



Taras Dumyn

Urbanworks Engineering Corporation

April 8, 2026

Mr. Taras Dumyn,

Please find below, responses to the comments received from Urbanworks on December 5, 2025 relating to the 2025 DC Background Study.

1. Under-Estimated Cost Allocation for Jane Street Watermain (North of King Road)

At the time the DC Study and W/WW Master Plan Tech Memo was prepared, no detailed design had been completed for the noted projects. Accordingly, the capital cost estimate included in the study was developed using standardized unit rates applied to the defined scope of work, consistent with the methodology used across the Township for all identified water projects within the Master Plan study. This approach is intended to ensure consistency, fairness, and equity in cost estimation and allocation throughout the DC program.

While the Township acknowledges that more detailed design work has subsequently been completed and that refined cost estimates may differ from the preliminary allowances used in the DC Study/ Master Plan, the use of uniform unit rates across projects is necessary to maintain consistency and defensibility of the study.

2. Missing Watermain Project (via Bushland Development)

The watermain that is being referred to is deemed a local service per the Township's Local Service policy, which is why it was not included in the DC Study. Through our analysis it was determined that this watermain was part of the internal servicing for Bushland's specifically and is less than 300mm, aligning with the local service policy.

Whereas, WAT-KING-13 may be less than 300mm but it is included in the D.C. because it forms part of the broader system infrastructure, rather than a site-specific service for a single development.

December 5, 2025

Our File: 20-0017KI

Township of King
2585 King Road
King City, Ontario
L7B 1A1

Attn: Denny Timm
Township Clerk

RE: 2025 Development Charges Background Study
Planned Water Supply Projects Related to the
Bushland Heights Subdivision (19T-15K02)

Dear Mr. Timm,

Our firm has been retained by the landowner of 13245 Jane Street (Bushland Heights Ltd.), to provide engineering services for a proposed subdivision at the noted address. The development in question is located approximately 500m north of King Road on the east side of Jane Street, and is known as the Bushland Heights Subdivision (municipal file no. 19T-15K02).

On behalf of our client, we would like to offer comments related to the recent Development Charges Background Study for the Township of King. The Water-Wastewater Master Modeling Plan identifies two watermain sections of interest to Bushland, which are required for servicing existing and future development in King Township. One of the watermains is identified (as a project) in the DC Background Study while the other is not. Furthermore, the identified watermain project's allocated cost is underestimated based on our detailed design of this watermain to support the front-ending construction efforts. We are submitting our input herein for your review in advance of the upcoming public meeting scheduled for December 8, and to request consideration of these issues prior to finalization of the DC Bylaw update.

Township background documents referenced in our analysis include the *Development Charges Background Study* (October 27, 2025), and the *Township of King Water-Wastewater Master Modeling Plan* (October 2025). Attached to this letter for additional information is Figure 5-5 (extracted from the King Water-Wastewater Master Modeling Plan) which has been marked up to highlight the project locations, along with the Capital Worksheet for Water Supply (from the DC Background Study).

Following is a summary of our two key comments on the DC Study:

1. Under-Estimated Cost Allocation for Jane Street Watermain (North of King Road):

The planned Jane Street watermain is denoted as project number WAT-KING-12 in the DC Background Study; the location is illustrated in green hatching on the attached figure. This section of watermain is identified in the Water-Wastewater Master Modeling Plan to provide water supply for the subject development and neighbouring lands. Bushland is designing and planning to construct this municipal infrastructure, to ensure its timely completion to support the master plan and development needs.

The capital cost allocated to this project in the DC Study is much less than our preliminary estimates. The capital water supply worksheet (attached) provides an allowance of **\$ 1,352,000** for construction, whereas our estimated total cost is **\$ 2,429,545**. This proposed watermain has

already undergone detailed design by our team, and is currently under municipal review in preparation for construction. As such, our team is confident that our cost estimate will more accurately reflect the actual cost, and we therefore request consideration to update the allocated amount in the DC Study.

2. Missing Watermain Project (via Bushland Development):

The Water-Wastewater Master Modeling Plan identifies a proposed watermain link between Jane Street to the west, and the neighbouring development (Mansions of King) to the east via Bushland's property. The location of this watermain section is marked in red hatching on the attached figure. The subject watermain will provide a link between two projects noted in the DC Study – WAT-KING-12 to the west, and WAT-KING-13 to the east. However, the Bushland watermain link was not considered in the study.

We would like to request consideration of the Bushland watermain within the DC infrastructure costs. It should be noted that project WAT-KING-13 to the east is located within the proposed Mansions of King subdivision, and was included in the DC Study. The Mansions of King watermain section provides a similar function to the proposed Bushland watermain in terms of water supply looping between neighbouring lands. Also note that the subject Bushland watermain link has already been considered in the Full Buildout Scenario of the Water-Wastewater Master Modeling Plan, despite being omitted from the DC Study.

The preliminary cost for the Bushland watermain is estimated by our team to be **\$1,150,000**.

Please contact the undersigned should you have any questions or require additional information regarding our assessment of the DC Background Study. We look forward to a potential DC Background Study adjustment which includes an increase to the cost for the Jane Street watermain (project WAT-KING-12) in the study, and inclusion of a new watermain project for the portion of watermain between projects WAT-KING-12 and WAT-KING-13.

Respectfully submitted,
URBANWORKS ENGINEERING CORPORATION

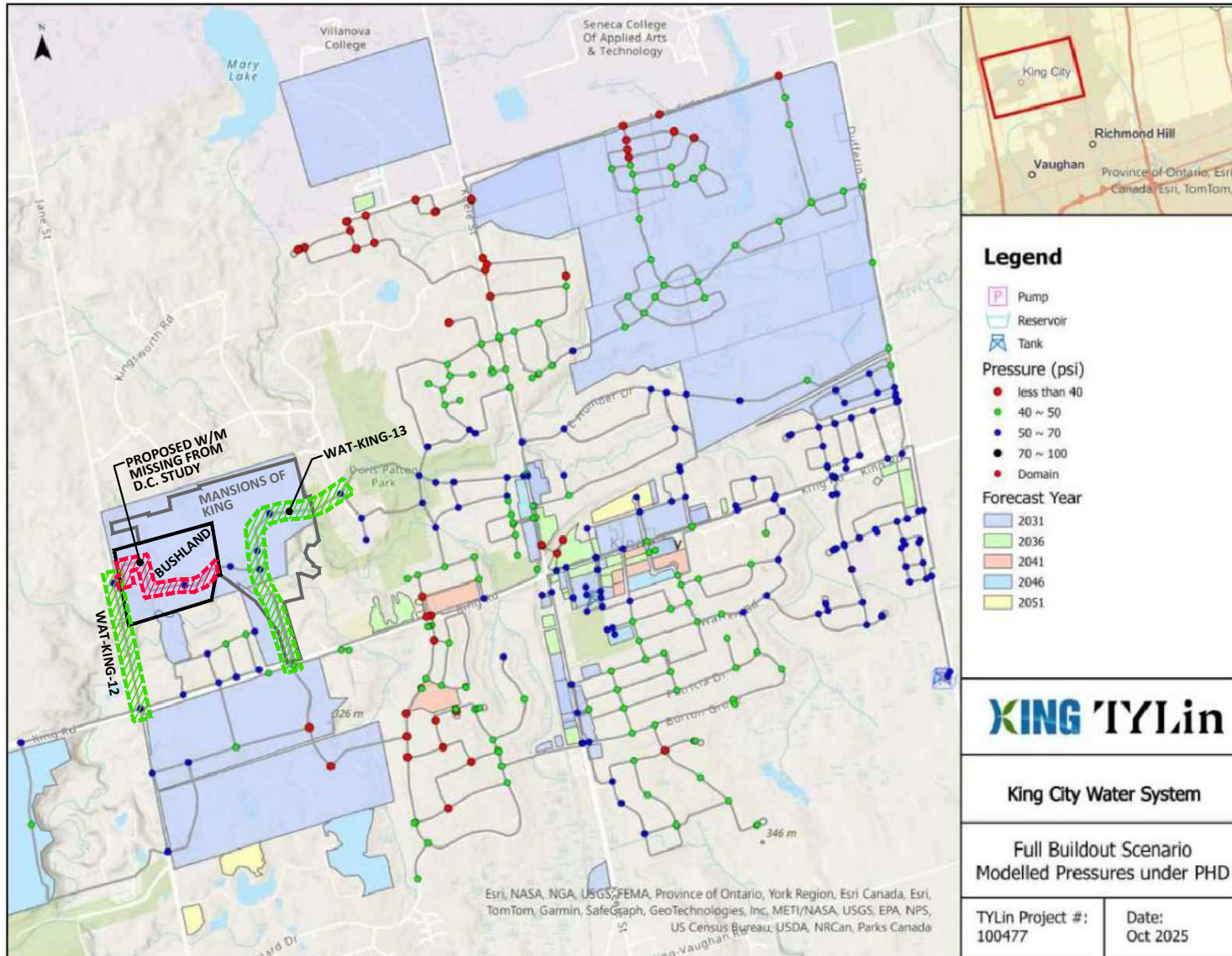


Taras Dumyn, P.Eng.
Principal

cc. Cam Milani – Bushland Heights Ltd.
Augusto Nalli – ARN Project Management
Encl.(2)



Figure 5-5: King City Simulated Pressures with Full Buildout under PHD Scenario



Infrastructure Costs Included in the Development Charges Calculation

Township of King
Service: Water Facilities

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to Urban 2051	Proj #	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
	Outstanding DC Credits										
1	19T-08K02 - King Road - Charles to Jane		935,675	-		935,675	-		935,675	757,897	177,778
2	Highway #27 - Well #4 - Oliver Emmerson (Tribute) 300mm		194,400	-		194,400	-		194,400	157,464	36,936
3	Keele Street - Norman Drive to 15th SR (increase existing 250mm to 300mm+)		800,000	-		800,000	-		800,000	648,000	152,000
4	Highway #27, Main St to Dr. Kay (upsizing 250mm to 300mm)		468,000	-		468,000	-		468,000	379,080	88,920
	NEW WWWMP Projects (TY LYNN)										
5	WAT-KING-05 Upgrade WM from 250mm to 300mm along Burns Blvd and Station Rd	WAT-KING-05	4,524,000	-		4,524,000	642,000		3,882,000	3,144,420	737,580
6	WAT-KING-08 Upgrade WM from 200mm to 250mm along Lavender Valley Rd and Spring Hill Dr	WAT-KING-08	1,521,000	-		1,521,000	271,500		1,249,500	1,012,095	237,405
7	WAT-KING-09 Proposed 300mm watermain east of Hwy 400	WAT-KING-09	4,043,000	-		4,043,000	-		4,043,000	3,274,830	768,170
8	WAT-KING-10 Proposed 300mm watermain along Jane St south of King Rd	WAT-KING-10	1,300,000	-		1,300,000	-		1,300,000	1,053,000	247,000
9	WAT-KING-11 Proposed 300mm watermain connecting 2955 King Rd and existing 250mm watermain on Burns Blvd	WAT-KING-11	1,976,000	-		1,976,000	-		1,976,000	1,600,560	375,440

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Proj #	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2025 to Urban 2051									81%	19%
10	WAT-KING-12 Proposed 300mm watermain along Jane St north of King Rd	WAT-KING-12	1,352,000	-		1,352,000	-		1,352,000	1,095,120	256,880
11	WAT-KING-13 Proposed 200mm watermain for Mansions of King	WAT-KING-13	1,677,000	-		1,677,000	-		1,677,000	1,358,370	318,630
				-		-	-		-	-	-
				-		-	-		-	-	-
	Vehicles			-		-	-		-	-	-
12	1/2 Ton Truck		70,000	-		70,000	-		70,000	56,700	13,300
13	3/4 Ton Truck		80,000	-		80,000	-		80,000	64,800	15,200
14	1/2 Ton Truck		70,000	-		70,000	-		70,000	56,700	13,300
15	Valve Trailer		100,000	-		100,000	-		100,000	81,000	19,000
16	3/4 Ton Truck		80,000	-		80,000	-		80,000	64,800	15,200
17	1/2 Ton Truck		70,000	-		70,000	-		70,000	56,700	13,300
18	1/2 Ton Truck		70,000	-		70,000	-		70,000	56,700	13,300
				-		-	-		-	-	-
19	Joint Operations Centre		2,138,000	-		2,138,000	427,600		1,710,400	1,385,424	324,976
20	Reserve Fund Adjustment		3,248,231	-		3,248,231	-		3,248,231	2,631,067	617,164
	Total		24,717,306	-	-	24,717,306	1,341,100	-	23,376,206	18,934,727	4,441,479