

**ADDENDUM TO:  
TOWN OF WHITCHURCH-  
STOUFFVILLE**

**2009 DEVELOPMENT CHARGE  
BACKGROUND STUDY**

FOR PUBLIC CIRCULATION AND COMMENT

AUGUST 17, 2009



4304 Village Centre Court  
Mississauga, Ontario  
Canada L4Z 1S2

Phone: (905)272-3600

Fax: (905)272-3602

e-mail: [info@watson-econ.ca](mailto:info@watson-econ.ca)

 **Planning for growth**

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# **SUMMARY OF REVISIONS MADE TO JUNE 8, 2009 DEVELOPMENT CHARGES BACKGROUND STUDY (AS AMENDED JULY 10, 2009)**

## **1. BACKGROUND**

Commensurate with the provisions of the *Development Charges Act, 1997*, the Town has undertaken a Development Charges (DC) Background Study (and subsequent amendment), has distributed the Study to the public, and has held two statutory public meetings. The following provides a summary of the key dates in the development charge by-law process:

June 8, 2009 – Release of the DC Background Study

June 23, 2009 – Initial DC Public Meeting

July 13, 2009 – Release of the Amended DC Background Study

July 28, 2009 – Second DC Public Meeting

August 18, 2009 – Anticipated passage of Development Charges By-law

The purpose of this addendum to the DC Background Study is to provide for changes to the June 8, 2009 DC Background Study (as amended), arising from further staff consultation with the Stouffville Developers' Group and staff refinements to outstanding DC credit values. These modifications are in relation to the anticipated capital needs for Roads, Water and Wastewater Services.

These refinements are made in advance of Council's adoption of the proposed DC By-law and will form part of the DC Background Study provided prior to DC By-law adoption.

## **2. DISCUSSION**

This section of the Addendum Report provides an explanation for the above noted modifications, and quantifies its impact on the proposed schedule of charges. The changes to the projects contained within the DC Background Study are as follows:

- **Roads Services** – Arising from the Stouffville Developers' Group (SDG) comments at the July 28, 2009 Public Meeting, a letter from SDG dated August 7, 2009 re “Proposed Development Charges Bylaw Update” was filed with the Town. The letter provides further detail on technical concerns within the proposed DC Background Study as it pertains to the Roads Program Post Period Benefit, Roads Program Benefit to Existing Development, and Contingencies. Upon further consideration of the post period benefit issues relating to roads services, deductions have been made to reflect the service benefits accruing to future infill developments within the Town for all roads projects, and for developments beyond the 2021 forecast period for select Bethesda Road projects. As such, post period benefit recognition for an additional 517 units of infill development, jog elimination projects (prj. 13 Bethesda Road - Ninth Line, prj. 14 Bethesda Road - Hwy 48), traffic signals (prj. 67 Signals (TS10) Highway 48 / Bethesda Road, prj. 71 Signals (TS21) Ninth Line / Bethesda Road), and land acquisition for road allowance projects (prj. 133 Jog Elimination / Bethesda Road, prj. 134 Jog Elimination / Bethesda Road) is provided. In total the post period benefit deduction for roads services is approximately \$6.0 million. It is noted that these deductions reflect capital costs that will benefit growth beyond the 2021 forecast period and are expected to be recovered from future development through subsequent development charge bylaws.

In addition, Town staff has updated the outstanding development charge credits for developer emplaced road works. In total the outstanding credits for roads services has increased by \$235,635 (\$7,692,066 - \$7,456,431 DC Background Study).

- **Water Services** – Town staff has updated the outstanding development charge credits for developer emplaced works. In total the outstanding credits for water services has increased by \$80,593 (\$550,466 - \$469,873 DC Background Study).
- **Wastewater Services** – Town staff has updated the outstanding development charge credits for developer emplaced works. In total the outstanding credits for wastewater services has increased by \$112,776 (\$301,018 - \$188,242 DC Background Study).

A comparison of the proposed development charges provided in the June 8, 2009 DC Background Study (as amended) and those provided in this addendum report, is provided below for full urban serviced development:

<b>Comparison of Proposed Development Charges – within the fully urban serviced area</b>		
<b>Development Type</b>	<b>Background Study June 8, 2009 (as amended)</b>	<b>Addendum Report August 17, 2009</b>
<u>Residential (\$/dwelling unit)</u>		
Single & Semi-Detached	\$11,929	\$11,549
Other Multiples	\$9,364	\$9,065
Apartments 2 Bedrooms +	\$7,927	\$7,675
Apartments Bachelor and 1 Bedroom	\$5,699	\$5,519
<u>Non-Residential (\$/sq.ft. of GFA)</u>		
Industrial	\$3.20	\$3.03
Commercial/Institutional	\$9.68	\$8.80

Based upon the above, the following revisions have been made to the June 8, 2009 DC Background Study (as amended) and are included herein:

- Pages 5-14 and 5-15 – textual changes to s. 5.3.1 Roads and Public Works Services;
- Pages 5-17 to 5-20 – revised capital needs tables for Roads Services;
- Pages 5-28 and 5-29 – textual changes to s. 5.4.1 Water Services and s. 5.4.2 Wastewater Services;
- Pages 5-30 to 5-31 – revised capital needs tables for Water and Wastewater Services;
- Pages 6-2 to 6-7 – revised development calculation tables (i.e. Tables 6-1, 6-2, and 6-4), schedule of development charges (i.e. Table 6-5), revised comparison of current and proposed DC rates (i.e. Table 6-6); and
- Appendix E, Schedule B – updated Schedule of Development Charges.

### **1.3 Process for Adoption of the Development Charges By-law**

As noted earlier, these changes will be incorporated into the final Development Charges Background Study to be provided to Council prior to adoption of the proposed DC By-law on August 18, 2009. If Council is satisfied with the above changes to the DC Background Study, it is recommended that Council:

“Approve the capital project listing set out in Chapter 5 of the Development Charges Background Study dated June 8, 2009 (as amended July 10, 2009 and August 17, 2009), subject to further annual review during the capital budget process”;

“Approve the Development Charges Background Study dated June 8, 2009 (as amended July 10, 2009 and August 17, 2009)”;

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

“Approve the Development Charge By-law”

The date for consideration of the By-law must be undertaken by August 31, 2009.

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## AMENDED PAGES

## 5.3 Service Levels and Build-out Capital Costs for Town DC

### Calculation

This section evaluates the development-related capital requirements for those services which have been considered over the build-out forecast period (2009-2021). This forecast horizon reflects the municipality's available supply of designated lands, consistent with the development timing assumptions underlying the 2004 DC Background Study, 2007 DC Update Study, and the corresponding servicing studies.

#### 5.3.1 *Roads and Public Works Services*

Giffels Associates Limited was retained by the Town to update the road services capital needs. As part of their review Giffels updated the capital cost estimates and growth-related cost allocations based on the underlying growth forecast assumptions summarized herein. Appendix F, includes the capital needs listing provided by Giffels in this regard. The projects that have been identified for inclusion in the roads capital project listing total \$70.5 million over the forecast period. Approximately \$7.7 million of the gross capital cost estimate relates to outstanding DC credits for works emplaced by developers on behalf of the Town. The following table summarizes these outstanding credits.

DC Proj. Ref.	Developer Emplaced Works	Project Cost Est.	Cost Est. Growth Share	Credits Received	Credits Outstanding
	<u>2009 Prior Years Owner Constructed Projects (included in VAA)</u>				
86	Road Crossing Hoover Park/Stouffville Creek	1,464,525	1,464,525	-	1,464,525
94	Park Drive @ Railway Crossing	621,817	621,817	-	621,817
88	Road/Stream Crossing - Millard St./Little Rouge Creek	1,418,930	1,418,930	-	1,418,930
96	Highway 48/Millard Traffic Signals	328,676	328,676	-	328,676
93	Go Transit - Hoover Park Drive Crossing	807,791	807,791	-	807,791
	Subtotal	4,641,739	4,641,739	-	4,641,739
	<u>2009 Prior Years Owner Constructed Projects (outside of the VAA)</u>				
87	Road/Stream Crossing Hoover Park Dr. Little Rouge Creek	2,362,980	2,362,980	536,353	1,826,627
	Oversizing Storm Sewer - Mostar St.	450,000	450,000	-	450,000
97	Highway 48/Hoover Park Dr. Traffic Signals	266,785	266,785	65,012	201,773
98	Highway 48/Sams Way Traffic Signals	340,467	340,467	59,324	281,143
119	Highway 48/Hoover Park South Ph1 Streetlights	139,695	139,695	39,007	100,688
120	Highway 48/Main to Hoover Ph1 Streetlights	118,100	106,500	42,258	64,242
136	Sidewalks MTO Regional Roads	23,970	21,575	8,939	12,636
	400 Trail Bridge - Little Rouge Creek, South of Hoover Park	175,000	175,000	61,782	113,218
60,61,62	West Lawn Cres. Road	816,667	816,667	816,667	-
	Subtotal	4,693,664	4,679,669	1,629,342	3,050,327
	TOTAL	9,335,403	9,321,408	1,629,342	7,692,066

A benefit to the existing community of \$18.4 million (including December 31, 2008 Reserve Fund Balance for Roads of \$4.7 million) has been deducted from the gross capital cost estimate. Moreover approximately \$6.0 million has been deducted as a post period benefit reflecting the service benefits accruing to future developments beyond the 2021 forecast provided herein. This includes, post period benefit recognition for an additional 517 units of infill development within the Town for all roads projects, and for developments beyond the 2021 forecast period jog elimination projects (prj. 13 Bethesda Road - Ninth Line, prj. 14 Bethesda Road - Hwy 48), traffic signals (prj. 67 Signals (TS10) Highway 48 / Bethesda Road, prj. 71 Signals (TS21) Ninth Line / Bethesda Road), and land acquisition for road allowance projects (prj. 133 Jog Elimination / Bethesda Road, prj. 134 Jog Elimination / Bethesda Road). In total \$46.1 million in net growth-related capital costs have been included in the calculations. The net growth-related capital costs have been allocated between residential, industrial and commercial/institutional based on the underlying trip-generation assumptions of the Giffels analysis and the corresponding growth forecast over the buildout forecast period. As such, the residential cost share is 45%, the industrial cost share is 14% and the commercial/institutional cost share is 42%.

Town engineering services are operated out of the MTO Yard and the Vandorf Depot. With additional space being provided for storage needs, approximately 12,350 square feet of facility space is provided for this purpose. In addition to this space the maintenance operations of Leisure Services is provided out of a 3,000 square foot depot. In total, 15,350 square feet of facility space is provided by the Town for the maintenance of public works and parks infrastructure. In this regard a historic average level of service of \$293 per capita has been provided, resulting in DC-eligible cap room of approximately \$5.3 million.

The Town's capital forecast identifies the need for a new Operations Centre of 43,600 sq.ft, including 18 bays, a salt storage building, and unheated storage building. This facility would replace the existing maintenance facilities and provide additional space for growth to 2021. The gross capital cost estimate included in the calculation of the charge is \$11.5 million, which includes net financing costs on \$6 million in anticipated borrowing. Accounting for the replacement value of existing facilities being replaced and existing reserve fund balances, \$4.2 million in growth-related capital needs have been identified for the forecast period. A 10% statutory deduction on the leisure services facility cost estimate has been provided totalling \$138,000. The net growth-related costs included in the calculation of the charge totals \$4.1

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Town of Whitchurch-Stouffville

Service: Roads

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Potential DC Recoverable Cost			
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Industrial Share	Commercial / Institutional Share
	2009-Build Out								45%	14%	42%
	<b><u>4 Lane Widening including Storm Sewer</u></b>										
1	Tenth Line South (320001) South Town limit - Hoover Park Drive	2010	2,406,700	187,241	2,219,459	516,400		1,703,059	761,052	234,496	707,511
2	Tenth Line South (320002) Hoover Park Drive - Katherine Crescent (north leg)	2010	915,600	71,234	844,366	196,500		647,866	289,515	89,205	269,146
3	Tenth Line South (320003) Katherine Crescent (north leg) - Watson Drive	2010	523,200	40,705	482,495	112,200		370,295	165,475	50,986	153,834
4	Tenth Line South (320004) Watson Drive - Main Steet	2010	523,200	40,705	482,495	112,200		370,295	165,475	50,986	153,834
5	Tenth Line North (320005) Main Steet - South Street	2011	392,400	30,529	361,871	84,200		277,671	124,084	38,233	115,354
6	Tenth Line North (320006) South Street - North Street	2011	549,400	42,743	506,657	117,900		388,757	173,725	53,528	161,503
7	Tenth Line North (320007) North Street - Hemlock Street	2011	654,000	50,881	603,119	140,400		462,719	206,777	63,712	192,230
8	Tenth Line North (320008) Hemlock Street - North limit of Development	2011	1,648,100	128,222	1,519,878	353,600		1,166,278	521,179	160,586	484,513
	<b><u>2 lane road reconstruction/collector bridge</u></b>										
9	Park Drive (244003) Main Street - Burkholder Street	2009	400,000	31,120	368,880	29,800		339,080	151,526	46,688	140,866
10	Park Drive (New) Burkholder Street - North end of Lebovic Centre	2010	2,570,000	199,946	2,370,054	191,700		2,178,354	973,449	299,940	904,965
	<b><u>5 Lane Urban</u></b>										
11	Main Street (192002-05) Ringwood Drive - Winona Drive	2009	2,424,000	188,587	2,235,413	520,200		1,715,213	766,484	236,169	712,560
12	Main Street (192001,06) Ringwood Dr - Hwy 48 / Winona Dr - Ninth Line	2010	1,810,000	140,818	1,669,182	388,400		1,280,782	572,348	176,352	532,082
	<b><u>Jog Elimination</u></b>										
13	Bethesda Road - Ninth Line	2019	1,161,300	378,603	782,697	249,200		533,497	238,406	73,458	221,633
14	Bethesda Road - Hwy 48	2019	1,775,000	578,680	1,196,320	380,900		815,420	364,390	112,276	338,754
15	Tenth Line North & South - Main Street	2019	773,800	60,202	713,598	166,000		547,598	244,707	75,399	227,492
	<b><u>Base and Surface (Asphalt)</u></b>										
16	Bethesda Road (028007) Hwy 48 - Ninth Line	2013	1,125,000	87,525	1,037,475	241,400		796,075	355,745	109,612	330,718
17	Bethesda Road (028008) Ninth Line - Tenth Line North	2012	1,125,000	87,525	1,037,475	241,400		796,075	355,745	109,612	330,718
18	Bethesda Road (028005) Kennedy Road - McCowan Road	2014	1,173,500	91,298	1,082,202	704,800		377,402	168,651	51,965	156,786
19	McCowan Road (215002) Vandorf Road - Lobraico Lane	2009	780,000	60,684	719,316	697,000		22,316	9,972	3,073	9,271
20	McCowan Road (215003) Lobraico Lane - Aurora Road	2009	1,170,000	91,026	1,078,974	1,045,500		33,474	14,959	4,609	13,906
21	Tenth Line North (320012 ) 90 m north of (Hwy 47) - RR #30	2019	240,000	18,672	221,328	144,100		77,228	34,511	10,634	32,083
22	Cherry Street (062001) McCowan Road - Hwy 48	2011	1,082,700	84,234	998,466	967,400		31,066	13,883	4,277	12,906
	<b><u>Base and Surface (Surface Treatment)</u></b>										
23	Ninth Line (230003) Vivan Road - Davis Drive	2011	351,200	27,323	323,877	313,800		10,077	4,503	1,387	4,186
24	St John's Side Road (310004) Hwy 48 - Ninth Line	2014+	350,200	27,246	322,954	312,900		10,054	4,493	1,384	4,177
25	St John's Side Road (310005) Ninth Line - York Regional Road 30	2009	289,700	22,539	267,161	258,900		8,261	3,692	1,138	3,432
	<b><u>Reconstruction with Storm Sewer</u></b>										
26	Elm Road (092003) West Lawn Crescent - Glad Park Avenue	2011	367,200	28,568	338,632	307,600		31,032	13,867	4,273	12,892
27	Fairview Avenue (104001) Main Street - Rupert Avenue	2011	313,400	24,383	289,017	188,200		100,817	45,053	13,882	41,883
28	Fairview Avenue (104002) Rupert Avenue - Elm Road	2014	399,100	31,050	368,050	334,300		33,750	15,082	4,647	14,021
29	Main Street (192020) Tenth Line North - Mohawk Gate	2015	718,400	55,892	662,508	154,200		508,308	227,150	69,989	211,169
30	Main Street (192021) Mohawk Gate - RR #30	2015	887,500	69,048	818,453	190,400		628,053	280,660	86,477	260,915
31	O'Brien Avenue (240001) Rose Avenue - Burkholder Street	2012	272,000	21,162	250,838	227,800		23,038	10,295	3,172	9,571
32	O'Brien Avenue (240002) Burkholder Street - Somerville Street	2012	225,900	17,575	208,325	189,200		19,125	8,546	2,633	7,945
33	O'Brien Avenue (240003) Somerville Street - Main Street	2012	228,100	17,746	210,354	191,000		19,354	8,649	2,665	8,040
34	Rupert Avenue (272004) Winlane Drive - West Lawn Crescent	2010	739,000	57,494	681,506	619,000		62,506	27,932	8,606	25,967

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Town of Whitchurch-Stouffville

Service: Roads

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Potential DC Recoverable Cost			
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Industrial Share	Commercial / Institutional Share
	<u>2009-Build Out</u>								45%	14%	42%
35	Rupert Avenue (272005) West Lawn Crescent - Winona Drive	2010	317,200	24,678	292,522	265,700		26,822	11,986	3,693	11,143
36	Rupert Avenue (272006) Winona Drive - Fairview Avenue	2010	238,300	18,540	219,760	199,600		20,160	9,009	2,776	8,375
37	Rupert Avenue (272007) Fairview Avenue - Ninth Line	2010	205,500	15,988	189,512	172,100		17,412	7,781	2,397	7,234
38	Winlane Drive (368002) Elm Road - North limit (40 m north of Elm)	2016	65,800	5,119	60,681	39,500		21,181	9,465	2,916	8,799
39	Winona Drive (370001) Main Street - Rupert Avenue	2010	304,700	23,706	280,994	255,200		25,794	11,527	3,552	10,716
	<u>Curb Replacement &amp; Asphalt Overlay</u>										
40	Elm Road (092001) Summerfield Road - Winlane Drive	2012	116,700	9,079	107,621	97,700		9,921	4,433	1,366	4,121
41	Elm Road (092002) Winlane Drive - West Lawn Crescent	2012	138,300	10,760	127,540	115,800		11,740	5,246	1,617	4,877
42	Loretta Crescent (188002) Watson Drive (southerly) - 250 m east of Watson Drive	2011	97,300	7,570	89,730	58,500		31,230	13,956	4,300	12,974
43	Palmwood Gate (242001) Main Street - Rupert Avenue	2012	69,100	5,376	63,724	41,500		22,224	9,931	3,060	9,233
44	Rupert Avenue (272003) Glengall Lane - Winlane Drive	2012	81,700	6,356	75,344	49,100		26,244	11,728	3,614	10,903
45	Winlane Drive (368001) Elm Road - Rupert Avenue	2014	96,000	7,469	88,531	57,700		30,831	13,778	4,245	12,808
	<u>Spot Improvements/Repairs, Single Lift Hot Mix</u>										
46	Main Street (192008) Ninth Line - Charles Street	2010	50,600	3,937	46,663	30,400		16,263	7,268	2,239	6,756
47	Main Street (192009) Charles Street- William Street	2010	44,700	3,478	41,222	26,800		14,422	6,445	1,986	5,992
48	Main Street (192010) William Street - Albert Street	2010	37,700	2,933	34,767	22,600		12,167	5,437	1,675	5,055
49	Main Street (192011) Albert Street - Edward Street	2010	30,000	2,334	27,666	18,000		9,666	4,319	1,331	4,016
50	Main Street (192012) Edward Street - Freel Lane	2010	54,500	4,240	50,260	32,800		17,460	7,802	2,404	7,253
51	Main Street (192013) Freel Lane- Mill Street	2010	64,200	4,995	59,205	38,600		20,605	9,208	2,837	8,560
52	Main Street (192014) Mill Street - Church Street	2010	56,400	4,388	52,012	33,900		18,112	8,094	2,494	7,524
53	Main Street (192015) Church Street - Park Drive	2010	52,500	4,085	48,415	31,500		16,915	7,559	2,329	7,027
54	Main Street (192016) Park Drive - Stouffer Street	2010	186,700	14,525	172,175	112,100		60,075	26,846	8,272	24,957
55	Main Street (192017) Stouffer Street - Montreal Street	2010	137,300	10,682	126,618	82,400		44,218	19,760	6,088	18,370
56	Main Street (192018) Montreal Street - Tenth Line South	2011	56,400	4,388	52,012	33,900		18,112	8,094	2,494	7,524
57	Main Street (192019) Tenth Line South- Tenth Line North	2010	146,000	11,359	134,641	31,300		103,341	46,180	14,229	42,932
58	Millard Street (218007) North Street- Stouffer Street / Hawthorne Avenue	2009	230,000	17,894	212,106	138,200		73,906	33,027	10,176	30,703
	<u>Resurface (Single Lift Hot Mix)</u>										
59	Tenth Line North (320009) Bethesda Road - Sleepy Hollow Lane	2014	154,600	12,028	142,572	92,800		49,772	22,242	6,853	20,677
60	Tenth Line North (320010) Sleepy Hollow Lane - Tenth Line (@ RR #30	2014	211,800	16,478	195,322	127,200		68,122	30,442	9,380	28,300
61	Tenth Line North (320011) Tenth Line (former Hwy 47) - Bloomington Rd (Hwy 47)	2014	33,700	2,622	31,078	20,200		10,878	4,861	1,498	4,519
	<u>Stream and Rail Crossings</u>										
62	Crossing (RB04) Baker Hill Drive at Little Rouge Creek	2014	1,420,000	110,476	1,309,524	105,900		1,203,624	537,868	165,728	500,028
63	Crossing (RB05) Forsyth Farm Road at Reesor Creek	2014	1,400,000	108,920	1,291,080	104,400		1,186,680	530,296	163,395	492,989
64	Crossing (RB06) Ringwood Drive Extension at Little Rouge Creek, East Tributary	2014	1,500,000	116,700	1,383,300	111,900		1,271,400	568,155	175,060	528,184
65	Crossing (RB07) Ringwood Drive Extension at Little Rouge Creek, West Tributary	2014	1,500,000	116,700	1,383,300	111,900		1,271,400	568,155	175,060	528,184
66	Crossing (RB07) Northwest at Little Rouge Creek, East Tributary	2014	1,420,000	110,476	1,309,524	105,900		1,203,624	537,868	165,728	500,028
	<u>Traffic Signals</u>										
67	Signals (TS10) Highway 48 / Bethesda Road	2012	138,000	44,990	93,010	29,600		63,410	28,336	8,731	26,343
68	Signals (TS16) Sandiford Drive / Hoover Park Drive	2012	155,000	12,059	142,941	11,600		131,341	58,693	18,084	54,564
69	Signals (TS17) Weldon Crescent / Hoover Park Drive	2009	155,000	12,059	142,941	11,600		131,341	58,693	18,084	54,564
70	Signals (TS18) Ninth Line / Reeves Way Blvd	2010	178,300	13,872	164,428	13,300		151,128	67,535	20,809	62,784
71	Signals (TS21) Ninth Line / Bethesda Road	2012	155,000	50,533	104,467	33,300		71,167	31,803	9,799	29,565

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Town of Whitchurch-Stouffville

Service: Roads

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Potential DC Recoverable Cost			
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Industrial Share	Commercial / Institutional Share
	2009-Build Out								45%	14%	42%
72	Signals (TS22) Park Drive / Hoover Park Drive	2012	155,000	12,059	142,941	11,600		131,341	58,693	18,084	54,564
73	Signals (TS23) Tenth Line South / Mantle Avenue	2010	178,300	13,872	164,428	13,300		151,128	67,535	20,809	62,784
74	Signals (TS24) Tenth Line South / Hoover Park Drive	2010	178,300	13,872	164,428	13,300		151,128	67,535	20,809	62,784
75	Signals (TS25B) Main Street / Tenth Line North	2009	178,300	13,872	164,428	38,300		126,128	56,363	17,367	52,398
76	Signals (TS27) Tenth Line North / Forsyth Farm Rd	2015	178,300	13,872	164,428	13,300		151,128	67,535	20,809	62,784
77	Signals (TS28) Regional Road 30 / Hoover Park Drive	2015	195,500	15,210	180,290	14,600		165,690	74,043	22,814	68,834
78	Signals: Woodbine Ave / McArthur Industrial Ave	2011	195,500	15,210	180,290	14,600		165,690	74,043	22,814	68,834
	<b><u>Intersection Improvements</u></b>										
79	Lakeshore Drive / Hwy 48	2014+	115,000	8,947	106,053	24,700		81,353	36,355	11,202	33,797
80	Hwy 48 / Various	2010+	575,000	44,735	530,265	42,900		487,365	217,791	67,106	202,469
81	Ninth Line / Various	2010+	575,000	44,735	530,265	42,900		487,365	217,791	67,106	202,469
82	RR #30 / Various	2010+	460,000	35,788	424,212	34,300		389,912	174,241	53,687	161,983
	<b><u>Streetlights</u></b>										
83	Ninth Line : Elm Road - N Limit of Development	2010	307,500	23,924	283,577	22,900		260,677	116,490	35,893	108,294
84	Ninth Line : N of Hoover Park Drive - S Limit of Development	2009	465,000	36,177	428,823	34,700		394,123	176,123	54,267	163,733
85	Highway 48: Millard Street - Main Street	2011	210,000	16,338	193,662	45,100		148,562	66,388	20,456	61,718
86	Highway 48: Bethesda Road - Millard Street	2010	422,600	32,878	389,722	90,700		299,022	133,625	41,173	124,224
87	Tenth Line South: Hoover Park Drive - S Limit of Development	2010	358,900	27,922	330,978	26,800		304,178	135,929	41,882	126,366
88	Tenth Line North: S of Greenwood Road - N of Greenwood Road	2011	135,000	10,503	124,497	10,100		114,397	51,121	15,751	47,525
89	RR #30: S Limit of Development - Mantle Avenue	2013	221,300	17,217	204,083	16,500		187,583	83,826	25,828	77,929
90	RR #30: Mantle Avenue - Hoover Park Drive	2014	138,800	10,799	128,001	10,400		117,601	52,553	16,193	48,856
91	RR #30: Hoover Park Drive - Main Street	2014	258,800	20,135	238,665	55,500		183,165	81,852	25,220	76,093
92	RR #30: Main Street - Greenwood Road	2016	356,300	27,720	328,580	76,500		252,080	112,648	34,709	104,723
93	RR #30: Greenwood Road - N Limit of Development	2016	108,800	8,465	100,335	8,100		92,235	41,218	12,700	38,318
94	Ninth Line : S limit existing Bloomington - N limit of existing Bloomington	2014	225,000	17,505	207,495	48,300		159,195	71,140	21,920	66,135
95	Ninth Line : S limit existing Musselmans Lake - N limit of existing Musselmans Lake	2013	562,500	43,763	518,738	120,700		398,038	177,873	54,806	165,359
96	Aurora Road: Savoia entrance - Ballantrae School	2010	900,000	70,020	829,980	193,100		636,880	284,605	87,693	264,582
97	Hwy #48: Middleburg - Savoia Phase 3 entrance	2010	525,000	40,845	484,155	112,700		371,455	165,994	51,146	154,315
	<b><u>Sidewalks (MTO and Regional Roads)</u></b>										
98	MTO / Regional Rds	2012	818,200	63,656	754,544	142,800		611,744	273,372	84,232	254,140
99	MTO / Regional Rds	2012	540,000	42,012	497,988	94,300		403,688	180,398	55,584	167,706
100	Ninth Line, S limit existing Bloomington - N limit of existing Bloomington	2015	75,900	5,905	69,995	13,300		56,695	25,336	7,806	23,553
101	Ninth Line, S limit existing Musselmans Lake - N limit of existing Musselmans Lake	2014	189,800	14,766	175,034	33,200		141,834	63,382	19,529	58,923
102	Bloomington Road, W limit existing Bloomington - E limit of existing Bloomington	2015	113,900	8,861	105,039	19,900		85,139	38,046	11,723	35,370
103	Aurora Road, Savoia entrance - Ballantrae School	2012	303,600	23,620	279,980	53,000		226,980	101,431	31,253	94,295
104	Hwy #48, Middleburg - Savoia Phase 3 entrance	2012	354,200	27,557	326,643	61,800		264,843	118,352	36,467	110,025
	<b><u>Sidewalks (Area Municipal Roads)</u></b>										
105	Heritage Sidewalks (WS-207) : Stouffville	2013	565,800	44,019	521,781	98,800		422,981	189,019	58,241	175,721
106	Sidewalks (OPSD-310.010): Stouffville	2013	126,500	9,842	116,658	22,000		94,658	42,300	13,034	39,324
	<b><u>Bike Routes/Lanes (within Road Allowance)</u></b>										
107	On-Road Signed Bike Route (WS 201) - Stouffville	2010+	50,300	3,913	46,387	30,300		16,087	7,189	2,215	6,683
108	On-Road Bike Lane (WS 202) - Stouffville	2010+	24,400	1,898	22,502	14,600		7,902	3,531	1,088	3,283

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Town of Whitchurch-Stouffville

Service: Roads

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Potential DC Recoverable Cost			
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Industrial Share	Commercial / Institutional Share
	2009-Build Out								45%	14%	42%
109	Bike Path /Sidewalk in Boulevard (WS 210) - Stouffville	2010+	547,400	42,588	504,812	328,700		176,112	78,700	24,249	73,163
110	Bike Lane in Boulevard (WS 203) - Ninth Line	2012	292,100	22,725	269,375	175,400		93,975	41,995	12,939	39,040
111	Bike Lane in Boulevard (WS 203) - Ninth Line	2015	316,700	24,639	292,061	190,200		101,861	45,519	14,025	42,317
	<b><u>Bike Paths/Multi-Use Trails/Naturalized Walkways</u></b>										
112	Off-Road Multi-Use Trail (WS 205) - Stouffville	2015	1,218,400	94,792	1,123,608	731,800		391,808	175,089	53,948	162,771
113	Naturalized Walkway / Trail (WS 206) - Stouffville	2009+	14,400	1,120	13,280	8,700		4,580	2,047	631	1,903
	<b><u>Trail Bridges/Underpasses</u></b>										
114	(PB01) Little Rouge Creek tributary - Mattamy to Geranium	2011	118,300	9,204	109,096	8,800		100,296	44,820	13,810	41,667
115	(PB02) Little Rouge Creek tributary - Mattamy to Geranium	2011	205,000	15,949	189,051	15,300		173,751	77,645	23,924	72,182
116	(PB 03 /18) Little Rouge Creek from SWM 6 - South of Ringwood Drive	2011	276,800	21,535	255,265	166,200		89,065	39,801	12,263	37,001
117	(PB04) Little Rouge Creek West tributary - Stoufcon Eight	2013	205,000	15,949	189,051	15,300		173,751	77,645	23,924	72,182
118	(PB08) Stouffville Reservoir - Across rail corridor	2014	567,000	44,113	522,887	42,300		480,587	214,762	66,173	199,653
119	(PB10) Reesor Creek	2013	205,000	15,949	189,051	15,300		173,751	77,645	23,924	72,182
120	(PB11) Reesor Creek	2013	205,000	15,949	189,051	15,300		173,751	77,645	23,924	72,182
121	(PB13) Stouffville Creek - South of Hoover Park Drive	2010	205,000	15,949	189,051	15,300		173,751	77,645	23,924	72,182
122	(PB14) L&M Gardens -	2013	205,000	15,949	189,051	15,300		173,751	77,645	23,924	72,182
123	(PB15) Southeast Stouffville	2013	205,000	15,949	189,051	15,300		173,751	77,645	23,924	72,182
124	(PB17) Mattamy Maio Lands	2013	205,000	15,949	189,051	15,300		173,751	77,645	23,924	72,182
	<b><u>Gateway Features</u></b>										
125	Stouffville / Ninth Line South	2011	103,500	8,052	95,448	62,100		33,348	14,902	4,592	13,854
126	Stouffville / Main Street east end	2011	103,500	8,052	95,448	62,100		33,348	14,902	4,592	13,854
127	Stouffville / Ninth Line North	2011	103,500	8,052	95,448	62,100		33,348	14,902	4,592	13,854
	<b><u>Traffic Control Systems</u></b>										
128	Traffic Calming on Existing Streets - Town	2013	139,300	10,838	128,462	10,400		118,062	52,759	16,256	49,047
129	Traffic Timing Systems - Arterial Roads	2010	174,200	13,553	160,647	37,400		123,247	55,076	16,970	51,201
130	Traffic Timing Systems - Other Roads	2010	146,300	11,382	134,918	10,900		124,018	55,420	17,076	51,521
	<b><u>Land Acquisition for Road Allowances</u></b>										
131	SWM Pond / Beltline	2010	600,000	46,680	553,320	128,700		424,620	189,752	58,466	176,402
132	Jog Elimination / Main Street	2014+	125,000	9,725	115,275	26,800		88,475	39,537	12,182	36,756
133	Jog Elimination / Bethesda Road	2014+	500,000	163,008	336,992	107,300		229,692	102,643	31,626	95,422
134	Jog Elimination / Bethesda Road	2014+	880,000	286,895	593,105	188,800		404,305	180,673	55,669	167,963
135	Jog Elimination / Tenth Line	2014+	1,700,000	132,260	1,567,740	364,800		1,202,940	537,562	165,634	499,744
136	Expropriations Land acquisition	2012	214,300	16,673	197,627	46,000		151,627	67,758	20,878	62,991
137	Outstanding DC Credits	2009-2021	7,692,066		7,692,066	-		7,692,066	3,437,383	1,059,128	3,195,555
	<b>Total</b>		<b>70,478,666</b>	<b>6,028,903</b>	<b>64,449,764</b>	<b>18,354,800</b>	<b>-</b>	<b>46,094,964</b>	<b>20,598,635</b>	<b>6,346,858</b>	<b>19,149,471</b>

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## **5.4 Service Levels and Build-out Capital Costs for Municipal Service Area DC Calculation**

The Town's current development charges by-law imposes development charges for water and wastewater services uniformly over the municipal service area. This DC Background Study maintains that policy, imposing the water services on the anticipated developments within Stouffville, Ballantrae/Musselman Lake and Gormley (reflecting anticipated fire protection services). The wastewater services are imposed for recovery from the community of Stouffville. The anticipated development-related capital requirements for these services have been considered over the build-out forecast period (2009-2021). Giffels Associates Limited was retained by the Town to update the water and wastewater services capital needs. Capital cost listing from Giffels are contained in Appendix F to this report.

### **5.4.1 Water Services**

The capital needs estimates identified herein include pumping station and zone boundary works, new watermains, fire protection systems for the Gormley development area, watermain upgrades, watermain oversizing, and land acquisitions for easements. In total these works represent \$8.1 million of the anticipated \$9.1 million in gross capital needs. The remaining costs included in the calculation of the charge are \$550,000 in outstanding DC credits for works emplaced by developers (see table below) and \$454,000 in existing DC reserve fund deficits. A portion of the new watermains on Bethesda Rd. – Hwy. 48 to Ninth Line and R.R. #30 have been deducted as a post period benefit reflecting the service benefits attributable to lands outside the existing urban boundary (i.e. \$727,000). Service benefits attributable to existing developments within the Gormley fire protection service area have also been recognized with \$546,000 deducted from the gross costs of these projects. In total, \$7.8 million in net growth-related capital costs have been included in the calculation of the charge. These costs have been allocated to residential (68%), industrial (22%) and commercial/institutional (10%) based on the underlying design flow assumptions of the Giffels analysis and the corresponding growth forecast over the buildout forecast period.

DC Proj. Ref.	Developer Emplaced Works	Project Cost Est.	Cost Est. Growth Share	Credits Received	Credits Outstanding
	<u>2009 Prior Years Owner Constructed Projects (outside of the VAA)</u>				
42	Watermain Oversizing - Project 42	46,900	46,900	69,304	(22,404)
43	Watermain Oversizing - Project 43	102,852	102,852	14,390	88,462
41	Watermain Oversizing - Project 41	148,155	148,155	134,594	13,561
10/11	Ninth Line Watermain - Projects 9 & 10	274,718	274,718	249,309	25,409
45(a/b)	Oversizing of Millard St./Baker Hill Watermain	111,877	111,877	48,519	63,358
45(a)	Oversizing of Baker Hill Watermain Main to Tovtel	97,924	97,924	-	97,924
6	Sanitary & Watermain Installation Hwy 48 Millard to Main (50%)	306,511	306,511	22,355	284,156
37-40	West Lawn Cres. Watermain	100,829	100,829	100,829	-
31/34	10th Line Watermain	317,500	317,500	317,500	-
	Tovtel Parkette	1,507,266	1,507,266	956,800	550,466

### 5.4.2 Wastewater

The capital needs estimates identified herein includes pumping station works, new sanitary sewers, and land acquisitions for easements. In total these works represent \$3.3 million of the anticipated \$4.7 million in gross capital needs. The remaining costs included in the calculation of the charge are \$301,000 in outstanding DC credits for works emplaced by developers (see table below) and \$1.1 million in existing DC reserve fund deficits. A portion of the new sanitary sewer sub-trunk 1 works have been deducted as a post period benefit reflecting the service benefits attributable to lands outside the existing urban boundary (i.e. \$522,000). As such, \$4.2 million in total net growth-related capital costs have been included in the calculation of the charge. These costs have been allocated to residential (68%), industrial (22%) and commercial/institutional (10%) based on the underlying design flow assumptions of the Giffels analysis and the corresponding growth forecast over the buildout forecast period.

DC Proj. Ref.	Developer Emplaced Works	Project Cost Est.	Cost Est. Growth Share	Credits Received	Credits Outstanding
	<u>2009 Prior Years Owner Constructed Projects (outside of the VAA)</u>				
5	Sabuart Sub-Trunk RR30	66,868	66,868	78,520	(11,652)
1	SW Forcemain	130,814	130,814	102,300	28,514
6	Sanitary & Watermain Installation Hwy 48 Millard to Main (50%)	306,511	306,511	22,355	284,156
10	Westlawn Cres Rebuild Sanitary	85,895	85,895	85,895	-
11/12	Winlane & Rupert/Elm External Works Sewer	181,342	181,342	181,342	-
	Tovtel Parkette	771,430	771,430	470,411	301,018

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Town of Whitchurch-Stouffville  
Service: Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Potential DC Recoverable Cost			
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Industrial Share 22%	Commercial / Institutional Share 10%
<b>2009-Urban Build Out</b>											
<u>Pumping Stations and Zone Boundary Works</u>											
1	Zone 1 / Zone 2 split - Montreal Street	2011	109,400	-	109,400			109,400	74,498	24,296	10,606
<u>Watermains</u>											
2	New 300mm - # 658 - Bethesda Rd: Hwy 48 to Ninth Line	2018	490,200	155,400	334,800			334,800	227,989	74,354	32,457
3	New 300mm - # 659 - Bethesda Rd: Hwy 48 to Ninth Line	2018	622,900	197,500	425,400			425,400	289,685	94,475	41,240
4	New 400mm - # 660 - Bethesda Rd: Hwy 48 to Ninth Line	2018	798,300	253,100	545,200			545,200	371,265	121,080	52,854
5	New 250mm - # 524 - Cam Fella easement: (North End)	2014	93,400	-	93,400			93,400	63,603	20,743	9,055
6	New 250mm - # 855 - Franklin St / Park Dr.	2009	26,600	-	26,600			26,600	18,114	5,907	2,579
7	New 300mm - # 100 - Hawthorn Ave:	2012	74,400	-	74,400			74,400	50,664	16,523	7,213
8	New 300mm - # 101 - Hawthorn Ave:	2012	46,600	-	46,600			46,600	31,733	10,349	4,518
9	New 300mm - # 102 - Hawthorn Ave:	2012	47,000	-	47,000			47,000	32,006	10,438	4,556
10	New 300mm - # 313 - Hawthorn Ave:	2012	33,100	-	33,100			33,100	22,540	7,351	3,209
11	New 300mm - # 379 - Hawthorn Ave:	2012	58,600	-	58,600			58,600	39,905	13,014	5,681
12	New 250mm - # 1056 - Hwy 48: Rougeview to Sam's Way	2014	108,700	-	108,700			108,700	74,022	24,141	10,538
13	New 400mm - # 622 - Hwy 48: South of Stouffville Rd	2015	500,000	-	500,000			500,000	340,485	111,042	48,472
14	New 400mm - # 947 - Park Dr: Across Stouffville Creek	2009	76,500	-	76,500			76,500	52,094	16,989	7,416
15	New 300mm - # 981 - Main Street / RR #30: Well 1 & 2 to Loretta Cresc	2015	404,600	-	404,600			404,600	275,521	89,855	39,224
16	New 300mm - # 982 - RR #30: South of Loretta Cres to Hoover Park 30	2015	117,600	-	117,600			117,600	80,082	26,117	11,401
17	New 300mm - # 569 - RR#30 / Forsyth Farm Road:	2015	385,800	-	385,800			385,800	262,719	85,680	37,401
18	New 300mm - # 628 - RR#30: Forsyth Farm Rd, northerly	2018	382,100	121,100	261,000			261,000	177,733	57,964	25,303
19	New 300mm - # 773 - Tenth Line South: Filbert Court, southerly	2010	91,400	-	91,400			91,400	62,241	20,299	8,861
20	New 400mm - # 987 - Tenth Line South: Duffin Dr to Hoover Park Dr	2010	68,900	-	68,900			68,900	46,919	15,302	6,679
21	New 300mm - # 988 - Tenth Line South: South End, northerly from line into WT #3	2010	141,900	-	141,900			141,900	96,630	31,514	13,756
22	New 300mm - # 990 - Tenth Line South: South End, southerly from line into WT #3	2010	75,100	-	75,100			75,100	51,141	16,679	7,281
23	New 400mm - # 991 - Tenth Line South: Filbert Court to Mantle Ave	2009	34,400	-	34,400			34,400	23,425	7,640	3,335
24	New 400mm - # 992 - Tenth Line South: Mantle Ave to Duffin Dr	2009	221,900	-	221,900			221,900	151,107	49,281	21,512
25	Abandon existing watermain - # 238 - Franklin St:	2009	30,500	-	30,500			30,500	20,770	6,774	2,957
<u>Fire Protection System</u>											
26	New 300mm fire protection system - Woodbine Ave & Stouffville Rd	2011	807,000	-	807,000	185,600		621,400	423,155	138,003	60,241
27	No-dig 300mm fire protection Regional Rd crossings - Woodbine Ave & Stouffville Rd	2011	137,700	-	137,700	31,700		106,000	72,183	23,541	10,276
28	Well & pump, storage tank and high lift pumps - Rice (Gormley) well site	2010	1,429,000	-	1,429,000	328,700		1,100,300	749,272	244,360	106,668
<u>Watermain Upgrades</u>											
29	Upgrade 250mm from 100mm - # 26 - Fairview Ave:	2011	108,500	-	108,500			108,500	73,885	24,096	10,518
30	Upgrade 400mm from 100mm - # 302 - Park Dr: Memorial Park	2009	86,800	-	86,800			86,800	59,108	19,277	8,415
31	Upgrade 400mm from 100mm - # 75 - Park Dr: Memorial Park	2009	111,800	-	111,800			111,800	76,133	24,829	10,838
32	Upgrade 400mm from 100mm - # 181 - Park Dr: Memorial Park	2009	23,400	-	23,400			23,400	15,935	5,197	2,269
33	Upgrade 400mm from 100mm - # 243 - Park Dr: Memorial Park	2009	106,700	-	106,700			106,700	72,660	23,696	10,344
34	Upgrade 300mm from 200mm - # 480 - RR #30: North of Loretta Cres	2015	26,900	-	26,900			26,900	18,318	5,974	2,608
35	Upgrade 300mm from 200mm - # 433 - RR #30: South of Loretta Cres	2015	36,600	-	36,600			36,600	24,924	8,128	3,548
<u>Watermain Oversizing</u>											
36	Watermain Oversizing - Development B	2011+	106,600	-	106,600			106,600	72,592	23,674	10,334
<u>Land Acquisition for Easements (50% allocated to Water)</u>											
37	Watermain Easement 50% - Cam Fella Blvd: (North End)	2014	17,000	-	17,000			17,000	11,577	3,775	1,648
38	Expropriations: Watermain Easement 50% - Cam Fella Blvd: (North End)	2014	34,400	-	34,400			34,400	23,425	7,640	3,335
39	Outstanding DC Credits	2009-2021	550,466	-	550,466			550,466	374,851	122,250	53,365
40	Unfunded Capital	2004-2008	453,743	-	453,743			453,743	308,986	100,769	43,988
<b>Total</b>			<b>9,076,509</b>	<b>727,100</b>	<b>8,349,409</b>	<b>546,000</b>	<b>-</b>	<b>7,803,409</b>	<b>5,313,895</b>	<b>1,733,017</b>	<b>756,497</b>

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Town of Whitchurch-Stouffville  
Service: Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Potential DC Recoverable Cost			
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Industrial Share 23%	Commercial / Institutional Share 10%
	2009-Urban Build Out										
1	<u>Pumping Stations</u> Pumping Station & Forcemain	2014	1,428,100		1,428,100	-		1,428,100	965,084	323,920	139,096
2	<u>Sanitary Sewers</u> Sanitary Sewers (375 dia @ 5.0 m) Sub-trunk 1(Westfield Estates): 10F - 01E	2014	462,200	146,500	315,700	-		315,700	213,344	71,607	30,749
3	Sanitary Sewers (450 dia @ 4.6 m) Sub-trunk 1(Westfield Estates): 01E - 01D	2014	57,100	18,100	39,000	-		39,000	26,355	8,846	3,799
4	Sanitary Sewers (450 dia @ 5.7 m) Sub-trunk 1(Main St & RR#30): 01D - 01C	2014	477,400	151,300	326,100	-		326,100	220,373	73,966	31,762
5	Sanitary Sewers (525 dia @ 6.8 m) Sub-trunk 1(RR#30): 01C - 01B	2014	592,500	187,800	404,700	-		404,700	273,489	91,793	39,418
6	Sanitary Sewers (525 dia @ 6.8 m) Sub-trunk 1(RR#30): 01B - 01A	2014	57,000	18,100	38,900	-		38,900	26,288	8,823	3,789
7	Abandon existing sewers in Memorial Park	2011	67,500		67,500	-		67,500	45,615	15,310	6,574
8	<u>Land Acquisition for Easements (50% allocated to Wastewater)</u> Sewer Easement 50% - Cam Fella Blvd: (North End)	2014	17,000		17,000	-		17,000	11,488	3,856	1,656
9	Sewer Easement - Cam Fella Blvd: (South End)	2014	44,800		44,800	-		44,800	30,275	10,161	4,363
10	Expropriations: Sewer Easement - Cam Fella Blvd:	2014	103,100		103,100	-		103,100	69,673	23,385	10,042
	Outstanding DC Credits	2009-2021	301,018		301,018	-		301,018	203,423	68,277	29,319
	Unfunded Capital	2004-2008	1,111,005		1,111,005	-		1,111,005	750,797	251,997	108,211
	<b>Total</b>		<b>4,718,724</b>	<b>521,800</b>	<b>4,196,924</b>	<b>-</b>	<b>-</b>	<b>4,196,924</b>	<b>2,836,206</b>	<b>951,940</b>	<b>408,778</b>

**TABLE 6-1**  
**Town of Whitchurch-Stouffville**  
**DEVELOPMENT CHARGE CALCULATION**  
**Municipal-wide Services**  
**2009-Urban Build Out**

SERVICE	2009 \$ DC Eligible Cost			2009 \$ DC Eligible Cost		
	Residential	Industrial	Comm./Instit.	SDU	Industrial per ft <sup>2</sup>	Comm./Inst. per ft <sup>2</sup>
1. <u>Wastewater Services</u>	\$	\$	\$	\$	\$	\$
1.1 Wastewater Services	2,836,206	951,940	408,778	490	0.25	0.16
	2,836,206	951,940	408,778	490	0.25	0.16
<b>TOTAL</b>	<b>\$2,836,206</b>	<b>\$951,940</b>	<b>\$408,778</b>	<b>\$490</b>	<b>\$0.25</b>	<b>\$0.16</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$2,836,206</b>	<b>\$951,940</b>	<b>\$408,778</b>			
Build out Gross Population / GFA Growth (ft <sup>2</sup> .)	18,305	3,880,190	2,535,520			
Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .)	\$154.94	\$0.25	\$0.16			
<u>By Residential Unit Type</u>	<u>p.p.u</u>					
Single and Semi-Detached	3.16	\$490				
Apartments 2 Bedroom +	2.10	\$325				
Apartments Bach. & 1 Bdrm	1.51	\$234				
Other Multiples	2.48	\$384				

SERVICE	2009 \$ DC Eligible Cost			2009 \$ DC Eligible Cost		
	Residential	Industrial	Comm./Instit.	SDU	Industrial per ft <sup>2</sup>	Comm./Inst. per ft <sup>2</sup>
2. <u>Water Services</u>						
2.2 Water Services	5,313,895	1,733,017	756,497	847	0.43	0.28
	5,313,895	1,733,017	756,497	847	0.43	0.28
<b>TOTAL</b>	<b>\$5,313,895</b>	<b>\$1,733,017</b>	<b>\$756,497</b>	<b>\$847</b>	<b>\$0.43</b>	<b>\$0.28</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$5,313,895</b>	<b>\$1,733,017</b>	<b>\$756,497</b>			
Build out Gross Population / GFA Growth (ft <sup>2</sup> .)	19,829	4,072,075	2,706,600			
Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .)	\$267.99	\$0.43	\$0.28			
<u>By Residential Unit Type</u>	<u>p.p.u</u>					
Single and Semi-Detached	3.16	\$847				
Apartments 2 Bedroom +	2.10	\$563				
Apartments Bach. & 1 Bdrm	1.51	\$405				
Other Multiples	2.48	\$665				

**TABLE 6-2**  
**Town of Witchurch-Stouffville**  
**DEVELOPMENT CHARGE CALCULATION**  
**Municipal-wide Services**  
**2009-Build Out**

SERVICE	2009 \$ DC Eligible Cost			2009 \$ DC Eligible Cost		
	Residential	Industrial	Comm./Inst.	SDU	Industrial per ft <sup>2</sup>	Comm./Inst. per ft <sup>2</sup>
	\$	\$	\$	\$	\$	\$
3. <u>Roads Services</u>						
3.1 Roads	20,598,635	6,346,858	19,149,471	3,210	1.51	7.08
4. <u>Public Works Services</u>						
4.1 Public Works Facilities	2,457,399	799,221	830,810	383	0.19	0.31
4.2 Public Works Rolling Stock	825,340	268,425	279,035	129	0.06	0.10
	3,282,739	1,067,646	1,109,845	512	0.25	0.41
5. <u>Fire Protection Services</u>						
5.1 Fire Facilities	2,419,234	1,002,904	424,868	377	0.24	0.16
5.2 Fire Vehicles	885,047	366,900	155,433	138	0.09	0.06
5.3 Fire Small Equipment and Gear	186,876	77,470	32,819	29	0.02	0.01
	3,491,157	1,447,274	613,119	544	0.35	0.23
<b>TOTAL</b>	<b>\$27,372,531</b>	<b>\$8,861,778</b>	<b>\$20,872,436</b>	<b>\$4,266</b>	<b>\$2.11</b>	<b>\$7.72</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$27,372,531</b>	<b>\$8,861,778</b>	<b>\$20,872,436</b>			
Buildout Forecast Gross Population / GFA Growth (ft <sup>2</sup> .)	20,280	4,200,000	2,706,600			
Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .)	\$1,349.73	\$2.11	\$7.71			
<u>By Residential Unit Type</u>						
Single and Semi-Detached	3.16	\$4,265				
Apartments 2 Bedroom +	2.10	\$2,834				
Apartments Bach. & 1 Bdrm	1.51	\$2,038				
Other Multiples	2.48	\$3,347				

**TABLE 6-4**  
**Town of Whitchurch-Stouffville**  
**DEVELOPMENT CHARGE CALCULATION**  
**TOTAL ALL SERVICES**

	2009 \$ DC Eligible Cost			2009 \$ DC Eligible Cost		
	Residential	Industrial	Comm./Instit.	SDU	Industrial per ft <sup>2</sup>	Comm./Inst. per ft <sup>2</sup>
	\$	\$	\$	\$	\$	\$
<b>Urban-wide Services Build out</b>	5,313,895	1,733,017	756,497	1,337	0.68	0.44
<b>Municipal-wide Services 20 Year</b>	27,372,531	8,861,778	20,872,436	4,266	2.11	7.72
<b>Municipal-wide Services 10 Year</b>	32,404,054	794,814	1,386,682	5,946	0.24	0.64
<b>TOTAL</b>	65,090,480	11,389,608	23,015,615	11,549	3.03	8.80

**TABLE 6-5  
SCHEDULE OF DEVELOPMENT CHARGES**

SERVICE	RESIDENTIAL				NON-RESIDENTIAL (per ft² of Gross Floor Area)	
	Single-Detached Dwelling & Semi-Detached Dwelling	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Multiple Dwellings	Industrial	Commercial & Institutional
<b>Municipal Wide Services:</b>						
Roads	3,210	2,133	1,534	2,519	1.51	7.08
Public Works	512	340	245	402	0.25	0.41
Fire Protection Services	544	362	260	427	0.35	0.23
Outdoor Recreation Services	1,284	853	614	1,008	0.04	0.11
Indoor Recreation Services	3,803	2,527	1,817	2,985	0.12	0.32
Library Services	630	419	301	494	0.02	0.05
Administration	229	152	109	180	0.06	0.16
<b>Total Municipal Wide Services</b>	<b>10,212</b>	<b>6,786</b>	<b>4,880</b>	<b>8,015</b>	<b>2.35</b>	<b>8.36</b>
<b>Urban Services</b>						
Wastewater Services	490	326	234	385	0.25	0.16
Water Services	847	563	405	665	0.43	0.28
<b>Total Urban Services</b>	<b>1,337</b>	<b>889</b>	<b>639</b>	<b>1,050</b>	<b>0.68</b>	<b>0.44</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>10,212</b>	<b>6,786</b>	<b>4,880</b>	<b>8,015</b>	<b>2.35</b>	<b>8.36</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>11,549</b>	<b>7,675</b>	<b>5,519</b>	<b>9,065</b>	<b>3.03</b>	<b>8.80</b>

**Table 6-6**  
**Town of Whitchurch-Stouffville**  
**Comparison of Existing and Proposed Development Charges**

Service	\$/Single Detached Dwelling Unit			
	Current DC Rates	2009 Indexed Rates (+4.5%)	Proposed DC Rates	Difference (v. indexed)
<b>Town-Wide Services:</b>				
Roads	3,786	3,956	3,210	(746)
Public Works	104	108	512	404
Fire Protection Services	325	339	544	205
Outdoor Recreation Services	1,274	1,332	1,284	(48)
Indoor Recreation Services	3,071	3,209	3,803	594
Library Services	637	665	630	(35)
Administration	486	507	229	(278)
<b>Total Town-Wide Services</b>	<b>9,682</b>	<b>10,118</b>	<b>10,212</b>	<b>94</b>
<b>Municipally Serviced Area:</b>				
Wastewater Services	450	471	490	19
Water Services	441	460	847	387
<b>Total Municipally Serviced Area</b>	<b>891</b>	<b>931</b>	<b>1,337</b>	<b>406</b>
<b>Grand Total - Municipally Serviced Area</b>	<b>10,573</b>	<b>11,049</b>	<b>11,549</b>	<b>500</b>
<b>% increase compared to 2009 indexed rate</b>				<b>5%</b>

Service	Commercial - \$/Sq.ft. of GFA			
	Current DC Rates	2009 Indexed Rates (+4.5%)	Proposed DC Rates	Difference (v. indexed)
<b>Town-Wide Services:</b>				
Roads	3.96	4.14	7.08	2.94
Public Works	0.12	0.12	0.41	0.29
Fire Protection Services	0.35	0.36	0.23	(0.13)
Outdoor Recreation Services	0.05	0.06	0.11	0.05
Indoor Recreation Services	0.17	0.18	0.32	0.14
Library Services	0.03	0.03	0.05	0.02
Administration	0.18	0.19	0.16	(0.03)
<b>Total Town-Wide Services</b>	<b>4.87</b>	<b>5.09</b>	<b>8.36</b>	<b>3.27</b>
<b>Municipally Serviced Area:</b>				
Wastewater Services	0.58	0.61	0.16	(0.45)
Water Services	0.60	0.63	0.28	(0.35)
<b>Total Municipally Serviced Area</b>	<b>1.18</b>	<b>1.24</b>	<b>0.44</b>	<b>(0.80)</b>
<b>Grand Total - Municipally Serviced Area</b>	<b>6.05</b>	<b>6.32</b>	<b>8.80</b>	<b>2.48</b>
<b>% increase compared to 2009 indexed rate</b>				<b>39%</b>

Service	Industrial - \$/Sq.ft. of GFA			
	Current DC Rates	2009 Indexed Rates (+4.5%)	Proposed DC Rates	Difference (v. indexed)
<b>Town-Wide Services:</b>				
Roads	3.03	3.16	1.51	(1.65)
Public Works	0.09	0.09	0.25	0.16
Fire Protection Services	0.26	0.28	0.35	0.07
Outdoor Recreation Services	0.04	0.04	0.04	(0.00)
Indoor Recreation Services	0.13	0.14	0.12	(0.02)
Library Services	0.02	0.03	0.02	(0.01)
Administration	0.14	0.15	0.06	(0.09)
<b>Total Town-Wide Services</b>	<b>3.72</b>	<b>3.89</b>	<b>2.35</b>	<b>(1.54)</b>
<b>Municipally Serviced Area:</b>				
Wastewater Services	0.48	0.50	0.25	(0.25)
Water Services	0.49	0.52	0.43	(0.09)
<b>Total Municipally Serviced Area</b>	<b>0.97</b>	<b>1.01</b>	<b>0.68</b>	<b>(0.33)</b>
<b>Grand Total - Municipally Serviced Area</b>	<b>4.69</b>	<b>4.90</b>	<b>3.03</b>	<b>(1.87)</b>
<b>% increase compared to 2009 indexed rate</b>				<b>-38%</b>

**SCHEDULE "B"**  
**BY-LAW NO. 2009 - \_\_\_\_\_**

**SCHEDULE OF DEVELOPMENT CHARGES**

SERVICE	RESIDENTIAL				NON-RESIDENTIAL (per ft <sup>2</sup> of Gross Floor Area)	
	Single-Detached Dwelling & Semi-Detached Dwelling	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Multiple Dwellings	Industrial	Commercial & Institutional
<b>Municipal Wide Services:</b>						
Roads	3,210	2,133	1,534	2,519	1.51	7.08
Public Works	512	340	245	402	0.25	0.41
Fire Protection Services	544	362	260	427	0.35	0.23
Outdoor Recreation Services	1,284	853	614	1,008	0.04	0.11
Indoor Recreation Services	3,803	2,527	1,817	2,985	0.12	0.32
Library Services	630	419	301	494	0.02	0.05
Administration	229	152	109	180	0.06	0.16
<b>Total Municipal Wide Services</b>	<b>10,212</b>	<b>6,786</b>	<b>4,880</b>	<b>8,015</b>	<b>2.35</b>	<b>8.36</b>
<b>Urban Services</b>						
Wastewater Services	490	326	234	385	0.25	0.16
Water Services	847	563	405	665	0.43	0.28
<b>Total Urban Services</b>	<b>1,337</b>	<b>889</b>	<b>639</b>	<b>1,050</b>	<b>0.68</b>	<b>0.44</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>10,212</b>	<b>6,786</b>	<b>4,880</b>	<b>8,015</b>	<b>2.35</b>	<b>8.36</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>11,549</b>	<b>7,675</b>	<b>5,519</b>	<b>9,065</b>	<b>3.03</b>	<b>8.80</b>