8 | 8 | \$40,500 |
| Loaders/Backhoes | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 2 | 2 | \$92,500 |
| Other Vehicles | 23 | 24 | 25 | 25 | 25 | 26 | 26 | 26 | 26 | 26 | \$21,500 |
| Trucks over 1.5 tons | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 10 | 10 | 10 | \$215,300 |
| Sidewalk Sweeper | - | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | \$186,900 |
| Recreation | | | | | | | | | | | |
| Ice Resurfacers | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | \$176,500 |
| Pick-up Trucks | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$67,500 |
| Off Road Utility Vehicle/Gator | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$20,000 |
| Shared vehicles with roads: | | | | | | | | | | | |
| Bucket Truck | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | \$321,900 |
| Crane Truck | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | \$285,600 |
| Chipper | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | \$57,100 |
| Stumper | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | \$51,900 |
| One Ton Truck | 8.7 | 8.7 | 8.7 | 8.7 | 8.7 | 8.7 | 8.7 | 8.7 | 8.7 | 8.7 | \$103,800 |
| Pick-up | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | \$67,500 |
| Trailer | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | \$20,800 |
| Zero Turns per Crew | 1.6 | 1.6 | 1.6 | 1.6 | 1.6 | 1.6 | 1.6 | 1.6 | 1.6 | 1.6 | \$26,000 |
| Dump Trailers | 3.2 | 3.2 | 3.2 | 3.2 | 3.2 | 3.2 | 3.2 | 3.2 | 3.2 | 3.2 | \$20,800 |
| Total | 330 | 333 | 337 | 337 | 339 | 345 | 349 | 350 | 348 | 348 | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 185,541 | 188,404 | 190,755 | 191,594 | 193,274 | 195,022 | 199,925 | 202,268 | 205,252 | 207,787 |
| Per Capita Standard | 0.0018 | 0.0018 | 0.0018 | 0.0018 | 0.0018 | 0.0018 | 0.0017 | 0.0017 | 0.0017 | 0.0017 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 0.0018 |
| Quality Standard | \$38,622 |
| Service Standard | \$70 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-------------|
| Forecast Population | 41,960 |
| \$ per Capita | \$70 |
| Eligible Amount | \$2,917,059 |



**City of Richmond Hill
Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities
Unit Measure: ft² of buildin area

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Building Value (\$/sq.ft.) | Value/ft ² with land, site works, etc. |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|---|
| Community Centres | | | | | | | | | | | | |
| Richvale Community Centre | 19,298 | 19,298 | 19,298 | 19,298 | 19,298 | 19,298 | 19,298 | 19,298 | 19,298 | 19,298 | \$452 | \$1,772 |
| Bayview Hill Community Centre | 34,600 | 34,600 | 34,600 | 34,600 | 34,600 | 34,600 | 34,600 | 34,600 | 34,600 | 34,600 | \$422 | \$1,065 |
| Lake Wilcox Community Hall | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | \$276 | \$1,145 |
| Elgin West Community Centre | 21,100 | 21,100 | 21,100 | 21,100 | 21,100 | 21,100 | 21,100 | 21,100 | 21,100 | 21,100 | \$458 | \$1,307 |
| Rouge Woods Community Centre | 28,700 | 28,700 | 28,700 | 28,700 | 28,700 | 28,700 | 28,700 | 28,700 | 28,700 | 28,700 | \$436 | \$1,428 |
| Langstaff Discovery Centre | 23,010 | 23,010 | 23,010 | 23,010 | 23,010 | 23,010 | 23,010 | 23,010 | 23,010 | 23,010 | \$432 | \$476 |
| Oak Ridges Community Centre/Fitness/Pool | - | 60,655 | 60,655 | 60,655 | 60,655 | 60,655 | 60,655 | 60,655 | 60,655 | 60,655 | \$535 | \$867 |
| Meeting Rooms/Banquet Facilities | | | | | | | | | | | | |
| Connor Room | 3,200 | 3,200 | 3,200 | 3,200 | 3,200 | 3,200 | 3,200 | 3,200 | 3,200 | 3,200 | \$532 | \$623 |
| Richmond Hill Room - Elgin Barrow | 3,200 | 3,200 | 3,200 | 3,200 | 3,200 | 3,200 | 3,200 | 3,200 | 3,200 | 3,200 | \$324 | \$5,542 |
| Norm Taylor Room - Oak Ridges Rec Centre | 3,400 | 3,400 | 3,400 | 3,400 | 3,400 | 3,400 | 3,400 | 3,400 | 3,400 | 3,400 | \$324 | \$4,755 |
| Signature Tao Inc. - 8763 Bayview Avenue | - | - | - | - | - | - | 1,001 | 1,001 | 1,001 | 1,001 | \$260 | \$576 |
| Indoor Pools | | | | | | | | | | | | |
| Centennial | 20,250 | 20,250 | 20,250 | 20,250 | 20,250 | 20,250 | 20,250 | 20,250 | 20,250 | 20,250 | \$523 | \$753 |
| Richvale Community Centre | 17,999 | 17,999 | 17,999 | 17,999 | 17,999 | 17,999 | 17,999 | 17,999 | 17,999 | 17,999 | \$452 | \$498 |
| Lois Hancey Aqua. Centre | 30,200 | 30,200 | 30,200 | 30,200 | 30,200 | 30,200 | 30,200 | 30,200 | 30,200 | 30,200 | \$569 | \$1,709 |
| Bayview Hill Community Centre | 19,000 | 19,000 | 19,000 | 19,000 | 19,000 | 19,000 | 19,000 | 19,000 | 19,000 | 19,000 | \$422 | \$465 |
| Elgin West Pool | 19,000 | 19,000 | 19,000 | 19,000 | 19,000 | 19,000 | 19,000 | 19,000 | 19,000 | 19,000 | \$458 | \$505 |
| Arenas | | | | | | | | | | | | |
| Elgin Barrow | 73,650 | 73,650 | 73,650 | 73,650 | 73,650 | 73,650 | 73,650 | 73,650 | 73,650 | 73,650 | \$324 | \$357 |
| Oak Ridges | 35,900 | 35,900 | 35,900 | 35,900 | 35,900 | 35,900 | 35,900 | 35,900 | 35,900 | 35,900 | \$324 | \$357 |
| Elvis Stojko | 35,600 | 35,600 | 35,600 | 35,600 | 35,600 | 35,600 | 35,600 | 35,600 | 35,600 | 35,600 | \$300 | \$771 |
| Ed Sackfield | 41,600 | 41,600 | 41,600 | 41,600 | 41,600 | 41,600 | 41,600 | 41,600 | 90,300 | 90,300 | \$316 | \$561 |
| Richmond Green (Tom Graham) | 75,100 | 75,100 | 75,100 | 75,100 | 75,100 | 75,100 | 75,100 | 75,100 | 75,100 | 75,100 | \$370 | \$565 |
| Fitness Centres | | | | | | | | | | | | |
| Centennial | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | \$523 | \$577 |
| Ed Sackfield | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 18,300 | 18,300 | \$326 | \$359 |
| Bayview Hill Community Centre | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | \$422 | \$465 |



**City of Richmond Hill
Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities
Unit Measure: ft² of building area

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Building Value (\$/sq.ft.) | Value/ft ² with land, site works, etc. |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------------------------|---|
| Special Town Wide Facilities | | | | | | | | | | | | |
| Railway Station - Soccer | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | \$246 | \$1,704 |
| Richmond Green Field House | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | \$436 | \$481 |
| Richmond Green Field House for Sports Dome | - | - | - | - | - | 4,600 | 4,600 | 4,600 | 4,600 | 4,600 | \$670 | \$901 |
| Richmond Green Sports Dome | - | - | - | - | - | 95,000 | 95,000 | 95,000 | 95,000 | 95,000 | \$27 | \$192 |
| Rich Grn Sports Complex | 31,128 | 31,128 | 31,128 | 31,128 | 31,128 | 31,128 | 31,128 | 31,128 | 31,128 | 31,128 | \$309 | \$2,511 |
| Richmond Green Fair Building | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | \$207 | \$2,591 |
| Richmond Green Fair Building | 6,300 | 6,300 | 6,300 | 6,300 | 6,300 | 6,300 | 6,300 | 6,300 | 6,300 | 6,300 | \$149 | \$164 |
| Eyer Homestead | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | \$436 | \$481 |
| George Forester House and Barns | 7,920 | 7,920 | 7,920 | 7,920 | 7,920 | 7,920 | 7,920 | 7,920 | 7,920 | 7,920 | \$309 | \$341 |
| Robert Holland Interpretive Centre | 1,781 | 1,781 | 1,781 | 1,781 | 1,781 | 1,781 | 1,781 | 1,781 | 1,781 | 1,781 | \$207 | \$228 |
| Boynton Farm House | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | \$149 | \$164 |
| David Dunlop Observatory | - | - | - | - | - | - | 20,600 | 20,600 | 20,600 | 20,600 | \$1,701 | \$2,165 |
| Senior Centres | | | | | | | | | | | | |
| McConaghy Centre | 26,10 | 26,100 | 26,100 | 26,100 | 26,100 | 26,100 | 26,100 | 26,100 | 26,100 | 26,100 | \$416 | \$633 |
| Other | | | | | | | | | | | | |
| Oak Ridges (land only - acres) | 12 | - | - | - | - | - | - | - | - | - | \$443,414 | \$443,414 |
| Recreation Space - 225 East Beaver Creek | 12,055 | 12,055 | 12,055 | 12,055 | 12,055 | 12,055 | 12,055 | 12,055 | 12,055 | 12,055 | \$419 | \$751 |
| Total | 614,253 | 674,896 | 674,896 | 674,896 | 674,896 | 774,496 | 796,097 | 796,097 | 857,097 | 857,097 | | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 185,541 | 188,404 | 190,755 | 191,594 | 193,274 | 195,022 | 199,925 | 202,268 | 205,252 | 207,787 |
| Per Capita Standard | 3.3106 | 3.5822 | 3.5380 | 3.5225 | 3.4919 | 3.9713 | 3.9820 | 3.9359 | 4.1758 | 4.1249 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 3.7635 |
| Quality Standard | \$839 |
| Service Standard | \$3,159 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|---------------|
| Forecast Population | 41,960 |
| \$ per Capita | \$3,159 |
| Eligible Amount | \$132,547,864 |



**City of Richmond Hill
Service Standard Calculation Sheet**

Service: Library Facilities
Unit Measure: ft² of building area

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Building Value (\$/sq.ft.) | Value/ft ² with land, site works, etc. |
|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------------------------|---|
| Central | 107,515 | 107,515 | 107,515 | 107,515 | 107,515 | 107,515 | 107,515 | 107,515 | 17,515 | 107,515 | \$584 | \$855 |
| Richvale | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | 8,200 | \$476 | \$1,143 |
| Oak Ridges Moraine | 6,300 | 6,300 | 6,300 | 6,300 | 6,300 | 6,300 | 6,300 | 19,300 | 19,300 | 19,300 | \$438 | \$627 |
| Richmond Green Library | 12,440 | 12,440 | 12,440 | 12,440 | 12,440 | 12,440 | 12,440 | 12,440 | 12,440 | 12,440 | \$438 | \$692 |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Total | 134,455 | 134,455 | 134,455 | 134,455 | 134,455 | 134,455 | 134,455 | 147,455 | 147,455 | 147,455 | | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 185,541 | 188,404 | 190,755 | 191,594 | 193,274 | 195,022 | 199,925 | 202,268 | 205,252 | 207,787 |
| Per Capita Standard | 0.7247 | 0.7137 | 0.7049 | 0.7018 | 0.6957 | 0.6894 | 0.6725 | 0.7290 | 0.7184 | 0.7096 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 0.7060 |
| Quality Standard | \$841 |
| Service Standard | \$594 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|--------------|
| Forecast Population | 41,960 |
| \$ per Capita | \$594 |
| Eligible Amount | \$24,908,715 |



**City of Richmond Hill
Service Standard Calculation Sheet**

Service: Library Collection Materials & Vehicles
Unit Measure: No. of library collection items and vehicles

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Value (\$/item) |
|---------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------------|
| Books | 442,756 | 436,108 | 444,394 | 520,277 | 516,996 | 388,755 | 363,240 | 371,841 | 337,607 | 338,230 | \$24 |
| Periodicals | 26,633 | 22,660 | 23,090 | 20,819 | 19,191 | 18,459 | 16,581 | 16,811 | 13,597 | 13,207 | \$8 |
| Audio Visual Materials | 70,910 | 72,389 | 73,764 | 87,596 | 84,354 | 98,110 | 85,557 | 83,837 | 52,518 | 52,841 | \$36 |
| eDatabases - Master's and Sub's | 105 | 117 | 119 | 94 | 93 | 67 | 61 | 63 | - | - | \$5,971 |
| eDatabases - Master's Only | | | | | | | | | 30 | 29 | \$7,007 |
| eMaterials | - | 8,731 | 10,048 | 15,250 | 27,373 | 25,613 | 34,813 | 35,857 | 82,015 | 84,475 | \$57 |
| 2018 ISUZU Model NRR | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$41,100 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total | 540,405 | 540,006 | 551,416 | 644,037 | 648,008 | 531,005 | 500,253 | 508,410 | 485,768 | 488,783 | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 185,541 | 188,404 | 190,755 | 191,594 | 193,274 | 195,022 | 199,925 | 202,268 | 205,252 | 207,787 |
| Per Capita Standard | 2.91 | 2.87 | 2.89 | 3.36 | 3.35 | 2.72 | 2.50 | 2.51 | 2.37 | 2.35 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 2.7841 |
| Quality Standard | \$28 |
| Service Standard | \$78 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-------------|
| Forecast Population | 41,960 |
| \$ per Capita | \$78 |
| Eligible Amount | \$3,292,182 |



Appendix C

Draft Amending Development Charge By-law



City of Richmond Hill

By-law Number 34-21

Being a By-Law To Amend By-Law 47-19, Respecting Development Charges

Whereas the City of Richmond Hill (the “City”) enacted By-law 47-19 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”), which Act authorizes Council to pass By-laws for the imposition of development charges against land;

And Whereas the City has undertaken a study pursuant to the Act which has provided updated Schedule A (Table A2) to By-law 47-19;

And Whereas the Council of the City of Richmond Hill (“Council”) has before it a report entitled “City of Richmond Hill 2021 Development Charge Update Study” prepared by Watson & Associates Economists Ltd., dated April 9, 2021 (the “update study”);

And Whereas the update study and proposed amending By-law were made available to the public on April 9, 2021 and Council gave notice to the public pursuant to Section 12 of the Act.

And Whereas Council, on May 5, 2021 held a meeting open to the public, pursuant to Section 12 of the Act, at which Council considered the study, and written and oral submissions from the public;

NOW THEREFORE Council hereby enacts as follows:

1. By-law 47-19 is hereby amended as follows:

A. By adding the following definition of “Ancillary Residential Building” as new item 1.(b.1) under the definitions listed in section 1 as follows:

(b.1) “Ancillary Residential Building” means a residential building that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling and includes an accessory dwelling;

B. By adding the words “. Despite the foregoing, an apartment building includes stacked townhouse dwellings” after the word “vestibule” under the definition of



“apartment building” contained in section 1(c) so that the definition of “apartment building” will read as follows:

1(c) “apartment building” means any residential building containing two or more dwelling units where the residential units are connected by an interior corridor whether or not any of the units have an independent entrance either directly or through a common vestibule. Despite the foregoing, stacked townhouse dwellings are considered the same as an apartment building for the purposes of the applicable development charge;

- C. By adding the following definition of “back-to-back townhouse dwelling” as new item 1.(c.1) under the definitions listed in section 1 as follows:

(c.1) “back-to-back townhouse dwelling” means a building where each dwelling unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the dwelling unit from grade level;

- D. By adding the following definition of "class" as new item 1.(e.1) under the definitions listed in section 1 as follows:

(e.1) "class" means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the Act;

- E. By adding the following definition of “hospice” as new item 1.(n.1) under the definitions listed in section 1 as follows:

(n.1) “hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

- F. By adding the following definition of "industrial" as new item 1.(o.1) under the definitions listed in section 1 as follows:

(o.1) “industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing, or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an



industrial use, includes cannabis production facilities, but does not include the sale of commodities and the supplying of personal services, self-storage facilities, or mini-self-storage facilities, or as otherwise defined in the zoning by-law;

G. By adding the following definition of "interest rate" as new item 1.(p.2) under the definitions listed in section 1 as follows:

(p.2) "interest rate" means the annual rate of interest calculated as per the City's Development Charges Interest Policy , as may be revised from time to time;

H. H. By adding the following definition of "institutional development" as new item 1.(p.1) under the definitions listed in section 1 as follows:

(p.1) "institutional development" means development of a building or structure intended for use:

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

I. By replacing the following definition of "low density multiple building" as it is identified in section 1.(t) with the following definition:



(t) “other multiple dwelling” means all dwellings other than single detached dwellings, semi-detached dwellings, apartment building, ancillary residential dwellings, and includes but is not limited to: row dwellings, back-to-back townhouse dwellings, and the residential portion of the live work unit.

- J. By adding the following definition of “non-profit housing development” as new item 1.(u.1) under the definitions in section 1 as follows:

(u.1) “non-profit housing development” means development of a building or structure intended for use as residential premises by,

- (i) a corporation without share capital to which the Corporations Act 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; or
- (iii) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.

- K. By adding the following definition of “rental housing” as new item 1.(dd.1) under the definitions listed in section 1 as follows:

(dd.1) “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;

- L. By adding the words “or more” before the words “vertical walls” within the definition of “row dwelling” identified as item 1.(gg) under the definitions listed in section 1 such that the revised definition will read as follows:

(gg) “row dwelling” means a dwelling unit in a residential building consisting of more than two dwelling units having one or more vertical walls, but no other parts, attached to another dwelling.

- M. By adding the following definition of “stacked townhouse dwelling” as new item 1.(jj.1) under the definitions listed in section 1 as follows:



(jj.1) “stacked townhouse dwelling” means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor;

N. By adding the following definition of “zoning by-law” as new items 1.(nn) under the definitions listed in section 1 as follows:

(nn) "zoning by-law" means the current Zoning By-Laws of the City of Richmond Hill, or any successor thereof.

O. Replace Section titled “Designation of Services”, and Sections 10 and 11 with the following: by adding the words “/ Class of Services” after the words “Designation of Services” to the header listed above Section 2 so as to read as follows:

Designation of Services/Class of Services

P. By: (i) adding the words “/classes of services” after the words “categories of services” in section 2; (ii) by deleting the words “Facilities & Fleet” in subsection 2(b); (iii) by deleting the word “Indoor” and replacing it with the words “Parks and” in subsection 2(d); (iv) by deleting 2(e) Outdoor Recreation Services; (v) by renumbering 2(f) Library Services to 2(e) Library Services; (vi) by deleting 2(g) Administration; and by (vii) by adding a new subsection 2(f) Growth Studies, such that the revised Section 2 shall read as follows:

2. The categories of services/classes of service for which development charges are imposed under this by-law are as follows:

- (a) Engineering
- (b) Public Works
- (c) Fire Protection Services
- (d) Parks and Recreation Services
- (e) Library Services
- (f) Growth Studies

Q. Q. By adding the words “/Classes of Services” after the words “Schedule of Services” to the header listed above Section 7 so as to read as follows:

Schedule of Services/Classes of Services for Development Charges



R. By replacing Section 7 subsection (a) with the following:

- (a) “The services/classes of services for which the development charge is imposed, as designated in Section 2 of this By-law, and the amount of the development charge payable with respect to any of the approvals mentioned in subsections (1) to (g) of Section 4 of this By-law shall be calculated in accordance with Schedules “B-1”, “B-2”, “C-1” and “C-2” to this By-law, subject to any exemptions, reductions, credits and other qualifications provided in this By-law.

S. By deleting subsection 9(b) and replacing it with the following:

- (b) Notwithstanding subsection (a), development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest as provided in the City’s Council approved development charges interest policy, as may be revised from time to time.

T. By adding new subsections (c), (d) and (e) under Section 9 as follows:

- (c) Notwithstanding subsection (a), development charges for non-profit housing developments are due and payable in 21 equal annual payments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest as provided in the City’s Council approved development charges interest policy, as may be revised from time to time.
- (d) Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under Sections 8 and 9 shall be calculated on the rates set out in Schedules “B-1”, “B-2”, “C-1” and “C-2” on the date of the planning application, including interest. Where both planning applications apply development charges under Sections 8 and 9 shall be calculated on the rates in effect on the day of the later planning application, including interest as provided in the City’s Council approved Development Charges Interest Policy, as may be revised from time to time.



(e) Notwithstanding subsection (a) an owner and the City may enter into an agreement respecting the timing of the payment of a development charge, or a portion thereof, and the terms of such agreement shall then prevail over the provisions of this By-law.

U. By adding a new subsection 10(a)(iii) as follows:

(a) (iii) of creating 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> |

V. By removing subsection 16(f), as it no longer applies based on the change to the *Development Charges Act, 1997*.

W. By replacing Section 20 with the following:

Schedule “A” – “Designated Municipal Services/Classes of Services Under this By-law

Schedule “B-1” – City-Wide Residential Development Charges by Unit Type

Schedule “B-2” – City-Wide Residential Growth Studies – Parking Development Charges by Unit Type Effective Until September 18, 2022.



Schedule “C-1” – City-Wide Non-Residential Development Charges by Square Metre of Gross Floor Area by Retail Uses and Non-Retail Uses

Schedule “C-2” – City-Wide Non-Residential Growth Studies – Parking Development Charges by Square Metre of Gross Floor Area by Retail Uses and Non-Retail Uses Effective Until September 18, 2022.

Schedule “D” – Calculation of Development Charges Credits provided to Derelict Buildings.

- X. By replacing Schedule “A” to By-law No. 47-19 with Schedule “A” to this amending by-law 34-21;
- Y. By replacing Schedule “B” to By-law No. 47-19 with Schedule “B-1” to this amending by-law 34-21;
- Z. By adding Schedule “B-1” to By-law No. 47-19 through this amending by-law 34-21;
- AA. By replacing Schedule “C” to By-law No. 47-19 with Schedule “C-1” to this amending by-law 34-21;
- BB. By adding Schedule “C-1” to By-law No. 47-19 through this amending by-law 34-21.

By-law read a first and second time this 9th day of June, 2021.

By-law read a third time and finally passed this 9th day of June, 2021.

Mayor: _____

Clerk: _____



SCHEDULE “A” TO BY-LAW NO. 47-19
DESIGNATED MUNICIPAL SERVICES AND CLASSES OF SERVICES UNDER THIS
BY-LAW

City-Wide Services

Fire Protection Services

- Fire Facilities
- Fire Vehicles
- Small Equipment and Gear

Park and Recreation Services

- Outdoor Recreation and Park Development, Amenities and Trails
- Parks and Recreation Vehicles and Equipment
- Indoor Recreation Facilities

Library Services

- Library Facilities
- Library Materials

City-Wide Classes of Services

Engineering

- Services Related to a Highway
- Water Services
- Wastewater Services
- Stormwater Services

Public Works

- Facilities
 - Services Related to a Highway
 - Water Services
 - Wastewater Services
 - Stormwater Services
 - Parks and Recreation Services
 - Fire Projection Services
- Vehicles
 - Services Related to a Highway
 - Water Services
 - Wastewater Services
 - Stormwater Services

Growth Studies

- Engineering
- Public Works
- Fire Protection Services
- Library Services

Growth Studies

- Parking Services



SCHEDULE B-1, TO BY-LAW 47-19
CITY-WIDE DEVELOPMENT CHARGES
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE

| Service/Classes of Services | RESIDENTIAL | | | |
|---|-----------------------------------|-----------------|---|--|
| | Single and Semi-Detached Dwelling | Other Multiples | Apartments & Stacked Townhouses - Large \geq 700 sq.ft. | Apartments & Stacked Townhouses - Small $<$ 700 sq.ft. |
| City-Wide Services/Classes: | | | | |
| Engineering | 7,498 | 6,089 | 4,925 | 2,882 |
| Public Works | 856 | 694 | 562 | 330 |
| Fire Protection Services | 456 | 371 | 300 | 175 |
| Parks and Recreation | 9,283 | 7,649 | 6,519 | 4,465 |
| Library Services | 1,336 | 1,101 | 938 | 643 |
| Growth Studies | 365 | 301 | 256 | 176 |
| Total City-Wide Services/Classes | 19,794 | 16,205 | 13,500 | 8,670 |

NOTE:

All charges are subject to adjustment in accordance with the terms of Section 8 of this by-law.

Additional development charges applicable to other services/classes of services and to specific areas may be imposed pursuant to other development charge by-laws.



SCHEDULE B-2, TO BY-LAW 47-19
CITY-WIDE DEVELOPMENT CHARGES – GROWTH STUDIES - PARKING
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE
EFFECTIVE TO SEPTEMBER 18, 2022

| Service/Classes of Services | RESIDENTIAL | | | |
|---|-----------------------------------|-----------------|---|--|
| | Single and Semi-Detached Dwelling | Other Multiples | Apartments & Stacked Townhouses - Large \geq 700 sq.ft. | Apartments & Stacked Townhouses - Small $<$ 700 sq.ft. |
| City-Wide Services/Classes: | | | | |
| Growth Studies - Parking | 6 | 5 | 4 | 3 |
| Total City-Wide Services/Classes | 6 | 5 | 4 | 3 |

NOTE:

All charges are subject to adjustment in accordance with the terms of Section 8 of this by-law.

Additional development charges applicable to other services/classes of services and to specific areas may be imposed pursuant to other development charge by-laws.



SCHEDULE C-1, TO BY-LAW 47-19
CITY-WIDE DEVELOPMENT CHARGES
NON-RESIDENTIAL RESIDENTIAL DEVELOPMENT CHARGES BY
SQUARE METRE (AND SQUARE FEET) OF GROSS FLOOR AREA
BY REATIL USE AND NON-RETAIL USE

| Service/Classes of Services | NON-RESIDENTIAL | | | |
|---|---|---|--|--|
| | Retail (per sq.m. of Gross Floor Area) | Non-Retail (per sq.m. of Gross Floor Area) | Retail (per sq.ft. of Gross Floor Area) | Non-Retail (per sq.ft. of Gross Floor Area) |
| City-Wide Services/Classes: | | | | |
| Engineering | 60.12 | 43.76 | 5.59 | 4.07 |
| Public Works | 6.30 | 4.63 | 0.59 | 0.43 |
| Fire Protection Services | 3.12 | 2.15 | 0.29 | 0.20 |
| Parks and Recreation | 12.30 | 9.13 | 1.14 | 0.85 |
| Library Services | 1.77 | 1.32 | 0.16 | 0.12 |
| Growth Studies | 2.19 | 1.63 | 0.20 | 0.15 |
| Total City-Wide Services/Classes | 85.79 | 62.62 | 7.97 | 5.82 |

NOTE:

All charges are subject to adjustment in accordance with the terms of Section 8 of this by-law.

Additional development charges applicable to other services/classes of services and to specific areas may be imposed pursuant to other development charge by-laws.



SCHEDULE C-2, TO BY-LAW 47-19
CITY-WIDE DEVELOPMENT CHARGES – GROWTH STUDIES - PARKING
NON-RESIDENTIAL RESIDENTIAL DEVELOPMENT CHARGES BY
SQUARE METRE (AND SQUARE FEET) OF GROSS FLOOR AREA
BY REATIL USE AND NON-RETAIL USE
EFFECTIVE TO SEPTEMBER 18, 2022

| Service/Classes of Services | NON-RESIDENTIAL | | | |
|---|---|---|--|--|
| | Retail (per sq.m. of Gross Floor Area) | Non-Retail (per sq.m. of Gross Floor Area) | Retail (per sq.ft. of Gross Floor Area) | Non-Retail (per sq.ft. of Gross Floor Area) |
| City-Wide Services/Classes: | | | | |
| Growth Studies - Parking | 0.04 | 0.03 | 0.00 | 0.00 |
| Total City-Wide Services/Classes | 0.04 | 0.03 | 0.00 | 0.00 |

NOTE:

All charges are subject to adjustment in accordance with the terms of Section 8 of this by-law.

Additional development charges applicable to other services/classes of services and to specific areas may be imposed pursuant to other development charge by-laws.