

**ADDENDUM NO. 1 TO
TOWNSHIP OF KING
DEVELOPMENT CHARGE
BACKGROUND STUDY
UPDATE**

August 31, 2015



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 Planning for growth

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Addendum Report

1. Background

Commensurate with the provisions of the Development Charges Act, 1997, the Township released a background study and held a statutory public meeting on October 6, 2014. The basis for the current study is to meet the requirements of the Development Charges Act.

2. Discussion

In June 2015, staff presented the Township's Transportation Master Plan (T.M.P.) study to Council. As an integral element of infrastructure planning, the T.M.P. will be used to inform and establish infrastructure requirements for inclusion in the Township's Development Charge Update (2015) as well as the annual and multi-year capital budgets. In the context of future infrastructure requirements, T.M.P. details relating to traffic volumes/flows, road conditions and estimated cost to construct works were utilized to establish eligible capital project criteria within the D.C. Update (2015).

In August 2015, staff presented the Township's Trails Master Plan study to Council. Similar to the T.M.P., the Trails Master Plan establishes a strategic approach to develop an integrated and sustainable trails network that joins the growing Villages within and throughout the Township.

In response to questions raised by the Development Stakeholders group, staff have reviewed, revised and where appropriate removed proposed capital projects that did not meet the 'growth' criteria established within the Development Charges Act. With respect to D.C. credits and unfinanced capital works carried forward from the 2008 D.C. Update, staff reviewed historical records (2010-2013) to ensure that all eligible growth related costs were incorporated into the D.C. Update (2015) in accordance with the 2008 D.C. Update and terms of development agreements executed over the past five years.

2.1 Revisions to the Capital Program

The Township's development charge (D.C.) background study, dated September 22, 2014, reflected the growth related capital infrastructure requirements for the Township for the forecast periods. Growth related capital requirements for roads and related, water, wastewater, parking, fire, recreation, library, and administration studies were outlined within the D.C. study. This addendum has provided for the recalculation of the

roads, water, wastewater, recreation, and library portion of the D.C. to account for changes identified following further discussion with the Township's staff. The changes are largely due to the following:

- Increases/decreases to capital project cost;
- Additions/removal of capital projects;
- Increases to benefit to existing development deductions;
- Minor changes to D.C. reserve fund balances and outstanding D.C. credits; and
- Minor changes to timing of projects

Attached to Appendix A of this report are the revised capital cost tables from Chapter 5 of the September 22nd, 2014 D.C. Background Study. A summary of these changes are listed in Table 1.

TABLE 1

SUMMARY OF CAPITAL COST REVISIONS TO D.C. BACKGROUND STUDY

	Service	Page #	Proj. #	Description	Sept/14 Gross Cost	Revised Gross Cost
1	Parkland	5-9	New	Nobleton pool expansion <i>Additional project</i>	\$-	\$877,000
2	Parkland	5-9	10	Osin Park Phase 2 <i>Increase to cost</i>	\$439,000	\$501,000
3	Parkland	5-9	18	Recreation trail <i>Increase to cost</i>	\$108,000	\$123,000
4	Parkland	5-9	19	Recreation trail <i>Delete project</i>	\$60,000	\$-
5	Parkland	5-10	30	Recreation trail <i>Increase to cost</i>	\$60,000	\$108,000
6	Parkland	5-10	New	Neigh. Park-Centennial <i>Additional project</i>	\$-	\$410,000
7	Parkland	5-10	New	Recreation trail <i>Additional project</i>	\$-	\$108,000
8	Parkland	5-10	New	Recreation trail <i>Additional project</i>	\$-	\$93,600
9	Parkland	5-10	-	Outstanding D.C. Credits <i>Increase to cost</i>	\$-	\$115,630
10	Library (Facilities)	5-12	2	King City Expansion <i>Increase to cost</i>	\$2,300,000	\$2,400,000
11	Library (Facilities)	5-12	5	Schomberg Expansion <i>Increase to cost</i>	\$600,000	\$1,000,000
12	Library (Facilities)	5-12	6	Nobleton Expansion <i>Increase to cost</i>	\$1,125,000	\$1,250,000
13	Library (Collections)	5-13	New	Unfinanced Capital Costs <i>Increase to cost</i>	\$-	\$116,973
14	Fire (Vehicles)	5-18	New	New Tanker <i>Additional project</i>	\$-	\$365,000
15	Fire (Vehicles)	5-18	7	Tanker <i>Increase to cost</i>	\$323,400	\$365,000
16	Roads	5-21	1 - 11	Schomberg Area Roads <i>Increase to cost</i>	\$13,060,00	\$20,042,500
17	Roads	5-21	6	Dr. Kay <i>Increase to BTE deduction</i>	\$-	\$-
18	Roads	5-21	6	Nobleton Area Roads <i>Increase to BTE deduction</i>	\$-	\$-
19	Roads	5-21	12	Ellis Ave <i>Increase to cost</i> <i>Increase to BTE deduction</i>	\$45,000	\$72,500
20	Roads	5-21	13	Greenside Dr. <i>Removal of project</i>	\$93,000	\$-
21	Roads	5-21	14	Henry Gate <i>Increase to cost</i>	\$17,000	\$27,500
22	Roads	5-21	15	Hill Farm Rd. <i>Removal of project</i>	\$84,000	\$-
23	Roads	5-21	16	Kaake Rd. <i>Removal of project</i>	\$28,000	\$-

	Service	Page #	Proj. #	Description	Sept/14 Gross Cost	Revised Gross Cost
24	Roads	5-21	17	Wilke Ave. <i>Increase to cost</i> <i>Increase to BTE deduction</i>	\$45,000	\$72,500
25	Roads	5-21	18	Crestview Rd. <i>Decrease to cost</i>	\$162,000	\$45,000
26	Roads	5-21	19	Parkview Dr. <i>Decrease to cost</i>	\$135,000	\$37,500
27	Roads	5-21	20	8th Concession <i>Increase to cost</i>	\$2,090,000	\$3,135,000
28	Roads	5-21	21	15th Sideroad <i>Increase to cost</i>	\$2,040,000	\$3,060,000
29	Roads	5-22	22	Sheardown <i>Decrease to cost</i>	\$1,100,000	\$275,000
30	Roads	5-22	23	Russell Snider <i>Removal of project</i>	\$300,000	\$-
31	Roads	5-22	24	Holden Dr. <i>Increase to cost</i>	\$16,000	\$27,500
32	Roads	5-22	25	MacTaggart <i>Decrease to cost</i>	\$780,000	\$195,000
33	Roads	5-22	26	McCutcheon Ave. <i>Removal of project</i>	\$14,000	\$-
34	Roads	5-22	27-28	10th Con – King to 15th SR <i>Increase to cost</i>	\$3,730,000	\$5,995,000
35	Roads	5-22	29	15th Sideroad <i>Increase to cost</i>	\$2,000,000	\$3,000,000
36	Roads	5-22	30-32	17th Sideroad <i>Decrease to cost</i>	\$7,110,000	\$1,777,500
37	Roads	5-22	33	Gilbert Fuller <i>Decrease to cost</i>	\$200,000	\$50,000
38	Roads	5-22	34-36	King Caledon Townline <i>Increase to cost</i>	\$5,960,000	\$8,940,000
39	Roads	5-22	37	Woodhill <i>Decrease to cost</i>	\$400,000	\$100,000
40	Roads	5-22	38	Collard Dr. <i>Increase to cost</i>	\$800,000	\$770,000
41	Roads	5-22	39	Burns Blvd. <i>Increase to cost</i>	\$1,540,000	\$385,000
42	Roads	5-22	40	Findlay <i>Increase to cost</i>	\$520,000	\$-
43	Roads	5-22	41	Miller Sideroad <i>Increase to cost</i>	\$2,050,000	\$3,075,000
44	Roads	5-22	42	Station St. <i>Increase to cost</i>	\$420,000	\$105,000
45	Roads	5-22	43	15th Sideroad <i>Increase to cost</i>	\$1,000,000	\$-
46	Roads	5-22	44 & 46	17th Sideroad <i>Changes to timing</i>	\$3,126,000	\$6,210,000
47	Roads	5-23	45 & 49	Dufferin St. <i>Increase to cost</i>	\$3,147,000	\$3,090,000
48	Roads	5-23	47	Kettleby Rd. <i>Increase to cost</i>	\$2,190,000	\$-
49	Roads	5-23	48	19th Sideroad <i>Increase to cost</i>	\$1,087,000	\$-

	Service	Page #	Proj. #	Description	Sept/14 Gross Cost	Revised Gross Cost
50	Roads	5-23	50 - 51	Keele St. <i>Increase to cost</i>	\$4,110,000	\$-
51	Roads	5-23	52	Tawes Trail <i>Increase to cost</i>	\$310,000	\$1,225,000
52	Roads	5-23	53-54	16th Sideroad <i>Increase to cost</i>	\$4,190,000	\$-
53	Roads	5-23	55	Mid-Block N/S Bridge <i>Decrease BTE deduction</i>	\$-	\$-
54	Roads	5-23	New	King Blvd. <i>Additional Project</i>	\$-	\$1,050,000
55	Roads	5-23	New	Dew St. <i>Additional Project</i>	\$-	\$1,715,000
56	Roads	5-23	New	William St. <i>Additional Project</i>	\$-	\$560,000
57	Roads- Sidewalks & Lighting	5-23	57	King Blvd. <i>Removal of project</i>	\$300,000	\$-
58	Roads- Sidewalks & Lighting	5-23	58	King Rd. <i>Removal of project</i>	\$528,000	\$-
59	Roads- Sidewalks & Lighting	5-23	59	15th Sideroad <i>Removal of project</i>	\$400,000	\$-
60	Roads- Sidewalks & Lighting	5-23	61	Dew St. <i>Removal of project</i>	\$490,000	\$-
61	Roads- Sidewalks & Lighting	5-23	67	William St. <i>Removal of project</i>	\$160,000	\$-
62	Roads- Sidewalks & Lighting	5-23	68	Doctor's Lane <i>Decrease to cost</i>	\$200,000	\$80,000
63	Roads- Sidewalks & Lighting	5-24	70	Jane St. <i>Decrease to cost</i>	\$1,000,000	\$450,000
64	Roads- Sidewalks & Lighting	5-24	71	Keele St. <i>Decrease to cost</i>	\$5,000,000	\$3,500,000
65	Roads- Sidewalks & Lighting	5-24	73	King Rd. <i>Decrease to cost</i>	\$3,800,000	\$2,660,000
66	Roads- Sidewalks & Lighting	5-24	74	King Rd. <i>Decrease to cost</i>	\$8,200,000	\$7,175,000
67	Roads- Sidewalks & Lighting	5-24	77	Jane St. <i>Decrease to cost</i>	\$1,000,000	\$450,000
68	Roads- Sidewalks & Lighting	5-24	77	Rebellion Way <i>Removal of project</i>	\$123,000	\$-
69	Roads- Sidewalks & Lighting	5-24	84	Kaake Rd. <i>Removal of project</i>	\$46,000	\$-
70	Roads- Sidewalks & Lighting	5-24	85	King Rd. <i>Decrease to cost</i>	\$3,200,000	\$2,240,000
71	Roads- Sidewalks & Lighting	5-24	86 - 87	York Rd. # 27 <i>Decrease to cost</i>	\$1,860,000	\$910,000

	Service	Page #	Proj. #	Description	Sept/14 Gross Cost	Revised Gross Cost
72	Roads- Sidewalks & Lighting	5-25	88	King Rd. <i>Decrease to cost</i>	\$4,100,000	\$2,870,000
73	Roads- Sidewalks & Lighting	5-25	89	York Rd. # 27 <i>Decrease to cost</i>	\$5,400,000	\$3,780,000
74	Roads- Sidewalks & Lighting	5-25	95 - 96	King Rd. <i>Decrease to cost</i>	\$2,072,000	\$352,000
75	Roads	5-21 – 5-25	Various	Various Road projects <i>Changes to timing</i>	\$-	\$-
76	Roads	5-25	New	Outstanding D.C. Credits <i>Increase to cost</i>	\$-	\$1,623,505
77	Roads	5-25	-	Unfinanced Capital <i>Decrease to net cost</i>	\$2,180,409	\$911,093
78	Water	5-31	1	Unfinanced Capital <i>Decrease to net cost</i>	\$1,653,736	\$562,971
79	Water	5-31	2	King Rd Watermain <i>Removal of project</i>	\$1,294,838	\$-
80	Wastewater- King City	5-33	1	Sanitary Sewer-Contract 5 <i>Removal of project</i>	\$441,780	\$-
81	Wastewater- King City	5-33	3	Keele St. <i>Removal of project</i>	\$2,273,000	\$-
82	Wastewater- King City	5-33	5	Debenture-Principal <i>Removal of project</i>	\$6,786,387	\$-
83	Wastewater- King City	5-33	New	Outstanding D.C. Credits <i>Increase to cost</i>	\$-	\$1,623,231
84	Wastewater- King City	5-33	New	Unfinanced Capital <i>Increase to cost</i>	\$-	\$1,389,141
85	Wastewater- Nobleton	5-35	New	Outstanding D.C. Credits <i>Increase to cost</i>	\$-	\$88,986
86	Wastewater- Nobleton	5-35	-	Unfinanced Capital <i>Decrease to cost</i>	\$4,991,709	\$1,236,190

Based on the above mentioned updates, the change contained within the Background Study is as follows:

- Parkland-The result is an increase of \$31 per single detached home and no change for non-residential;
- Library-The result is an increase of \$210 per single detached home and \$0.02 per sq.ft. for non-residential;
- Fire-The result is an increase of \$110 per single detached home and \$0.05 per sq.ft. for non-residential;
- Roads-The result is a decrease of \$2,005 per single detached home and \$0.87 per sq.ft. for non-residential;

- Water-The result is a decrease of \$306 per single detached home and \$0.04 per sq.ft. for non-residential;
- Wastewater (King City)-The result is a decrease of \$2,736 per single detached home and \$0.34 per sq.ft. for non-residential; and
- Wastewater (Nobleton)-The result is an increase of \$600 per single detached home and \$0.04 per sq.ft. for non-residential;

The above changes have been incorporated into the calculations. The summary below outlines the current charges vs. the charges as calculated in the September 22, 2014 D.C. Background Study and the charges calculated in this addendum report.

Residential (Single Detached) Comparison

Service	Current	Calculated Sept. 22, 2014	Calculated Aug. 31, 2015
Municipal Wide Services:			
Roads and Related	4,537	15,549	13,544
Other Transportation Services	-	8	8
Fire Protection Services	823	758	868
Outdoor Recreation Services	1,766	3,174	3,205
Indoor Recreation Services	3,570	4,352	4,352
Library Services	959	1,001	1,211
Administration	367	652	652
Total Municipal Wide Services	12,022	25,494	23,840
Area Specific Services:			
Stormwater Drainage and Control Services	-	-	-
Wastewater Services-Nobleton	4,134	3,274	3,874
Wastewater Services-King City	5,771	8,157	5,421
Wastewater Services-Schomberg	-	-	-
Water Services	1,023	3,057	2,751
Water & Wastewater Studies	55	338	338
Grand Total - Nobleton	17,234	32,163	30,803
Grand Total - King City	17,848	37,046	32,350
Grand Total - Schomberg	12,077	28,889	26,929

Non-Residential (per ft².) Comparison

Service	Current	Calculated Sept. 22, 2014	Calculated Aug. 31, 2015
Municipal Wide Services:			
Roads and Related	3.03	6.77	5.90
Other Transportation Services		-	-
Fire Protection Services	0.28	0.33	0.38
Outdoor Recreation Services	0.17	0.26	0.26
Indoor Recreation Services	0.34	0.36	0.36
Library Services	0.09	0.08	0.10
Administration	0.24	0.29	0.29
Total Municipal Wide Services	4.15	8.09	7.29
Area Specific Services:			
Stormwater Drainage and Control Services		-	-
Wastewater Services-Nobleton	0.11	0.27	0.31
Wastewater Services-King City	1.05	1.02	0.68
Wastewater Services-Schomberg	-	-	-
Water Services	0.36	0.45	0.41
Water & Wastewater Studies	0.03	0.05	0.05
Grand Total - Nobleton	4.65	8.86	8.06
Grand Total - King City	5.23	9.61	8.43
Grand Total - Schomberg	4.18	8.59	7.75

The Proposed By-law has been amended to include the updated charges as described above (Schedule "B")

2.2 Changes to Background Report Resulting from Above

Based upon the above, the following revisions are made to the pages within the Background Study (new pages are appended to this report):

- Page (ii) – textual changes to reflect the updated calculated charges.
- Page (iii) – recalculation of the summary of the gross capital costs and net costs to be recovered over the life of the by-law and textual changes to reflect the updates in the summary of the gross capital costs and net costs to be recovered over the life of the by-law.
- Page (v) – recalculation of Table ES-1 schedule of development charges.
- Pages 5-8 to 5-10 – textual changes and table revisions to reflect added projects and updated costs to Parkland Development.

- Pages 5-11 to 5-13 – textual changes and table revisions to reflect added projects and updated costs to library services.
- Pages 5-16 and 5-18 – textual changes and table revisions to reflect added vehicles and updated costs to fire vehicles.
- Pages 5-20 to 5-25 – textual changes and table revisions to reflect the addition and removal of projects and updated costs to roads and related services.
- Pages 5-30 and 5-31 – textual changes and table revisions to reflect the removal of a project and updated cost to water services.
- Pages 5-32 to 5-35 – textual changes and table revisions to reflect the addition, removal and cost changes to the wastewater projects.
- Tables 6-1 to 6-6 – recalculation of the charges.
- Table 6-7 – table updated to reflect costs to be incurred over the life of the by-law.
- Appendix C – Table C-1 – recalculation of operating and capital expenditure impacts for future capital expenditures to reflect the updated information for the following services: Parkland, Libraries, Fire Protection, Roads and Related, Water and Wastewater.
- Appendix F – amended dates and Schedule B to the By-law providing for the recalculated charge.

3. Process For The Adoption of the Development Charges By-law

The changes herein form the basis for the by-law being presented to Council. If Council is satisfied with the above changes to the Background Study, and based on the public submissions made at the public meeting, this addendum report and the amended by-law, including the amended schedule “B” to the by-law, will be considered for approval by Council.

Appendix A – Amended Pages

Measure	Township-wide		King City	Nobleton	Schomberg
	2014-2023 (10 yr)	2014- Build Out	2014-Urban Build Out	2014-Urban Build Out	2014-Urban Build Out
(Net) Population Increase	7,350	8,143	5,185	2,698	674
Residential Unit Increase	2,677	3,058	1,715	882	318
Non-Residential Gross Floor Area Increase (ft ²)	1,616,000	1,993,000	1,045,000	517,000	431,000

Source: Watson & Associates Economists Ltd. Forecast 2014

4. On August 24, 2009, the Township of King passed By-law Number 2009-74 under the *Development Charges Act, 1997*. By-law Number 2009-74 came into effect on August 25, 2009 and expired on August 25, 2014. The by-law imposes development charges on residential and non-residential uses. The Township is undertaking a development charge public process and anticipates passing a new by-law. The mandatory public meeting has been set for October 6, 2014 with adoption of the by-law anticipated subsequently.
5. The development charges under the former by-law are \$12,022 for single detached dwelling units. The area specific charges for water services in Nobleton were \$1,023; wastewater services in Nobleton were \$4,134, King City wastewater services were \$5,771 and water and wastewater studies (King City, Nobleton and Schomberg) are \$55 per single detached dwelling. The municipal wide non-residential development charges for a single detached dwelling were \$4.65 per square foot of gross floor area. The area specific non-residential development charges for water services in Nobleton were \$0.36 (per square foot of gross floor area); wastewater was \$0.11 in Nobleton and \$1.05 in King City and wastewater studies (King City, Nobleton and Schomberg was \$0.03).

This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for Residential and Non-Residential) and has been provided on a municipal wide basis for services related to roads and related, fire protection services, outdoor and indoor recreation services, library services, parking services and administration. The corresponding single-detached unit charge is \$23,840. The calculated area specific charges for water and wastewater services (including water and wastewater studies/capital improvements) in Nobleton are \$6,963; water and wastewater services (including water and wastewater studies/capital improvements) in King City are \$8,510; and water services (including water and wastewater studies/capital improvements) in Schomberg are \$3,089 per single detached dwelling. The calculated Township wide non-residential charge is \$7.29 per sq. ft. of building area. The calculated area specific non-residential development charges for water and wastewater services (including water and wastewater studies/capital improvements) (per ft² of gross floor area) in Nobleton is \$0.77, water and wastewater services (including water and wastewater studies/capital improvements) in King City is \$1.14; and water services (including water and wastewater studies/capital improvements) is \$0.46. These rates are set before Council for their consideration. Note that there is no longer a need

for the Township to collect a development charge for wastewater services in the Schomberg area.

6. The *Development Charges Act* requires a summary to be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-7. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$ 145,907,658
Less:	
Benefit to existing development	\$ 42,146,872
Post planning period benefit	\$ 19,565,861
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 3,142,855
Grants, subsidies and other contributions	\$ 2,553,466
Net Costs to be recovered from development charges	\$ 78,498,604

Therefore, \$67.41 million (or an annual amount of \$13.48) will need to be contributed from taxes, rates and other recoveries (e.g. grants, contributions from other municipalities, etc.).

Based on the above capital listing, the Township plans to spend \$145.91 million over the next five years of which \$78.5 million (54%) is recoverable from development charges. Of this net amount, \$67.51 million is recoverable from residential development and \$10.98 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

7. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods. Municipal-wide services which include Services related to a Roads & Related and Fire Protection Services are calculated based on a buildout forecast. All other municipal wide services, which include Outdoor and Indoor Recreation Services, Library Services, Parking Services and Administration, are calculated based on a 10 year forecast. Area specific services which include Water and Wastewater Services – Nobleton and King City, Water Services –Schomberg, are calculated based on an urban buildout forecast. However, Council will consider the findings and recommendations provided for in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft DC by-law which is included in Appendix F. These decisions may include:

TABLE ES-1

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL (per ft ² of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	
Municipal Wide Services:					
Roads and Related	13,544	7,916	5,628	11,706	5.90
Parking Services	8	5	3	7	-
Fire Protection Services	868	507	361	750	0.38
Outdoor Recreation Services	3,205	1,873	1,332	2,770	0.26
Indoor Recreation Services	4,352	2,544	1,808	3,761	0.36
Library Services	1,211	708	503	1,047	0.10
Administration	652	381	271	564	0.29
Total Municipal Wide Services (A)	23,840	13,934	9,906	20,605	7.29
Urban Services					
Water & Wastewater Studies	338	198	140	292	0.05
Water Services	2,751	1,608	1,143	2,378	0.41
Total Urban Services - Municipal Wide (B)	3,089	1,806	1,283	2,670	0.46
Wastewater-King City (C)	5,421	3,169	2,253	4,685	0.68
Wastewater-Nobleton (D)	3,874	2,264	1,610	3,348	0.31
GRAND TOTAL King City (A + B + C)	32,350	18,909	13,442	27,960	8.43
GRAND TOTAL Nobleton (A + B + D)	30,803	18,004	12,799	26,623	8.06
GRAND TOTAL Schomberg (A + B)	26,929	15,740	11,189	23,275	7.75

5.2.3 Outdoor Recreation

The Township currently has 735.8 acres of parkland within its jurisdiction. This parkland consists of various parks and forest areas. The Township has sustained the current level of service over the historic 10-year period (2004-2013), with an average of 31.9 acres of parkland per 1,000 population. Including parkland, parkland amenities (e.g. ball diamonds, playground equipment, soccer fields, etc.) and park trails, the level of service provided is approximately \$1,315 per capita. When applied over the forecast period, this average level of service translates into a DC-eligible amount of \$9.7 million.

Based on the projected growth over the 10-year forecast period, the Township has identified \$24,101,500 in future growth capital costs for parkland development. These projects include additional trail development, playground structures, parkland development and other amenities. Of the total cost, deductions have been made to reflect a post period benefit of \$10,232,100, a benefit to existing development equal to \$1,863,000, outstanding DC Credits of \$115,630 and the current DC reserve fund balance of \$2,343,812. The net growth capital cost after the mandatory 10% deduction and the allocation of reserve balance is \$8,473,459.

As the predominant users of outdoor recreation facilities tend to be residents of the Township, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of King
Service: Parkland Development

Prj.No	Increased Service Needs Attributable to Anticipated Development 2014-2023	Timing (year)	Gross Capital Cost Estimate 2014\$	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share 95%	Non-Residential Share 5%
1	Basketball Court - King City	2014	10,000	4,000	6,000	0	0	6,000	600	5,400	5,130	270
2	Neighbourhood Park - Laurier Phase 2	2014	485,000	194,000	291,000	0	0	291,000	29,100	261,900	248,805	13,095
3	Neighbourhood Park - Metrus Expansion	2014	30,000	12,000	18,000	0	0	18,000	1,800	16,200	15,390	810
4	Nobleton Outdoor Pool Upgrade (incl. Accessibility of pool and changerooms)	2014	353,500	141,400	212,100	176,750	0	35,350	3,535	31,815	30,224	1,591
	Nobleton Outdoor Pool Expansion	2016	877,000	350,800	526,200	263,100	0	263,100	26,310	236,790	224,951	11,840
6	Rising Star Lands - Bridge, Trail & Development	2014	100,000	40,000	60,000	0	0	60,000	6,000	54,000	51,300	2,700
7	Cold Creek Phase 2 (challenge course and rock wall expansion, gate)	2015	107,768	43,107	64,661	0	0	64,661	6,466	58,195	55,285	2,910
8	Community Gardens in the Villages (King City, Nobleton & Schomberg)	2015	30,000	12,000	18,000	0	0	18,000	1,800	16,200	15,390	810
9	Community Park - Metrus	2015	3,911,000	1,564,400	2,346,600	0	0	2,346,600	234,660	2,111,940	2,006,343	105,597
10	Community Park - Osin Park Phase 2	2015	501,000	200,400	300,600	0	0	300,600	30,060	270,540	257,013	13,527
11	Leash Fee Park	2015	50,000	20,000	30,000	25,000	0	5,000	500	4,500	4,275	225
12	Schomberg Tennis Courts (lighting)	2015	100,000	40,000	60,000	40,000	0	20,000	2,000	18,000	17,100	900
13	Neighbourhood Park - Genview	2015	408,000	163,200	244,800	0	0	244,800	24,480	220,320	209,304	11,016
14	Neighbourhood Park - King Valley	2015	588,000	235,200	352,800	0	0	352,800	35,280	317,520	301,644	15,876
15	Neighbourhood Park - Osmington	2015	493,000	197,200	295,800	0	0	295,800	29,580	266,220	252,909	13,311
16	Neighbourhood Park - King Dufferin North	2015	588,000	235,200	352,800	0	0	352,800	35,280	317,520	301,644	15,876
18	Recreational/Asphalt Trails - 1.5 km	2015	123,000	49,200	73,800	0	0	73,800	7,380	66,420	63,099	3,321
20	Retrofit soccer field to artificial turf with lights (Villanova)	2015	1,600,000	640,000	960,000	320,000	0	640,000	64,000	576,000	547,200	28,800
21	Retrofit sport field to include lighting	2015	233,000	93,200	139,800	93,200	0	46,600	4,660	41,940	39,843	2,097
22	Skatepark - Nobleton	2015	250,000	100,000	150,000	100,000	0	50,000	5,000	45,000	42,750	2,250
23	Community Park - Nobleton Sports Park (Phase 2)	2016	927,000	370,800	556,200	0	0	556,200	55,620	500,580	475,551	25,029
24	Int. ball diamonds (2) upgrade (proper grading, draining and fencing)	2016	596,000	238,400	357,600	119,200	0	238,400	23,840	214,560	203,832	10,728

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of King
Service: Parkland Development

Prj.No	Increased Service Needs Attributable to Anticipated Development 2014-2023	Timing (year)	Gross Capital Cost Estimate 2014\$	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share 95%	Non-Residential Share 5%
25	King City Tennis Courts (lighting)	2016	100,000	40,000	60,000	40,000		20,000	2,000	18,000	17,100	900
26	Neighbourhood Park - Maidenstone	2016	588,000	235,200	352,800	0		352,800	35,280	317,520	301,644	15,876
27	Neighbourhood Park - King Dufferin South Phase 2	2016	207,000	82,800	124,200	0		124,200	12,420	111,780	106,191	5,589
28	Neighbourhood Park - Mary Lake Estates	2016	461,000	184,400	276,600	0		276,600	27,660	248,940	236,493	12,447
29	Recreational/Asphalt Trails - 1.5 km	2016	108,000	43,200	64,800	0		64,800	6,480	58,320	55,404	2,916
30	Recreational/Nature Trails - 1.5 km	2016	108,000	43,200	64,800	0		64,800	6,480	58,320	55,404	2,916
31	Retrofit sport field to include lighting	2016	233,000	93,200	139,800	46,600		93,200	9,320	83,880	79,686	4,194
32	Skatepark - Schomberg	2016	250,000	100,000	150,000	100,000		50,000	5,000	45,000	42,750	2,250
33	Splash Pad - King City	2016	240,000	96,000	144,000	48,000		96,000	9,600	86,400	82,080	4,320
34	Neighbourhood Park - Centennial Sr. soccer fields (2) upgrade (proper draining and grading)	2016	410,000	164,000	246,000	205,000		41,000	4,100	36,900	35,055	1,845
35	Int. soccer fields (3) upgrade (proper draining and grading)	2017	507,000	202,800	304,200	101,400		202,800	20,280	182,520	173,394	9,126
36	Neighbourhood Park - Tomlinson Gardens	2017	588,000	235,200	352,800	0		352,800	35,280	317,520	301,644	15,876
37	New Sports Park (incl. parking) - 2 full size / lit soccer fields - 2 intermediate soccer fields - 1 hardball diamond	2017	3,884,000	1,907,407	1,976,593	0		1,976,593	197,659	1,778,934	1,689,987	88,947
	Recreational/Asphalt Trails - 1.5 km	2016	108,000	43,200	64,800	0		64,800	6,480	58,320	55,404	2,916
38	Community Park - King North	2018	2,815,000	1,409,951	1,405,049	0		1,405,049	140,505	1,264,544	1,201,317	63,227
39	Retrofit sport fields (2) incl. lighting	2018	466,000	186,400	279,600	93,200		186,400	18,640	167,760	159,372	8,388
	Recreational/Nature Trails - 1.3 km	2016	93,600	37,440	56,160	0		56,160	5,616	50,544	48,017	2,527
	Outstanding DC Credits											
	Trails - Nobleton		25,315	0	25,315	0		25,315		25,315	24,049	1,266
	Neighbourhood Park - Nobleton		60,315	0	60,315	0		60,315		60,315	57,299	3,016
	Pedestrian Bridge - King Station		30,000	0	30,000	0		30,000		30,000	28,500	1,500
	Reserve Fund Adjustment					2,343,812		(2,343,812)		(2,343,812)	(2,226,621)	(117,191)
	Total		24,101,498	10,232,106	13,869,393	4,206,862	0	9,662,531	1,189,071	8,473,459	8,049,786	423,673

5.2.4 Library Services

The Township provides library facilities which total 17,951 sq.ft. in size. Over the past ten years, the average level of service was 0.91 sq.ft. of space per capita or an investment of \$366 per capita. Based on this service standard, the Township would be eligible to collect approximately \$2,693,481 from DCs for library facility space (over the ten-year period).

The Township has identified six library facilities projects to be included in the DC calculations which equal to \$5,475,000. These include expansions to existing libraries in King City, Ansnorveldt, Schomberg, and Nobleton. With a benefit to existing reduction of \$1,342,500, the net growth-related capital cost after the mandatory 10% deduction and the allocation of reserve balance of \$1,558,525 is \$2,160,725.

Over the ten-year period, the Township has provided 72,570 collection materials at their libraries. The average level of service is 3.57 collection materials per capita or an investment of \$142 per capita. Based on this service standard, the Township would be eligible to collect \$1,162,398 (\$1,042,892 + \$119,506 excess cap room from facilities) from DCs for library materials. Provisions for additional library collection materials plus unfinanced capital costs have been identified at a gross cost of \$1,156,973 over the forecast period. With the 10% mandatory deduction, the net growth-related capital cost to be collected from DCs is \$1,041,276.

While library usage is predominately residential based, there is some use of the facilities by non-residential users, for the purpose of research. To acknowledge this use, the forecast growth-related costs have been allocated 95% residential and 5% non-residential.

5.3 Service Levels and Buildout Capital Costs for King's DC Calculation

This section evaluates the development-related capital requirements for municipal wide services over the buildout period.

5.3.1 Fire Services

King currently operates its fire services from 28,404 sq.ft of facility space, providing for a per capita average level of service of 1.42 sq.ft. Of building space per capita or \$397 per capita. This level of service provides the Township with a maximum DC-eligible amount for recovery over the forecast period of \$3.2 million.

There is one project identified, an expansion to the King City and Nobleton apparatus bays for a total capital cost of \$1.7 million which is attributable to growth over the forecast period.

The fire department has a current inventory of 24 vehicles. The total DC eligible amount calculated for fire vehicles over the forecast period is \$3.2 million, based on a standard of \$388 per capita.

Ten vehicles have been identified for inclusion in the development charge calculation, having a capital cost of \$2.0 million, of which \$210,000 is considered to be benefitting existing development. \$721,539 has also been deducted as reserve fund adjustment, leaving \$1,072,061 to be included in the development charge calculation.

The fire department also has a number of other small equipment that has been included in the calculation of the service standard. The Township currently has a calculated average level of service for the historic 10-year period of \$66 per capita, providing for a DC-eligible amount over the forecast period of approximately \$534,099 for small equipment and gear.

Based on growth-related needs the Township has identified the need for additional firefighter equipment at a total cost of \$420,000 which is attributable to growth over the forecast period.

These costs are shared between residential and non-residential based on a development land area, resulting in 76% being allocated to residential development and 24% being allocated to non-residential development.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of King
Service: Fire Vehicles

Prj .No	Increased Service Needs Attributable to Anticipated Development 2014-Buildout	Timing (year)	Gross Capital Cost Estimate 2014\$	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential DC Recoverable Cost		
								Total	Residential Share 76%	Non-Residential Share 24%
	Tanker	2015	365,000	0	365,000	0		365,000	278,844	86,156
1	Public Educator Vehicle	2016	35,000	0	35,000	17,500		17,500	13,369	4,131
2	Training Vehicle	2016	32,000	0	32,000	16,000		16,000	12,223	3,777
4	4 wheel tandem trailer	2016	12,000	0	12,000	0		12,000	9,167	2,833
5	Bullex Fire Safety Trailer	2016	80,000	0	80,000	0		80,000	61,116	18,884
6	Rescue Pumper	2020	700,600	0	700,600	0		700,600	535,227	165,373
7	Tanker	2020	365,000	0	365,000	0		365,000	278,844	86,156
9	Utility Vehicle	2020	48,500	0	48,500	0		48,500	37,052	11,448
10	Utility Trailer	2020	12,000	0	12,000	0		12,000	9,167	2,833
11	Air / Light Truck	2020	354,000	0	354,000	177,000		177,000	135,220	41,780
14	Reserve Fund Adjustment					721,539		(721,539)	(551,224)	(170,315)
	Total		2,004,100	0	2,004,100	932,039	0	1,072,061	819,007	253,054

5.3.2 Roads and Related

King owns and maintains 109 km of arterial and collector roads throughout the Township. This provides an average level of investment of \$9,398 per capita, resulting in a DC eligible recovery amount of approximately \$76.5 million.

The Township is currently undergoing a Transportation Master Plan, and has identified a number of road projects require to service growth over the forecast period, with a total capital cost (including outstanding credits and unfinanced capital costs as of December 31, 2013) of \$98.0 million. Conservative allocations for existing benefit development have been deducted at approximately 50% of the total (\$44.3 million) as well as the reserve fund balance of \$6.6 million. The net growth capital cost included in development charge is \$47.1 million.

The Operations Department has a variety of vehicles and major equipment totalling \$6.3 million. This inventory provides for a per capita standard of \$291. Over the forecast period, the DC-eligible amount for vehicles and equipment is \$2.4 million. The Township has identified the need for one additional vehicles and equipment which totals \$1.8 million, \$1.7 of which is recoverable from development charges.

The Township operates their Operations service out of a number of facilities. The facilities provide 28,343 sq.ft. of building area, providing for a per capita average level of service of 1.28 sq.ft./capita or \$128/capita. This level of service provides the Township with a maximum DC-eligible amount for recovery over the forecast period of \$1 million. There have been five projects identified. Three of which are land, equipment and facility for a new Public Works facility. The other two projects are an expansion to the existing facility and a new sand dome. The projects total \$21.0 million, \$16.6 million is deducted for post period benefit and \$3.4 million is deducted for benefit to existing development. The net growth related cost included in the development charge calculation is \$1.0 million.

The residential/non-residential capital cost allocation for roads and related services would be based on a 76/24 split based on the incremental growth in population to employment, for the long term forecast period.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of King
Service: Roads

Pj.No	Increased Service Needs Attributable to Anticipated Development 2014-Buildout	Length (km)	Timing (year)	Gross Capital Cost Estimate 2014\$	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New	Potential DC Recoverable Cost		
									Total	Residential Share 76%	Non-Residential Share 24%
1	Schomberg Area: Church St - Rebellion Way to Main Street Rebellion Way	1.57	2016	4,500,000	0	4,500,000	900,000		3,600,000	2,750,239	849,761
2	Lloydtown Rd. to Queen St.	0.51	2016	765,000	0	765,000	76,500		688,500	525,983	162,517
3	Lloydtown Rd - Rebellion Way to YR #27	1.50	2017	2,250,000	0	2,250,000	1,125,000		1,125,000	859,450	265,550
4	Main Street Schomberg Reconstruction with Main Street Typology, incl. Bridges	1.22	2016	4,270,000	0	4,270,000	3,416,000		854,000	652,418	201,582
5	Proctor Road	0.30	2017	1,050,000	0	1,050,000	105,000		945,000	721,938	223,062
6	Dr. Kay	0.57	2018	142,500	0	142,500	128,250		14,250	10,886	3,364
7	Little Rebel Road	0.27	2018	405,000	0	405,000	40,500		364,500	278,462	86,038
8	- 19th S.R. to Rebellion Way										
8	10th Conc - Hwy 9 to Queen St	1.60	2019	2,400,000	0	2,400,000	1,200,000		1,200,000	916,746	283,254
9	Centre St. - Rebellion Way to Church St.	0.35	2019	525,000	0	525,000	52,500		472,500	360,969	111,531
10	Queen St. - Rebellion Way to 10th Conc.	0.24	2019	360,000	0	360,000	36,000		324,000	247,522	76,478
11	19th S.R. 11th Conc. to Little Rebel Road	2.25	2024	3,375,000	0	3,375,000	1,687,500		1,687,500	1,289,175	398,325
	Nobleton Area:										
12	Ellis Ave. - Wilke Ave. to Henry Gate (unfunded portion)	0.29	2015	72,500	0	72,500	58,000		14,500	11,077	3,423
13	Greenstone Dr. - King Rd. to Hill Farm Rd.										
14	Henry Gate - Ellis Ave. to King Rd.	0.11	2015	27,500	0	27,500	22,000		5,500	4,202	1,298
15	Hill Farm Rd. - Greenstone Dr. east to turning circle										
16	Kaake Rd. - Hill Farm Rd. to turning circle										
17	Wilke Ave. - Ellis Ave. to turning circle	0.29	2016	72,500	0	72,500	58,000		14,500	11,077	3,423
18	Crestview Road - Parkview Dr. to south end	0.18	2015	45,000	0	45,000	4,500		40,500	30,940	9,560
19	Parkview Dr. - YR #27 to east end	0.15	2015	37,500	0	37,500	3,750		33,750	25,783	7,967
20	8th Conc - 15th S.R. to King Road	2.09	2017	3,135,000	0	3,135,000	1,567,500		1,567,500	1,197,500	370,000
21	15th S.R. - Y.R. #27 to 8th Conc.	2.04	2016	3,060,000	0	3,060,000	1,530,000		1,530,000	1,168,852	361,148
22	Sheardown Russell Snider - Sheardown to End	1.10	2017	275,000	0	275,000	220,000		55,000	42,018	12,982
23	Holden Dr. - MacTaggart Dr. to turning circle	0.11	2019	27,500	0	27,500	22,000		5,500	4,202	1,298
25	MacTaggart - Witherspoon Way to YR #27	0.78	2019	195,000	0	195,000	156,000		39,000	29,794	9,206
26	McCutcheon Ave. - MacTaggart Dr. to turning circle	0.09									
27	10th Conc - King Road to 15th S.R.	2.15	2024	3,225,000	0	3,225,000	1,612,500		1,612,500	1,231,878	380,622
28	10th Conc - King Road to King Vaughan Townline	1.58	2024	2,370,000	0	2,370,000	1,185,000		1,185,000	905,287	279,713
29	15th S.R. - 10th Conc. to Y.R. #27	2.00	2024	3,000,000	0	3,000,000	1,500,000		1,500,000	1,145,933	354,067

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of King
Service: Roads

Pj. No	Increased Service Needs Attributable to Anticipated Development 2014-Buildout	Length (km)	Timing (year)	Gross Capital Cost Estimate 2014\$	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New	Potential DC Recoverable Cost		
									Total	Residential Share 76%	Non-Residential Share 24%
30	17th SR - 11th Concession to Hwy 27	2.28	2024	1,777,500	0	1,777,500	888,750		888,750	678,965	209,785
31	17th SR - King Caledon Townline to 11th Concession	2.78									
32	17th SR from 10th Concession to Hwy 27	2.05									
33	Gilbert Fuller	0.20	2024	50,000	0	50,000	40,000		10,000	7,640	2,360
34	King Caledon Townline - 12th Concession to the 17th SR	2.70	2024	4,050,000	0	4,050,000	2,025,000		2,025,000	1,547,010	477,990
35	King Caledon Townline - Columbia Way to 12th Concession	1.03	2024	1,545,000	0	1,545,000	772,500		772,500	590,156	182,344
36	King Caledon Townline - King Road to Columbia Way	2.23	2024	3,345,000	0	3,345,000	1,672,500		1,672,500	1,277,715	394,785
37	Woodhill	0.40	2024	100,000	0	100,000	80,000		20,000	15,279	4,721
King City and Rural Areas:											
38	Collard Drive	1.20	2015	770,000	0	770,000	385,000		385,000	294,123	90,877
39	Burns Blvd	1.54	2015	385,000	0	385,000	192,500		192,500	147,061	45,439
40	Findlay	0.52									
41	Miller SR from Bathurst St to Dufferin St	2.05	2015	3,075,000	0	3,075,000	1,537,500		1,537,500	1,174,581	362,919
42	Station St - Keele St (YR #6) to Burns Blvd.	0.42	2015	105,000	0	105,000	52,500		52,500	40,108	12,392
43	15th SR Keele to west end - Villanova / Mary Lake Reconstruction	1.00	2016								
44	17th S.R. - Keele St. (YR #6) to Dufferin St.(YR#53)	2.12	2016	3,180,000	0	3,180,000	1,590,000		1,590,000	1,214,689	375,311
45	Dufferin St from Davis Dr to Miller SR	2.06	2016	3,090,000	0	3,090,000	1,545,000		1,545,000	1,180,311	364,689
46	17th SR - Keele to Jane St	2.02	2017	3,030,000	0	3,030,000	1,515,000		1,515,000	1,157,392	357,608
47	Kettleby Road	2.19	2017								
48	19th S.R. - Dufferin (YR #53) to Bathurst (YR #38)										
49	Dufferin Street - 18th S.R. to 19th S.R.										
50	Keele St from 18th SR to the 19th SR										
51	Keele St from 19th SR to Davis Dr										
52	Tawes Trail - Keele St. east to the turning circle	0.35	2018	1,225,000	0	1,225,000	0		1,225,000	935,845	289,155
53	16th S.R. - Jane St. (Y.R. #5) to Keele St. (Y.R. #6)	2.09	2023								
54	16th S.R. - Keele St (YR #6) to Dufferin St. (YR #53)	2.10	2023								
55	Mid-Block North/South Bridge (Humber crossing) King East Plan		2023	3,000,000	0	3,000,000	0		3,000,000	2,291,866	708,134
	King Boulevard	0.30	2015	1,050,000	0	1,050,000	525,000		525,000	401,077	123,923
	Daw Street	0.49	2016	1,715,000	0	1,715,000	857,500		857,500	655,092	202,408

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of King
Service: Roads

Prj_No	Increased Service Needs Attributable to Anticipated Development 2014-Buildout	Length (km)	Timing (year)	Gross Capital Cost Estimate 2014\$	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New	Potential DC Recoverable Cost		
									Total	Residential Share 76%	Non-Residential Share 24%
	William St	0.16	2016	560,000	0	560,000	280,000		280,000	213,907	66,093
	Sidewalks & Lighting on Regional & Township Roads (Urbanization):										
	King City and Rural Areas:										
56	King Road - Warren Rd to Dufferin Street - In progress (Both Sides)	0.72	2014	388,000	0	388,000	194,000		194,000	148,207	45,793
57	King Boulevard	0.30									
58	King Road - Jane St to Keele Street - In progress (complete Keele to John St South side) Both Sides	2.17									
59	15th SR Keele to west end (Villanova/Mary Lake) Length includes Both Sides	2.00									
60	Burton Grove to Patricia	0.15	2016	30,000	0	30,000	15,000		15,000	11,459	3,541
61	Dew Street	0.49									
62	Keele Street East side - Dennison to 15th SR	1.70	2016	340,000	0	340,000	170,000		170,000	129,872	40,128
63	Keele Street West side - McClure to 15th SR	0.80	2016	160,000	0	160,000	80,000		80,000	61,116	18,884
64	King City, Patricia, Warren to Burton Rd	0.23	2016	46,000	0	46,000	23,000		23,000	17,571	5,429
65	King City, Patton St, Kingslyn to South End	0.19	2016	38,000	0	38,000	19,000		19,000	14,515	4,485
66	King City, Warren Road	0.91	2016	182,000	0	182,000	91,000		91,000	69,520	21,480
67	William St	0.16									
68	Doctors Lane both sides (length 0.2 x 2)	0.40	2018	80,000	0	80,000	40,000		40,000	30,558	9,442
69	Dufferin St. - Nicort to 550 metres south West Side Only	0.55	2018	110,000	0	110,000	55,000		55,000	42,018	12,982
70	Jane St. - King Road 1000 metres south Keele St, King Road to Station St.	1.00	2018	450,000	0	450,000	0		450,000	343,780	106,220
71	- urbanize to Main Street Typology Both Sides	1.00	2018	3,500,000	0	3,500,000	1,750,000		1,750,000	1,336,922	413,078
72	Keele St. South of Station Street, - West side sidewalk only	0.80	2018	160,000	0	160,000	80,000		80,000	61,116	18,884
73	- Keele St to King Boulevard Main Street Typology Both Sides	0.76	2018	2,660,000	0	2,660,000	1,330,000		1,330,000	1,016,061	313,939
74	King Road, Keele to Jane St. - urbanization, variable cross section	2.05	2018	7,175,000	0	7,175,000	3,587,500		3,587,500	2,740,690	846,810

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of King
Service: Roads

Pj. No	Increased Service Needs Attributable to Anticipated Development 2014-Buildout	Length (km)	Timing (year)	Gross Capital Cost Estimate 2014\$	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less:		Potential DC Recoverable Cost	
								Grants, Subsidies and Other Contributions Attributable to New	Total	Residential Share 76%	Non-Residential Share 24%
75	Dufferin St. - 15th SR to King Road (YR#11) West side only	2.05	2020	499,000	0	499,000	99,800		399,200	304,971	94,229
76	15th SR - Keele to Dufferin (KEG, Remington) Regional Road Length (incl both sides)	4.10	2023	820,000	0	820,000	82,000		738,000	563,799	174,201
77	Jane St. - 1000 M. north of King Road (YR.#11)	1.00	2023	450,000	0	450,000	225,000		225,000	171,890	53,110
77	Schomberg Area: Rebellion Way - Lilydown Rd. to Queen St.	0.51									
78	Western Avenue Sidewalk - St. Patricks School to Main Street	0.90	2016	180,000	0	180,000	90,000		90,000	68,756	21,244
79	Centre St. - Rebellion Way to Church St.	0.35									
80	Little Rebel Rd. - 19th Sdrd. to Rebellion Way	0.27									
81	Church St. - Main St. to Rebellion Way	1.57									
82	Queen St. - Rebellion Way to 10th Conc.	0.24									
83	Highway #27 (York Road #27) - Dr.Kay Drive to Maynard Drive	0.92	2023	414,000	0	414,000	207,000		207,000	158,139	48,861
	Nobleton Area:										
84	Kaake Rd. - Hill Farm Rd. to the turning circle (may have to remove from list, developer may have provided cash via subdivision agreement)	0.19									
85	King Road - Y.R. #27 to Henry Gate Main Street Typology Both Sides	0.64	2016	2,240,000		2,240,000	1,120,000		1,120,000	855,630	264,370
86	York Road #27 - King Road to Parkview Main Street Typology	0.26	2016	910,000		910,000	455,000		455,000	347,600	107,400
87	York Rd #27 - Parkview to urban boundary Both Sides - bury all utilities	0.56	2016								
88	King Road - Y.R. #27 to Greenside Main Street Typology Both Sides	0.82	2017	2,870,000		2,870,000	1,435,000		1,435,000	1,096,276	338,724
89	York Road #27 - King Road to McTaggart Main Street Typology	1.08	2017	3,780,000		3,780,000	1,890,000		1,890,000	1,443,876	446,124
90	Crestview	0.23	2018	45,000		45,000	22,500		22,500	17,189	5,311
91	Ellis Avenue	1.00	2018	200,000		200,000	100,000		100,000	76,396	23,604
92	Henry Gate	0.10	2018	20,000		20,000	10,000		10,000	7,640	2,360
93	Hollywood	0.37	2018	74,000		74,000	37,000		37,000	28,266	8,734

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of King
Service: Roads

Prj. No	Increased Service Needs Attributable to Anticipated Development 2014-Buildout	Length (km)	Timing (year)	Gross Capital Cost Estimate 2014\$	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New	Potential DC Recoverable Cost		
									Total	Residential Share 76%	Non-Residential Share 24%
94	Janet Avenue	0.30	2018	60,000		60,000	30,000		30,000	22,919	7,081
95	King Rd. - Greenside East to Urban Boundary Both Sides	0.78									
96	King Road - Henry Gate to Urban limit (Both Sides)	0.88	2018	352,000		352,000	176,000		176,000	134,456	41,544
97	Noblewood	0.48	2018	96,000		96,000	48,000		48,000	36,670	11,330
98	Parkview	0.15	2018	30,000		30,000	15,000		15,000	11,459	3,541
99	Weller Avenue	0.70	2018	140,000		140,000	70,000		70,000	53,477	16,523
100	Wellington Street York Road #27	0.31	2018	62,000		62,000	31,000		31,000	23,683	7,317
101	- McTaggart Dr. to urban Boundary (450m Both Sides)	0.45	2023	180,000		180,000	90,000		90,000	68,756	21,244
	Outstanding DC Credits Road and concurrent works										
	- Noblewood Drive & Hollywood Crescent		2013	29,560		29,560	0		29,560	22,583	6,977
	Road and concurrent works on Dillane Dr. - north limit to Proctor Road		2013	88,400		88,400	0		88,400	67,534	20,866
	Pedestrian crossing of rail lines - North East quadrant of King City		2013	43,105		43,105	0		43,105	32,930	10,175
	Sidewalk - Dufferin Street, from entrance to the plan north to King Road		2013	27,000		27,000	0		27,000	20,627	6,373
	Sidewalks & Streeting - King Road west of Dufferin Street		2013	387,347		387,347	0		387,347	295,916	91,431
	Sidewalk - East side of Keele Street, from entrance to the plan, north connecting to existing sidewalk at Elizabeth Grove		2013	137,000		137,000	0		137,000	104,662	32,338
102	Unfinanced Capital (2009-2013) Growth % Share ONLY			911,093		911,093	0		911,093	696,034	215,059
	Reserve Fund Adjustment						6,593,597		(6,593,597)	(5,037,214)	(1,556,383)
	Total			98,002,005	0	98,002,005	50,926,647	0	47,075,358	35,963,471	11,111,887

*Resurfacing requirements partially required due to growth

5.4.2 Water Distribution – Urban Service Areas

At present, the Township of King collects development charges for water distribution in the Nobleton, but not in King City or Schomberg areas as no growth related works have been identified in the past. Recently the Township has identified growth related water projects in all three areas and Council's intent is to collect the growth related funding from future development on a total urban area-specific basis.

The works required to provide the urban areas with water distribution services includes costs relating to new watermains as well as costs for upsizing existing mains. The growth related costs for the Township total \$13.3 million, of which \$8.2 million is attributable to future growth in the urban areas and is therefore included in the calculation of the area-specific DC.

The allocation between residential and non-residential growth has been allocated 90% to residential and 10% based on the weighted average growth for the urban serviced areas of King City, Nobleton and Schomberg.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of King
Service: Water Distribution

Prj.No	Increased Service Needs Attributable to Anticipated Development 2014-Urban Build Out	Timing (year)	Gross Capital Cost Estimate 2014\$	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions	Potential DC Recoverable Cost		
								Total	Residential Share 90.0%	Non-Residential Share 10.0%
1	Nobleton: Unfinanced capital costs @ Dec 31 2013	2014						0	0	0
2	King Road Watermain - Improvement (150mm to 300mm)	2014		2				0	0	0
3	Highway #27 - Well #4 - Oliver Emmerson (Tribute) 300mm	2014	216,000	0	216,000			194,400	174,960	19,440
4	Highway #27 - Parkview to Wilsen (300mm)	2015	601,380	0	601,380			541,242	487,118	54,124
	King City:									
	King Road - Charles Street to Jane Street	2015	984,921	0	984,921	49,246		935,675	842,107	93,567
5	15th SR Keele to Dufferin - (Seneca and KEG) 300mm	2017	2,908,800	0	2,908,800	290,880	1,099,526 ¹	1,518,394	1,366,554	151,839
6	Dufferin St - Railway Crossing to 15th SR (Seneca and KEG, CDS) 300mm	2017	2,246,400	0	2,246,400	224,640	849,139 ¹	1,172,621	1,055,359	117,262
7	Keele Street - Norman Drive to 15th SR (increase existing 250mm to 300mm+)	2017	1,600,000	0	1,600,000	800,000 ³	604,800 ¹	195,200	175,680	19,520
8	Jane Street - King Road 1,000 meters North	2018	1,440,000	0	1,440,000	0		1,440,000	1,296,000	144,000
9	Jane Street - King Road 1,000 meters South	2018	1,440,000	0	1,440,000	0		1,440,000	1,296,000	144,000
10	Tawes Trail Ext. - Keele to End (KEG) 300mm	2018	352,800	0	352,800	35,280		317,520	285,768	31,752
	Schomberg:									
11	Highway #27, Main St to Dr. Kay (upsizing 250mm to 300mm)	2018	936,000	0	936,000	468,000 ³		468,000	421,200	46,800
	Outstanding DC Credits									
	Unfinanced Capital (2009-2013) Growth % Share ONLY	2013	562,971	0	562,971	0		562,971	506,674	56,297
	Reserve Fund Adjustment					634,692		(634,692)	(571,223)	(63,469)
	Total		13,289,272	0	13,289,272	2,584,476	2,553,466	8,151,330	7,336,197	815,133

¹ Assumed to be Seneca College share (estimated at 37.8%).

5.4.3 Wastewater Collection – King City Area

At present, the Township of King is collecting an area-specific development charge for wastewater in the King City Area. The Township intends to continue with the area-specific charge in the King City Area.

The works required over the forecast period for the King City Area include the Township pumping stations, and growth related share of Township transmission mains and sub-trunk services as well as the growth related debenture costs (principal and discounted interest) and recovery of the negative reserve fund. The total growth related cost of the identified needs is therefore, \$14,153,490. Of this amount, \$9,187,549 is attributable to future growth and has therefore been included in the calculation of the area specific DC.

The allocation between residential and non-residential growth is calculated based on the results of the “King City Sanitary Sewer Financial Analysis” Report, which results in a split between residential and non-residential development of 92.3/7.7.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of King
Service: Wastewater - King City

Prj.No	Increased Service Needs Attributable to Anticipated Development 2014-Urban Build Out	Timing (year)	Gross Capital Cost Estimate 2014\$	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New	Potential DC Recoverable Cost				
								Total	Residential Share 92.3%	Non-Residential Share 7.7%		
1	Sanitary Sewers - Contract 5 (adjustment re: actual cost - 2008 DC \$)											
2	Pumping Station A - West - Genview	2014	4,156,000	0	4,156,000	207,800		3,948,200	3,644,189		304,011	
3	Keele Street - North of McClure (south leg) to 15th SR	2016										
	King Road - Kinghorn Road to Jane Street	2015	304,000	0	304,000	0		304,000	280,592		23,408	
4	Pumping Station B (East) - King East Group	2019	5,029,000	0	5,029,000	251,450		4,777,550	4,409,679		367,871	
5	KC Sanitary Sewer - Principal (10 Year Sinking Fund Debenture)											
6	KC Sanitary Sewer - Interest (discounted) (10 Year Sinking Fund Debenture)	2014-2018	1,652,118	0	1,652,118	1,156,482		495,635	457,471		38,164	
	Outstanding DC Credits											
	Sanitary Sewers - Contract 5 (adjustment re: actual cost - 2008 DC \$)	2007-2013	441,780	0	441,780	0		441,780	407,763		34,017	
	Interest on servicing Debenture (Discounted)	2007-2013	994,235	0	994,235	0		994,235	917,679		76,556	
	King City Servicing Design & Debenture Exp	2008	95,336	0	95,336	0		95,336	87,995		7,341	
	King City Wastewater Servicing Strategy	2009	91,881	0	91,881	0		91,881	84,806		7,075	
	Unfinanced Capital (2009-2013) Growth % Share ONLY	2013	1,389,141	0	1,389,141	0		1,389,141	1,282,177		106,964	
	Reserve Fund Adjustment					3,350,209		(3,350,209)	(3,092,243)		(257,966)	
	Total		14,153,490	0	14,153,490	4,965,941	0	9,187,549	8,480,107		707,441	

1 Assumed to be Seneca College share (estimated at 37.8%).

5.4.4 Wastewater Collection – Nobleton Area

At present, the Township of King has an area-specific development charge in place for wastewater in the Nobleton Area and the Township intends to continue collecting for the growth-related portion of this service via an area-specific DC.

The works required to provide the Nobleton Area with wastewater services includes various transmission mains and sub-trunk services. The growth related costs for the Township, including the servicing strategy costs total \$5,803,176, of which \$3,450,108 is attributable to future growth in the Nobleton area and is therefore included in the calculation of the area-specific DC.

The allocation between residential and non-residential growth is calculated based on the anticipated flows as identified in the Nobleton Servicing Study, resulting in 95.3% of the costs to be borne by residential development and 4.7% to be borne by non-residential development.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of King
 Service: Wastewater - Nobleton

Prj.No	Increased Service Needs Attributable to Anticipated Development 2014-Urban Build Out	Timing (year)	Gross Capital Cost Estimate 2014\$	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New	Potential DC Recoverable Cost		
								Total	Residential Share 95.3%	Non-Residential Share 4.7%
1	Easement Crestview - Park to Pumping Station	2014	446,000	0	446,000	223,000		223,000	212,519	10,481
2	Crestview Road - Janet Avenue to May Crescent	2015	241,000	0	241,000	120,500		120,500	114,837	5,664
3	Easement - Crestview Road to Highway #27	2015	257,000	0	257,000	128,500		128,500	122,461	6,040
4	Highway #27 Easement - South Limit of Urban Area	2015	167,000	0	167,000	83,500		83,500	79,576	3,925
5	Holden Drive 115 m North of MacTaggart Drive to Sheardown Drive	2017	876,000	0	876,000	595,680		280,320	267,145	13,175
6	Chamberlain Court - Sheardown Drive Cul-de-Sac	2017	207,000	0	207,000	140,760		66,240	63,127	3,113
7	Easement Chamberlain Court to Hwy #27	2017	181,000	0	181,000	123,080		57,920	55,198	2,722
8	McCutcheon Avenue 100m north of MacTaggart Drive to Sheardown Drive	2017	737,000	0	737,000	368,500		368,500	351,181	17,320
9	Gilbert Fuller Drive Cul-de-Sac Road bend	2018	80,000	0	80,000	0		80,000	76,240	3,760
10	Woodhill Avenue Cul-de-Sac to Gilbert Fuller Dr	2018	131,000	0	131,000	13,100		117,900	112,359	5,541
11	Gilbert Fuller Drive to Woodhill Avenue Road bend	2018	241,000	0	241,000	24,100		216,900	206,706	10,194
12	Easement Gilbert Fuller Drive to Pumping Station	2018	248,000	0	248,000	7,936		240,064	228,781	11,283
13	Hawthorne Valley Rd Cul-de-Sac to Woodhill Avenue	2018	666,000	0	666,000	66,600		599,400	571,228	28,172
	Outstanding DC Credits									
	Road and concurrent works - Noblewood Drive & Hollywood Cres		88,986	0	88,986	0		88,986	84,804	4,182
	Unfinanced Capital (2009-2013) Growth % Share ONLY		1,236,190	0	1,236,190	0		1,236,190	1,178,089	58,101
	Reserve Fund Adjustment					457,812		(457,812)	(436,295)	(21,517)
	Total		5,803,176	0	5,803,176	2,353,068	0	3,450,108	3,287,953	162,155

TABLE 6-1
TOWNSHIP OF KING
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2014-Urban Build Out

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
1. <u>Water & Wastewater Studies</u>				
1.1 Water & Wastewater Facility, Equipment and Studies	900,458	100,051	338	0.05
2. <u>Water Services</u>				
2.1 Distribution systems	7,336,197	815,133	2,751	0.41
TOTAL	\$8,236,655	\$915,184	\$3,089	0.46
DC ELIGIBLE CAPITAL COST	\$8,236,655	\$915,184		
Build out Gross Population / GFA Growth (ft ² .)	9,627	1,993,000		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$855.58	\$0.46		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	3.61	\$3,089		
Apartments - 2 Bedrooms +	2.11	\$1,806		
Apartments - Bachelor and 1 Bedroom	1.50	\$1,283		
Other Multiples	3.12	\$2,670		

TABLE 6-2
TOWNSHIP OF KING
DEVELOPMENT CHARGE CALCULATION
Area-Specific (King City Wastewater)
2014-Urban Build Out

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
3. <u>Wastewater Services</u>	\$	\$	\$	\$
3.1 Sewers	8,480,107	707,441	5,421	0.68
TOTAL	\$8,480,107	\$707,441	\$5,421	0.68
DC ELIGIBLE CAPITAL COST	\$8,480,107	\$707,441		
Build out Gross Population / GFA Growth (ft ² .)	5,647	1,045,000		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$1,501.70	\$0.68		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	3.61	\$5,421		
Apartments - 2 Bedrooms +	2.11	\$3,169		
Apartments - Bachelor and 1 Bedroom	1.50	\$2,253		
Other Multiples	3.12	\$4,685		

TABLE 6-3
TOWNSHIP OF KING
DEVELOPMENT CHARGE CALCULATION
Area-Specific (Nobleton Wastewater)
2014-Urban Build Out

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
4. <u>Wastewater Services</u>	\$	\$	\$	\$
4.1 Sewers	3,287,953	162,155	3874	0.31
TOTAL	\$3,287,953	\$162,155	\$3,874	0.31
DC ELIGIBLE CAPITAL COST	\$3,287,953	\$162,155		
Build out Gross Population / GFA Growth (ft ² .)	3,064	517,000		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$1,073.09	\$0.31		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	3.61	\$3,874		
Apartments - 2 Bedrooms +	2.11	\$2,264		
Apartments - Bachelor and 1 Bedroom	1.50	\$1,610		
Other Multiples	3.12	\$3,348		

TABLE 6-4
TOWNSHIP OF KING
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2014-2026

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
5. <u>Roads and Related</u>				
5.1 Roads	35,963,471	11,111,887	12,799	5.58
5.2 Depots and Domes	792,837	244,968	282	0.12
5.3 PW Rolling Stock	1,300,558	401,842	463	0.20
	38,056,866	11,758,697	13,544	5.90
6. <u>Fire Protection Services</u>				
6.1 Fire facilities	1,300,252	401,748	463	0.20
6.2 Fire vehicles	819,007	253,054	291	0.13
6.3 Small equipment and gear	320,861	99,139	114	0.05
	2,440,120	753,941	868	0.38
TOTAL	\$40,496,985	\$12,512,639	\$14,412	\$6.28
DC ELIGIBLE CAPITAL COST	\$40,496,985	\$12,512,639		
20 Year Gross Population / GFA Growth (ft ² .)	10,144	1,993,000		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$3,992.21	\$6.28		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	3.61	\$14,412		
Apartments - 2 Bedrooms +	2.11	\$8,424		
Apartments - Bachelor and 1 Bedroom	1.50	\$5,988		
Other Multiples	3.12	\$12,456		

TABLE 6-5
TOWNSHIP OF KING
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2014-2023

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
7. <u>Parking Services</u>				
7.1 Municipal parking spaces	20,998	6,002	8	0.00
8. <u>Outdoor Recreation Services</u>				
8.1 Parkland development, amenities & trails	8,049,786	423,673	3,205	0.26
9. <u>Indoor Recreation Services</u>				
9.1 Recreation facilities	10,930,083	575,268	4,352	0.36
10. <u>Library Services</u>				
10.1 Library facilities	2,052,689	108,036	817	0.07
10.2 Library materials	989,212	52,064	394	0.03
	3,041,901	160,100	1,211	0.10
11. <u>Administration</u>				
11.1 Studies	1,637,170	467,985	652	0.29
TOTAL	\$23,679,938	\$1,633,028	\$9,428	\$1.01
DC ELIGIBLE CAPITAL COST	\$23,679,938	\$1,633,028		
10 Year Gross Population / GFA Growth (ft ² .)	9,067	1,616,000		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$2,611.66	\$1.01		
By Residential Unit Type	p.p.u			
Single and Semi-Detached Dwelling	3.61	\$9,428		
Apartments - 2 Bedrooms +	2.11	\$5,511		
Apartments - Bachelor and 1 Bedroom	1.50	\$3,917		
Other Multiples	3.12	\$8,148		

TABLE 6-6
TOWNSHIP OF KING
DEVELOPMENT CHARGE CALCULATION
TOTAL ALL SERVICES

	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
a) Urban-wide Services Build out	\$8,236,655	\$915,184	\$ 3,089	\$ 0.46
b) King City Wastewater	\$8,480,107	\$707,441	\$ 5,421	\$ 0.68
c) Nobleton Wastewater	\$3,287,953	\$162,155	\$ 3,874	\$ 0.31
d) Municipal-wide Services 20 Year	40,496,985	12,512,639	\$ 14,412	\$ 6.28
e) Municipal-wide Services 10 Year	23,679,938	1,633,028	\$ 9,428	\$ 1.01
TOTAL	84,181,639	15,930,447		
Unserviced (d+e)			\$ 23,840	\$ 7.29
Schomberg (a+d+e)			\$ 26,929	\$ 7.75
King City (a+b+d+e)			\$ 32,350	\$ 8.43
Nobleton (a+c+d+e)			\$ 30,803	\$ 8.06

Table 6-7
TOWNSHIP OF KING
GROSS EXPENDITURE AND SOURCES OF REVENUE SUMMARY
FOR COSTS TO BE INCURRED OVER THE LIFE OF THE BY-LAW

SERVICE	TOTAL GROSS COST	SOURCES OF FINANCING						DC RESERVE FUND	
		OTHER DEDUCTIONS	TAX BASE OR OTHER BENEFIT TO EXISTING	OTHER FUNDING	LEGISLATED REDUCTION	POST DC PERIOD BENEFIT	RESIDENTIAL	NON-RESIDENTIAL	
1. Water & Wastewater Studies 1.1 Water & Wastewater Facility, Equipment and Studies	1,500,000		720,000					702,000	78,000
2. Water Services 2.1 Distribution systems	13,289,272	0	1,949,784	2,553,466	0	0	0	7,907,420	878,602
3. Wastewater Services 3.1 King City Sewers	6,112,118	0	1,364,282	0	0	0	0	4,382,252	365,583
4. Wastewater Services 4.1 Nobleton Sewers	4,478,000	0	1,895,256	0	0	0	0	2,461,355	121,389
5. Roads and Related 5.1 Roads 5.2 Depots and Domes 5.3 PW Rolling Stock	53,791,500 6,309,000 1,767,000	0 0 0	25,259,500 450,000 0	0 0 0	0 0 64,600	0 0 0	0 4,821,195 0	21,797,174 792,837 1,300,558	6,734,826 244,968 401,842
6. Fire Protection Services 6.1 Fire facilities 6.2 Fire vehicles 6.3 Small equipment and gear	1,702,000 159,000 208,000	0 0 0	0 33,500 0	0 0 0	0 0 0	0 0 0	0 0 0	1,300,252 95,876 158,903	401,748 29,624 49,097
7. Parking Services 7.1 Municipal parking spaces	0	0	0	0	0	0	0	0	0
8. Outdoor Recreation Services 8.1 Parkland development, amenities & trails	23,892,268	0	1,863,050	0	1,183,455	10,194,666	10,118,542	532,555	
9. Indoor Recreation Services 9.1 Recreation facilities	25,545,000	0	6,746,800	0	1,424,820	4,550,000	12,182,211	641,169	
10. Library Services 10.1 Library facilities 10.2 Library materials	4,225,000 520,000	0 0	1,092,500 0	0 0	313,250 52,000	0 0	2,678,288 444,600	140,963 23,400	
11. Administration 11.1 Studies	2,409,500	0	772,200	0	104,730	0	1,191,873	340,697	
TOTAL EXPENDITURES & REVENUES	\$145,907,658	\$0	\$42,146,872	\$2,553,466	\$3,142,855	\$19,565,861	\$67,514,140	\$10,984,464	

Table C-1
TOWNSHIP OF KING
OPERATING AND CAPITAL EXPENDITURE IMPACTS
FOR FUTURE CAPITAL EXPENDITURES

SERVICE	NET GROWTH RELATED EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Stormwater Drainage and Control Services				
1.1 Channels, drainage and ponds	1,000,000	5,200	0	5,200
2. Wastewater Services				
2.1 Sewers	12,637,656	65,200	277,118	342,318
3. Water Services				
3.1 Distribution systems	8,151,330	42,100	856,835	898,935
4. Roads and Related				
4.1 Roads	47,075,358	1,937,500	2,453,097	4,390,597
4.2 Depots and Domes	1,037,805	17,200	54,080	71,280
4.3 PW Rolling Stock	1,702,400	155,500	88,712	244,212
5. Fire Protection Services				
5.1 Fire facilities	1,702,000	28,200	585,265	613,465
5.2 Fire vehicles	1,072,061	62,000	368,649	430,649
5.3 Small equipment and gear	420,000	48,900	144,425	193,325
6. Outdoor Recreation Services				
6.1 Parkland development, amenities & trails	8,473,459	208,900	453,486	662,386
7. Indoor Recreation Services				
7.1 Recreation facilities	11,505,351	190,500	1,056,039	1,246,539
8. Library Services				
8.1 Library facilities	2,160,725	35,800	330,481	366,281
8.2 Library materials	1,041,276	95,100	159,262	254,362
9. Administration				
9.1 Studies	2,105,155	0	0	0

THE CORPORATION OF THE TOWNSHIP OF KING
BY-LAW NUMBER 2015-__
A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGE

WHEREAS the Corporation of the Township of King will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Township of King;

AND WHEREAS Council desires to ensure that the capital cost of meeting growth-related demands for or burden on municipal services does not place an excessive financial burden on the Township of King or its existing taxpayers while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

AND WHEREAS the *Development Charges Act, 1997* (the "Act") provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

AND WHEREAS a development charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the Township of King has given notice of and held a public meeting on the 14th day of September, 2015 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF KING ENACTS AS FOLLOWS:

1. INTERPRETATION

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

“Act” means the *Development Charges Act*, as amended, or any successor thereof;

“accessory use” means where used to describe a use, building or structure, that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principle use, building or structure;

“apartment unit” means any residential dwelling unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor;

“bedroom” means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a living room, dining room or kitchen;

“benefiting area” means an area defined by a map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;

“board of education” has the same meaning as set out in the *Education Act*, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;

“Building Code Act” means the *Building Code Act*, S.O. 1992, as amended, or any successor thereof;

“capital cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board;

- (a) to acquire land or an interest in land, including a leasehold interest;
- (b) to improve land;
- (c) to acquire, lease, construct or improve buildings and structures;

- (d) to acquire, construct or improve facilities including;
 - (i) furniture and equipment other than computer equipment; and
 - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
 - (iii) rolling stock with an estimated useful life of seven years or more; and
- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study;

required for the provision of services designated in this By-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

“commercial” means any non-residential development not defined under “institutional” or “industrial”;

“Council” means the Council of the municipality;

“development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size of usability thereof, and includes redevelopment;

“development charge” means a charge imposed with respect to this By-law;

“dwelling unit” means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;

“Existing” means the number, use and size that existed as of the date this by-law was passed;

“farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

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

“gross floor area” means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
 - (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - (ii) loading facilities above or below grade; and
 - (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

“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, but does not include the sale of commodities to the general public through a warehouse club;

“Institutional” means land, buildings, or structures used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship, and special care facilities;

“Local Board” means a local board as defined in the *Development Charges Act*;

“local services” means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“mobile home” means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;

“multiple dwellings” means all dwellings other than single-detached, semi-detached and apartment unit dwellings;

“municipality” means the Corporation of the Township of King;

“non-residential use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use and includes all commercial, industrial and institutional uses;

“Owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed’

“place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“regulation” means any regulation made pursuant to the Act;

“residential use” means land or buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals;

“semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;

“service” (or “services”) means a service designed in Schedule “A” to this By-law;

“servicing agreement” means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

“single detached dwelling unit” means a residential building consisting of one dwelling unit and not attached to another structure and includes mobile homes;

2. DESIGNATION OF SERVICES

2.1 The categories of services for which development charges are imposed under this By-law are as follows:

- (a) Water and Wastewater Studies/Capital Improvements;
- (b) Water Distribution;
- (c) Wastewater Services – King City;
- (d) Wastewater Services - Nobleton;
- (e) Roads and Related;
- (f) Fire protection;
- (g) Library Services;

- (h) Indoor Recreation Services;
- (i) Outdoor Recreation Services;
- (j) Parking Services; and
- (k) Administration.

2.2 The components of the services designated in section 2.1 are described in Schedule A.

3. APPLICATION OF BY-LAW RULES

3.1 Development charges shall be payable in the amounts set out in this By-law where:

- (a) the lands are located in the area described in section 3.2; and
- (b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies

3.2 Subject to section 3.3, this By-law applies to all lands in the Township of King whether or not the land or use thereof is exempt from taxation under s. 13 or the Assessment Act.

3.3 Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:

- (a) the municipality or a local board thereof;
- (b) a board of education; or
- (c) the Region of York or a local board thereof.

Approvals for Development

3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:

- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;
 - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

- (a) an enlargement to an existing dwelling unit;
- (b) one or two additional dwelling units in an existing single detached dwelling; or
- (c) one additional dwelling unit in any other existing residential building;

3.6 Notwithstanding section 3.5(b), development charges shall be imposed if the additional unit has a gross floor area greater than

- (i) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
- (ii) in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

3.7 Exemption for Industrial Development:

3.7.1 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.

3.7.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- 1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- 2) divide the amount determined under subsection 1) by the amount of the enlargement

3.8 For the purpose of section 3.7 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

3.9 Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- a) lands, buildings or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*;
- b) the issuance of a building permit in accordance with Section 2(3) of the Act.

- c) The development of non-residential farm buildings constructed for bona fide farm uses.

Amount of Charges

Residential

- 3.10 The development charges set out in Schedule B shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

- 3.11 The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the gross floor area of the non-residential use.

Reduction of Development Charges for Redevelopment

- 3.12 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 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 principal use on the same land, 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 3.10 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 3.11, 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.

Time of Payment of Development Charges

3.13 (1) The development charges payable hereunder shall be payable, with respect to an approval of a plan of subdivision under section 51 or a consent under section 53 of the Planning Act, R.S.O. 1990, c. P.13, or successor legislation at the time of execution of the subdivision agreement or an agreement entered into as a condition of consent, subject to any applicable exemptions contained in this By-law, and calculated as follows:

- (a) in the case of residential development, including a dwelling unit accessory to a non-residential development, or the residential portion of a mixed-use development, based upon:
- (i) the proposed number and type of dwelling units; and
 - (ii) with respect to blocks intended for future development, the maximum number of dwelling units permitted under the then applicable zoning;
- (b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based

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- (i) the gross floor area proposed to be constructed; or
 - (ii) if the gross floor area proposed to be constructed is not specified for the development, a gross floor area shall be deemed to be twenty-five percent (25%) of the related land area.
- (2) THAT if at the time of issuance of a building permit or permits for any development for which payments have been made pursuant to subsection (1), the total number and type of dwelling units for which building permits have been and are being issued, or the gross floor area used or intended to be used for a non-residential purpose for which building permits have been and are being issued, is greater than that used for the calculation and payment referred to in subsection (1), an additional payment shall be required and shall be calculated by multiplying the applicable amount for those services shown in schedule "B".
- (a) in the case of residential development, the difference between the number and type of dwelling units for which building permits have been and are being issued and the number and type of dwelling units for which payments have been made pursuant to subsection (1) and this subsection; and
 - (b) in the case of non-residential development, the difference between the gross floor area used or intended to be used for a non-residential purpose for which building permits have been and are being issued and the gross floor area used or intended to be used for a non-residential purpose for which payments have been made pursuant to subsection (2) and this subsection.
- (3) THAT subject to subsection (6), if following the issuance of all building permits for all development in a subdivision or for all development in a block within that subdivision that had been intended for future development and for which payments have been made pursuant to subsection (1), the total number and type of dwelling units for which building permits have been issued, or the gross floor

area used or intended to be used for a non-residential purpose for which building permits have been issued, is less than that used for the calculation and payment referred to in subsection (1), a refund shall become payable by the Municipality to the person who originally made the payment referred to in subsection (1) which refund shall be calculated by multiplying the amounts of the development charges in effect at the time such payments were made by:

- (a) in the case of residential development, the difference between the number and type of dwelling units for which payments were made pursuant to subsection (1) and the number and type of dwelling units for which building permits were issued; and
 - (b) in the case of non-residential development, the difference between the gross floor area used or intended to be used for a non-residential purpose for which payments were made pursuant to subsection (1) and the gross floor area used or intended to be used for a non-residential purpose for which building permits were issued.
- (4) THAT subsections (2) and (3) shall apply with necessary modifications to a development for which development charges have been paid pursuant to a condition of consent or pursuant to an agreement respecting same.
- (5) THAT notwithstanding subsections (1) to (4), the Municipality may require and where so required an owner shall enter into an agreement, including the provision of security for the owner's obligations under the agreement, pursuant to section 27 of the Act and, without limiting the generality of the foregoing, such an agreement may require the early payment of the development charges hereunder. The terms of such agreement shall then prevail over the provisions of this By-law.
- (6) THAT any refunds payable pursuant to subsection (3) and (4) shall be calculated and paid without interest.

3.14 Despite section 3.13, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. PAYMENT BY SERVICES

4.1 Despite the payment required under subsections 3.10 and 3.11, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge is imposed under this By-law.

5. INDEXING

5.1 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, commencing on January 1, 2016 and each _____ thereafter, in accordance with the prescribed index in the Act.

6. SCHEDULES

6.1 The following schedules shall form part of this By-law:

- Schedule A - Components of Services Designated in section 2.1
- Schedule B - Residential and Non-Residential Development Charges

7. CONFLICTS

7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.

7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in

accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. SEVERABILITY

8.1 If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

9. DATE BY-LAW IN FORCE

9.1 This By-law shall come into effect at 12:01 AM on _____, 2015.

10. DATE BY-LAW EXPIRES

10.1 This By-law will expire at 12:01 AM on _____, 2020 unless it is repealed by Council at an earlier date.

11. EXISTING BY-LAW REPEALED

11.1 By-law Number 2009-74 is hereby repealed as of the date and time of this By-law coming into effect.

READ a FIRST and SECOND time this ___ day of _____, 2015.

READ a THIRD time and **FINALLY PASSED** this ___ day of _____, 2015.

, Mayor

, Clerk

SCHEDULE "A"
TO BY-LAW NO. 2015-_____

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

100% Eligible Services:

Water and Wastewater Studies
Studies

Wastewater Services – King City
Collection System

Water Services – Urban Service Areas
Distribution System

Wastewater Services – Nobleton
Collection System

Roads and Related
Roads
Facilities
Rolling Stock

Fire Protection
Facilities
Vehicles
Firefighter Equipment and Gear

90% Eligible Services

Outdoor Recreation Services
Parkland Development
Amenities
Trails

Indoor Recreation Services
Facilities

Library Services
Facilities
Materials

Parking Services
Spaces

Administration
Studies

SCHEDULE B

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL			NON-RESIDENTIAL (per ft ² of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	
Municipal Wide Services:				
Roads and Related	13,544	7,916	5,628	11,706
Parking Services	8	5	3	7
Fire Protection Services	868	507	361	750
Outdoor Recreation Services	3,205	1,873	1,332	2,770
Indoor Recreation Services	4,352	2,544	1,808	3,761
Library Services	1,211	708	503	1,047
Administration	652	381	271	564
Total Municipal Wide Services (A)	23,840	13,934	9,906	20,605
Urban Services				
Water & Wastewater Studies	338	198	140	292
Water Services	2,751	1,608	1,143	2,378
Total Urban Services - Municipal Wide (B)	3,089	1,806	1,283	2,670
Wastewater-King City (C)	5,421	3,169	2,253	4,685
Wastewater-Nobleton (D)	3,874	2,264	1,610	3,348
GRAND TOTAL King City (A + B + C)	32,350	18,909	13,442	27,960
GRAND TOTAL Nobleton (A + B + D)	30,803	18,004	12,799	26,623
GRAND TOTAL Schomberg (A + B)	26,929	15,740	11,189	23,275