



# Development Charges Background Study

Town of Aurora

January 24, 2019

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## List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
G.F.A.	Gross floor area
L.P.A.T.	Local Planning Appeal Tribunal
N.F.P.O.W.	No Fixed Place of Work
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O.Reg.	Ontario Regulation
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
s.s.	Subsection
sq.ft.	square foot
sq.m	square metre



# Executive Summary







# Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Town of Aurora required by the Development Charges Act, 1997 (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
  - Chapter 1 – Overview of the legislative requirements of the Act;
  - Chapter 2 – Review of present D.C. policies of the Town;
  - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Town;
  - Chapter 4 – Approach to calculating the D.C.;
  - Chapter 5 – Review of historic service standards and identification of future capital requirements to service growth and related deductions and allocations;
  - Chapter 6 – Calculation of the D.C.s;
  - Chapter 7 – D.C. policy recommendations and rules; and
  - Chapter 8 – By-law implementation.
2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below:
  - 1) Identify amount, type and location of growth;
  - 2) Identify servicing needs to accommodate growth;
  - 3) Identify capital costs to provide services to meet the needs;
  - 4) Deduct:
    - Grants, subsidies and other contributions;
    - Benefit to existing development;
    - Statutory 10% deduction (soft services);
    - Amounts in excess of 10-year historic service calculation;
    - D.C. reserve funds (where applicable);



- 5) Net costs are then allocated between residential and non-residential benefit; and
  - 6) Net costs divided by growth to provide the D.C. charge.
3. A number of changes to the D.C. process need to be addressed as a result of Bill 73. These changes have been incorporated throughout the report and in the updated draft by-law, as necessary. These items include:
- a. Area-rating: Council must consider the use of area-specific charges.
  - b. Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The asset management plan must show that the assets are financially sustainable over their full lifecycle.
  - c. 60-day Circulation Period: The D.C. background study must be released to the public at least 60-days prior to passage of the D.C. by-law.
  - d. Timing of Collection of Development Charges: The D.C.A. now requires D.C.s to be collected at the time of the first building permit.
4. The growth forecast (Chapter 3) on which the Town-wide D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (2019 to 2028) and 13-year (2019 to 2031) periods.

Measure	10 Year 2019-2028	13 Year 2019-2031
(Net) Population Increase	11,692	13,163
Residential Unit Increase	4,432	5,072
Non-Residential Gross Floor Area Increase (ft <sup>2</sup> )	4,086,600	4,416,500

Source: Watson & Associates Economists Ltd. Forecast 2019

5. On April 8, 2014, the Town of Aurora passed By-law 5585-14 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. The by-law will expire on April 7, 2019. The Town is undertaking a D.C. public process and



anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for March 19, 2019 with adoption of the by-law on March 26, 2019.

6. The Town's D.C.s currently in effect are \$23,224 for single detached dwelling units for full services. Non-residential charges are \$4.24 per square foot for full services. This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have been provided on a Town-wide basis for all services. The corresponding single detached unit charge is \$23,844. The non-residential charge is \$4.37 per square foot of building area. These rates are submitted to Council for its consideration.
7. The D.C.A. requires a summary 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 6-5. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$ 115,829,541
Less:	
Benefit to existing development	\$ 7,362,889
Post planning period benefit	\$ 27,107,089
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 4,499,264
Grants, subsidies and other contributions	\$ 1,384,300
<b>Net Costs to be recovered from development charges</b>	<b>\$ 75,475,999</b>

Hence, \$40.35 million (or an annual amount of \$8.07 million) will need to be contributed from taxes and rates, or other sources. Of this amount, \$27.11 million will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the Town plans to spend \$115.83 million over the next five years, of which \$75.48 million (65%) is recoverable from D.C.s. Of this net amount, \$63.18 million is recoverable from residential development and \$12.29 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.



8. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods.

The following services are calculated based on an 13-year (2031) forecast:

- Services Related to a Highway;
- Fire Services;
- Water Supply and Distribution Services; and
- Wastewater Services.

All other services are calculated based on a 10-year forecast. These include:

- Municipal Parking Spaces;
- Outdoor Recreation Services;
- Indoor Recreation Facilities;
- Library Services; and
- General Government (Studies).

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

- adopting the charges and policies recommended herein;
- considering additional exemptions to the by-law; and
- considering reductions in the charge by class of development (obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).



Table ES-1  
Summary of Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - Large	Apartments - Small	Other Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.m. of Gross Floor Area)
<b>Town-Wide Services:</b>							
Municipal parking spaces	4	2	2	3	1	0.01	0.11
Fire Services	891	538	369	662	275	0.37	3.98
Outdoor Recreation Services	6,037	3,646	2,499	4,488	1,860	0.27	2.91
Indoor Recreation Services	7,575	4,575	3,136	5,631	2,334	0.33	3.55
Library Services	1,313	793	544	976	405	0.06	0.65
General Government	774	467	320	575	238	0.32	3.44
<b>Total Town-Wide Services</b>	<b>16,594</b>	<b>10,021</b>	<b>6,870</b>	<b>12,335</b>	<b>5,113</b>	<b>1.36</b>	<b>14.64</b>
<b>Town-Wide Engineered Services</b>							
Services Related to a Highway	6,139	3,707	2,542	4,564	1,892	2.55	27.45
Wastewater Services	734	443	304	546	226	0.30	3.23
Water Supply and Distribution Services	377	228	156	280	116	0.16	1.72
<b>Total Town-Wide Engineered Services</b>	<b>7,250</b>	<b>4,378</b>	<b>3,002</b>	<b>5,390</b>	<b>2,234</b>	<b>3.01</b>	<b>32.40</b>
<b>GRAND TOTAL</b>	<b>23,844</b>	<b>14,399</b>	<b>9,872</b>	<b>17,725</b>	<b>7,347</b>	<b>4.37</b>	<b>47.04</b>





# Report







# Chapter 1

## Introduction





# 1. Introduction

## 1.1 Purpose of this Document

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This background study has been prepared pursuant to the requirements of the D.C.A. (s.10) and, accordingly, recommends new D.C.s and policies for the Town of Aurora.

The Town retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C.s (D.C.) study process. Watson worked with Town staff in preparing the D.C. analysis and policy recommendations.

This D.C. background study, containing the proposed D.C. by-law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Town's D.C. background study, as summarized in Chapter 4. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-law to be made available as part of the approval process (included as Appendix G).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 4), Aurora's current D.C. policies (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to those who are involved.

Finally, it addresses post-adoption implementation requirements (Chapter 8) which are critical to the successful application of the new policy.

The Chapters in the report are supported by Appendices containing the data required to explain and substantiate the calculation of the charge. A full discussion of the statutory requirements for the preparation of a background study and calculation of a D.C. is provided herein.

## 1.2 Summary of the Process

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The public meeting required under Section 12 of the D.C.A., has been scheduled for March 19, 2019. Its purpose is to present the study to the public and to solicit public

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input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Town's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on January 24, 2019.

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

- consideration of responses received prior to, at, or immediately following the Public Meeting; and
- finalization of the report and Council consideration of the by-law subsequent to the public meeting.

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

Figure 1-1  
Schedule of Key D.C. Process Dates for the Town of Aurora

1. Data collection, staff review, engineering work, D.C. calculations and policy work	July 2018 to December 2018
2. Council Workshop	January 12, 2019
3. Stakeholder meeting	January 16, 2019
4. Background study and proposed by-law available to public	January 24, 2019
5. Public meeting advertisement placed in newspaper(s)	No later than February 26, 2019
6. Public meeting of Council	March 19, 2019
7. Council considers adoption of background study and passage of by-law	March 26, 2019
8. Newspaper notice given of by-law passage	By 20 days after passage
9. Last day for by-law appeal	40 days after passage
10. Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date



## 1.3 Changes to the D.C.A.: Bill 73

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With the amendment of the D.C.A. (as a result of Bill 73 and O.Reg. 428/15), there are a number of areas that must be addressed to ensure that the Town is in compliance with the D.C.A., as amended. The following provides an explanation of the changes to the Act that affect the Town's Background Study and how they have been dealt with to ensure compliance with the amended legislation.

### 1.3.1 Area Rating

Bill 73 has introduced two new sections where Council must consider the use of area-specific charges:

- 1) Section 2(9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated. (Note that at this time, no municipalities or services are prescribed by the Regulations.)
- 2) Section 10(2)c.1 of the D.C.A. requires that, "the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas."

In regard to the first item, there are no services or specific municipalities identified in the regulations which must be area-rated. The second item requires Council to consider the use of area rating.

### 1.3.2 Asset Management Plan for New Infrastructure

The new legislation now requires that a D.C. background study must include an Asset Management Plan (s.10 (2) c.2). The asset management plan must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the asset management plan related to transit services; however, they are silent with respect to how the asset management plan is to be provided for all other services. As part of any asset management plan, the examination should be consistent with the municipality's existing assumptions, approaches and policies on asset management planning. This



examination may include both qualitative and quantitative measures such as examining the annual future lifecycle contributions needs (discussed further in Appendix F of this report).

### ***1.3.3 60-Day Circulation of D.C. Background Study***

Previously the legislation required that a D.C. background study be made available to the public at least two weeks prior to the public meeting. The amended legislation now provides that the D.C. background study must be made available to the public (including posting on the municipal website) at least 60 days prior to passage of the D.C. by-law. No other changes were made to timing requirements for such things as notice of the public meeting and notice of by-law passage.

This D.C. study is being provided to the public on January 24, 2019 to ensure the new requirements for release of the study is met.

### ***1.3.4 Timing of Collection of D.C.s***

The D.C.A. has been refined by Bill 73 to require that D.C.s are collected at the time of the first building permit. For the majority of development, this will not impact the Town's present process. There may be instances, however, where several building permits are to be issued and either the size of the development or the uses will not be definable at the time of the first building permit. In these instances, the Town may enter into a delayed payment agreement in order to capture the full development.

### ***1.3.5 Other Changes***

It is also noted that a number of other changes were made through Bill 73 and O.Reg. 428/15 including changes to the way in which Transit D.C. service standards are calculated, the inclusion of Waste Diversion and the ability for collection of additional levies; however, these sections do not impact the Town's D.C.



# Chapter 2

## Current Town of Aurora Policy







## 2. Current Town of Aurora Policy

### 2.1 Schedule of Charges

On April 8, 2014, the Town of Aurora passed By-law 5585-14 under the D.C.A. The by-law imposes D.C.s for residential and non-residential uses. The table below provides the rates currently in effect, as at January 1, 2019.

Table 2-1  
Town of Aurora  
Current D.C. Rates

Service	Residential				Non-Residential	
	Single & Semi Detached	Multiples	Large Apartments	Small Apartments	per sq.ft.	per sq.m.
Services Related to a Highway	5,516	4,271	2,994	2,001	2.40	25.84
Municipal parking spaces	16	13	9	6	0.01	0.13
Fire Services	653	506	355	237	0.29	3.10
Outdoor Recreation Services	4,901	3,794	2,660	1,777	0.17	1.86
Indoor Recreation Services	8,114	6,282	4,405	2,943	0.29	3.10
Library Services	1,691	1,310	918	613	0.06	0.62
General Government	625	484	339	227	0.27	2.86
Wastewater Services	853	661	463	309	0.37	3.97
Water Supply and Distribution Services	854	661	464	310	0.38	4.10
<b>Total</b>	<b>23,224</b>	<b>17,981</b>	<b>12,607</b>	<b>8,423</b>	<b>4.24</b>	<b>45.59</b>

### 2.2 Services Covered

The following services are covered under By-law 5585-14:

- Roads & Related
- Fire Services;
- Parks Development;
- Indoor Recreation;
- Library Services;
- Municipal Parking Services;
- General Government;
- Water Supply and Distribution; and
- Sanitary Sewers.



## 2.3 Timing of D.C. Calculation and Payment

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D.C.s are payable at the time of building permit issuance and are collected by the Town of Aurora Building Department. Where applicable, a D.C. for Town-wide engineered services shall be payable upon execution of a vacant land condominium agreement, a development agreement, or a subdivision agreement with the remaining applicable portions of the D.C. to be payable at issuance permit as above.

## 2.4 Indexing

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Rates shall be indexed annually on the 1<sup>st</sup> of January by the percentage change recorded in the average annual Non-Residential Building Construction Price Index produced by Statistics Canada.

## 2.5 Redevelopment Allowance

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As a result of the redevelopment of land, a building or structure existing on the same land within four (4) years prior to the date of payment of D.C.s in respect of such redevelopment was, or is to be: (i) demolished, in whole or in part; (ii) relocated from the lands; or (ii) converted from one principal use to another principal use on the same land, then the D.C. otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential or mixed-use building or structure containing residential uses, an amount calculated by multiplying the applicable D.C. under subsections 3.6 or 3.7 of this By-law by the number, according to type, of dwelling units that have been or will be demolished, relocated from the lands, or converted to another principal use; or
- (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 D.C.s under subsection 3.8 and 3.9 of this By-law by the non-residential gross floor area that has been or will be demolished, relocated from the lands, or converted to another principal use;



provided that such amounts shall not exceed, in total, the amount of the D.C.s otherwise payable with respect to the redevelopment.

## 2.6 Exemptions

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The following non-statutory exemptions are provided under By-law 5585-14:

- Land owned by and used for the purposes of a private school;
- Lands, buildings, or structures to be used for the purposes of a cemetery, churchyard, or burial ground;
- Places of worship;
- Non-residential uses permitted pursuant to Section 39 of the Planning Act or any successor thereto;
- The issuance of a building permit not resulting in the creation of additional gross floor area;
- Agricultural uses; and
- A public hospital.





# Chapter 3

## Anticipated Development in the Town of Aurora





## 3. Anticipated Development in the Town of Aurora

### 3.1 Requirement of the Act

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Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of Section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town of Aurora will be required to provide services, over a 10-year (mid-2019 to mid-2029) and a longer term (mid 2019 to mid-2031) time horizon.

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

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The D.C. growth forecast has been derived from the York Region, 2041 Preferred Growth Scenario, 2041 Population and Employment Forecasts Report, November 2015, which is consistent with Schedule 3 of the Growth Plan for the Greater Golden Horseshoe (G.G.H.), Ministry of Infrastructure, June 2013. In compiling the growth forecast, the following additional information sources were consulted to help assess the residential and non-residential development potential for the Town of Aurora over the forecast period, including:

- The Town of Aurora Development Charge Background Study and Proposed By-Law, Watson & Associates Economists Ltd., March 12, 2014 (As Amended April 8<sup>th</sup>, 2014);
- Town of Aurora Planning Application Status List, September 11, 2018;
- Town of Aurora Official Plan, September 2010;
- Town of Aurora Vacant Employment Land Inventory Report, January 2018;
- York Region Mid-2018 Housing Stock and Population Estimates by York Region, Corporate Services, Long Range Planning Branch, June 30, 2018;



- Historical residential and non-residential building permit data over the 2008-2018 period;
- Residential supply (in the development process and other designated residential lands) along with residential intensification opportunities as provided by the Town of Aurora Planning and Development Services department; and

Non-residential supply opportunities as provided by the Town of Aurora Planning and Development Services department.

### 3.3 Summary of Growth Forecast

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A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Town and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and *Schedule 1* in Appendix A.

As identified in Table 3-1 and Appendix A, *Schedule 1*, the Town's population is anticipated to reach approximately 71,120 by mid-2029 and 72,590 by mid-2031, resulting in an increase of 11,690 and 13,160 persons, respectively, over the 10-year and longer term (2019 to 2031) forecast periods.<sup>1</sup>

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<sup>1</sup> The population figures used in the calculation of the 2019 D.C. exclude the net Census undercount, which is estimated at approximately 3.5%.

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Figure 3-1  
Household Formation-based Population and Household Projection Model

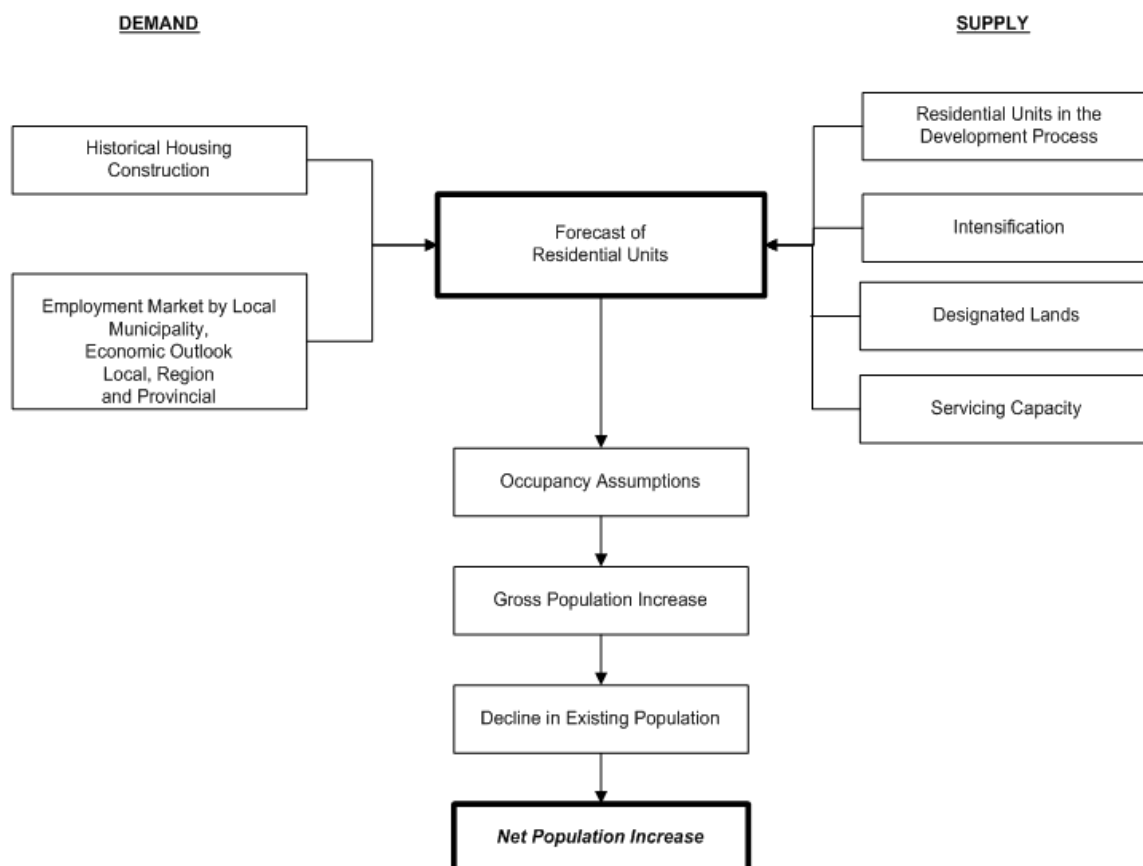




Table 3-1  
Town of Aurora  
Residential Growth Forecast Summary

Year		Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	
Historical	Mid 2006	49,150	47,629	739	46,890	10,795	3,190	1,665	5	15,655	3.042
	Mid 2011	54,900	53,203	818	52,385	12,305	3,565	1,810	11	17,691	3.007
	Mid 2016	57,210	55,445	740	54,705	12,770	3,975	2,100	10	18,855	2.941
Forecast	Mid 2019	61,320	59,426	797	58,629	13,877	4,311	2,145	10	20,343	2.921
	Mid 2029	73,390	71,118	950	70,168	15,764	5,326	3,675	10	24,775	2.871
	Mid 2031	74,900	72,589	969	71,620	15,892	5,454	4,059	10	25,415	2.856
Incremental	Mid 2006 - Mid 2011	5,750	5,574	79	5,495	1,510	375	145	6	2,036	
	Mid 2011 - Mid 2016	2,310	2,242	-78	2,320	465	410	290	-1	1,164	
	Mid 2016 - Mid 2019	4,110	3,981	57	3,924	1,107	336	45	0	1,488	
	Mid 2019 - Mid 2029	12,070	11,692	153	11,539	1,887	1,015	1,530	0	4,432	
	Mid 2019 - Mid 2031	13,580	13,163	172	12,991	2,015	1,143	1,914	0	5,072	

Source: Derived from York Region 2041 Preferred Growth Scenario, November 2015, by Watson & Associates Economists Ltd., 2019.

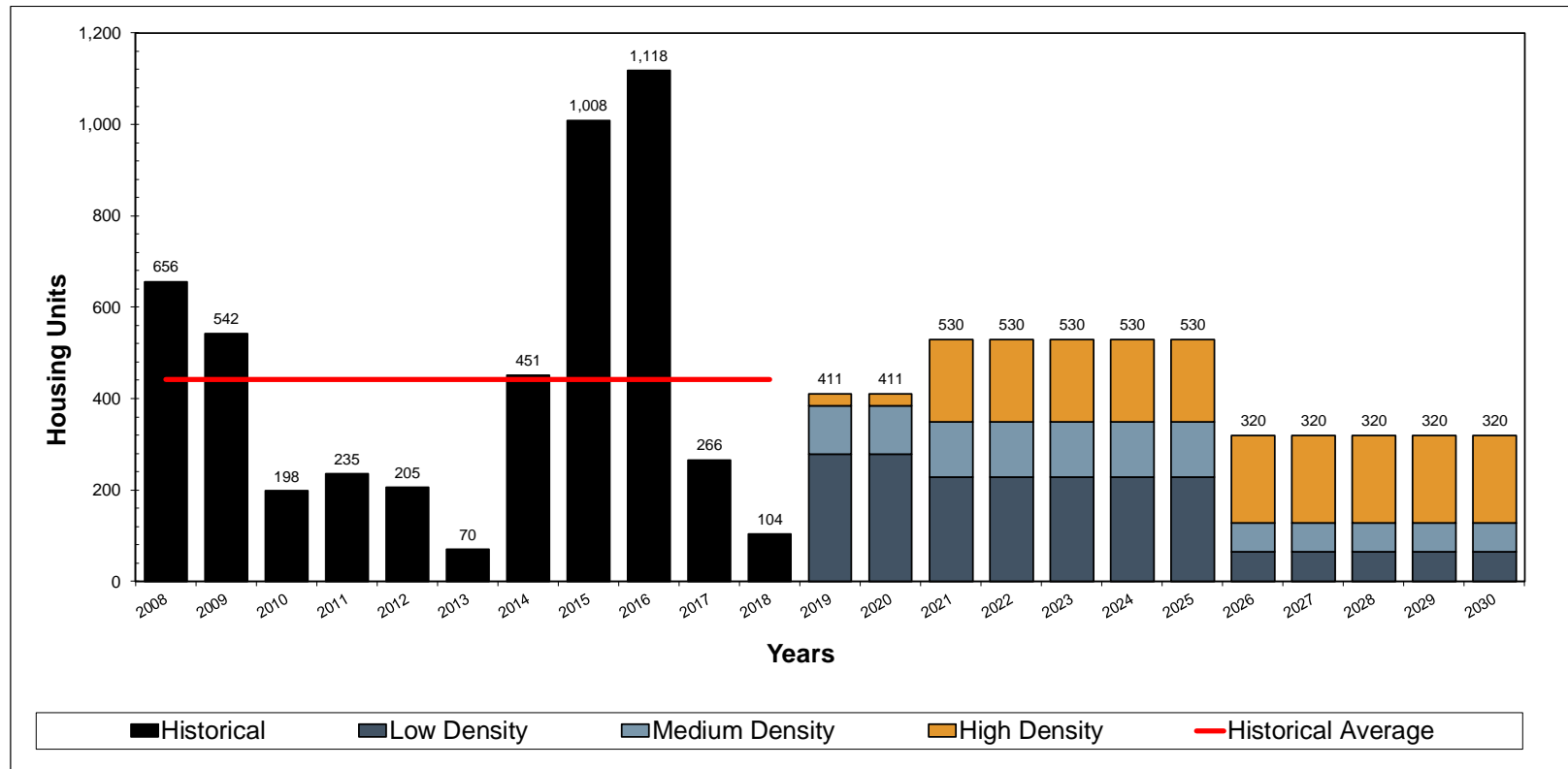
<sup>1</sup> Census undercount estimated at approximately 3.2%. Note: Population including the undercount has been rounded.

<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Table 3-2  
Town of Aurora  
Annual Housing Forecast



Source: Historical housing activity (2008-2017) based on Town of Aurora building permit data.  
Note: 2018 is an estimate based on Town of Aurora building permit data (January-October, 2018).  
1. Growth forecast represents calendar year.



## 1. Unit Mix (Appendix A – Schedules 1, 5, and 6)

- The unit mix for the Town was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications and other designated lands and intensification opportunities (as per Schedule 5).
- Based on the above indicators, the 2019 to 2031 household growth forecast is comprised of a unit mix of 40% low density (single detached and semi-detached), 22% medium density (multiples except apartments) and 38% high density (bachelor, 1-bedroom and 2-bedroom apartments).

## 2. Geographic Location of Residential Development

- a. In accordance with forecast demand and available land supply, all housing growth will occur within the Urban Boundary.

## 3. Planning Period

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

## 4. Population in New Units (Appendix A - Schedules 2, 3 and 4)

- The number of housing units to be constructed in the Town of Aurora during the short- and long-term periods is presented on Figure 3-2. Over the 2019 to 2031 forecast period, the Town is anticipated to average of approximately 423 new housing units per year, respectively.
- The institutional population<sup>1</sup> is anticipated to grow by 172 persons between 2019 to 2031.
- Population in new units is derived from Schedules 2, 3, and 4, which incorporate historical development activity, anticipated units (see unit mix

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



discussion) and average persons per unit (P.P.U.) by dwelling type for new units.

- Schedule 7 summarizes the P.P.U. for the new housing units by age and type of dwelling based on a 2016 custom Census data. The total calculated P.P.U. for all density types has been adjusted to account for the upward P.P.U. trend which has been recently experienced in both new and older units. Forecasted 15-year average P.P.U.s by dwelling type are as follows:
  - Low density: 3.570
  - Medium density: 2.654
  - High density<sup>1</sup>: 1.837
  - Institutional density 1.100

#### 5. Existing Units and Population Change (Appendix A - Schedules 2, 3 and 4)

- Existing households for mid-2019 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and 2018 assuming a 6-month lag between construction and occupancy (see Schedule 2).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 2 through 4, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2019 to 2031 forecast period is approximately 750.

#### 6. Employment (Appendix A, Schedules 9a, 9b, 10 and 11)

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

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<sup>1</sup> Includes bachelor, 1-bedroom and 2 or more bedroom apartments



- 2016 employment data<sup>1</sup> (place of work) for the Town of Aurora is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
  - 80 primary (<1%);
  - 2,895 work at home employment (11%);
  - 5,030 industrial (20%);
  - 10,230 commercial/population related (40%); and
  - 7,045 institutional (28%).
- The 2016 employment by usual place of work, including work at home, is estimated at 25,280. An additional 2,880 employees have been identified for the Town in 2016 that have no fixed place of work (N.F.P.O.W.).<sup>2</sup> The 2016 employment base, including N.F.P.O.W., totals approximately 28,160.
- Total employment, including work at home and N.F.P.O.W., for the Town of Aurora is anticipated to reach approximately 36,300 by mid-2029 and 37,000 by mid-2031. This represents an employment increase of 6,920 for the 10-year forecast period and 7,620 for the 2019 to 2031 forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.

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<sup>1</sup> 2016 employment estimated by Watson & Associates Economists Ltd.

<sup>2</sup> Statistics Canada defines "No Fixed Place of Work" (N.F.P.O.W.) employees as, "persons who do not go from home to the same work place location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."



- Total employment for the Town of Aurora (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 28,890 by mid-2029 and 29,430 by mid-2031. This represents an employment increase of 5,700 and 6,250 over the 10-year and longer-term forecast periods, respectively.

7. Non-Residential Sq.ft. Estimates (Gross Floor Area (G.F.A.), Appendix A, Schedule 9b)

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
  - 950 sq.ft. per employee for industrial;
  - 421 sq.ft. per employee for commercial/population-related; and
  - 700 sq.ft. per employee for institutional employment.
- The Town-wide incremental Gross Floor Area (G.F.A.) increase is anticipated to be 4.09 million sq.ft. over the 10-year forecast period and 4.42 million sq.ft. over the 2019 to 2031 forecast period.
- In terms of percentage growth, the 2019 to 2031 incremental G.F.A. forecast by sector is broken down as follows:
  1. industrial – 68%;
  2. commercial/population-related – 25%; and
  3. institutional – 7%.







# Chapter 4

## The Approach to the Calculation of the Charge





## 4. The Approach to the Calculation of the Charge

### 4.1 Introduction

---

This chapter addresses the requirements of s.s.5(1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 4-1.

### 4.2 Services Potentially Involved

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Table 4-1 lists the full range of municipal service categories which are provided within the Town.

A number of these services are defined in s.s.2(4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in s.s.5(3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Town’s D.C. are indicated with a “Yes.”

### 4.3 Increase in the Need for Service

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The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, s.s.5(1)3, which requires that Town Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.



Figure 4-1  
The Process of Calculating a Development Charge under the Act  
that must be followed

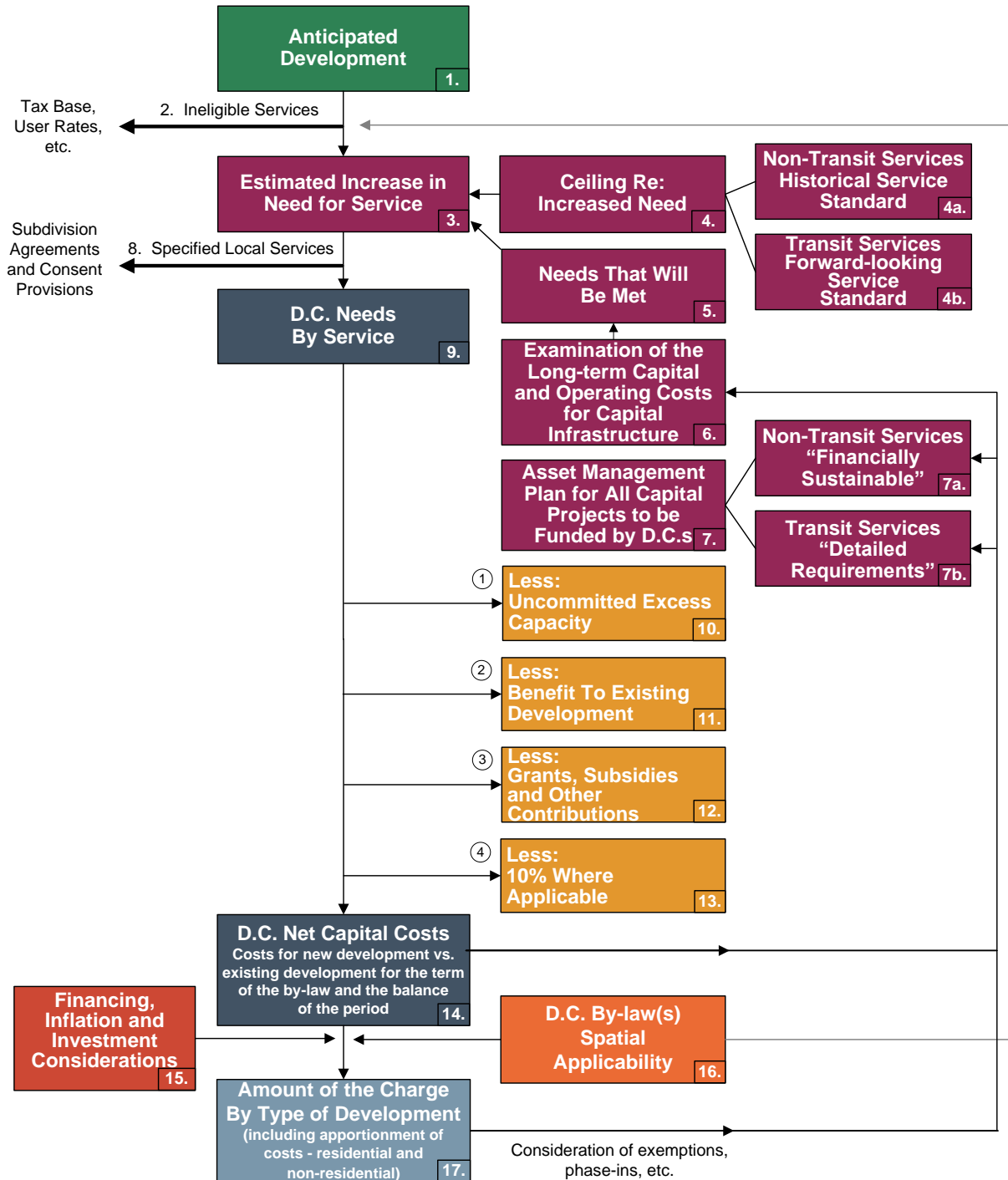




Table 4-1  
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, Culverts and Roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active Transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles <sup>1</sup> & facilities	100
	n/a	2.2 Other transit infrastructure	100
	n/a	2.3 Municipal parking spaces - indoor	90
	Yes	2.4 Municipal parking spaces - outdoor	90
	Yes	2.5 Works Yards	100
	Yes	2.6 Rolling stock <sup>1</sup>	100
	n/a	2.7 Ferries	90
	n/a	2.8 Airport	90
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks	100
	No	3.2 Channel connections	100
	No	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles <sup>1</sup>	100
	Yes	4.3 Small equipment and gear	100

<sup>1</sup>with 7+ year life time

\*same percentage as service component to which it pertains  
computer equipment excluded throughout



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	90
	Yes	5.3 Development of district parks	90
	Yes	5.4 Development of municipal-wide parks	90
	Yes	5.5 Development of special purpose parks	90
	Yes	5.6 Parks rolling stock <sup>1</sup> and yards	90
6. Indoor Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	90
	Yes	6.2 Recreation vehicles and equipment <sup>1</sup>	90
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	90
	No	7.2 Library vehicles <sup>1</sup>	90
	Yes	7.3 Library materials	90
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock	0
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	9.2 Tourism facilities and convention centres	0
10. Wastewater Services	n/a	10.1 Treatment plants	100
	Yes	10.2 Sewage trunks	100
	n/a	10.3 Local systems	0
	Yes	10.4 Vehicles and equipment <sup>1</sup>	100

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<sup>1</sup>with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
11. Water Supply Services	n/a Yes n/a Yes	11.1 Treatment plants 11.2 Distribution systems 11.3 Local systems 11.4 Vehicles and equipment <sup>1</sup>	100 100 0 100
12. Waste Management Services	Ineligible  Ineligible  No No	12.1 Landfill collection, transfer vehicles and equipment 12.2 Landfills and other disposal facilities 12.3 Waste diversion facilities 12.4 Waste diversion vehicles and equipment <sup>1</sup>	0  0 90 90
13. Police Services	n/a n/a n/a	13.1 Police detachments 13.2 Police rolling stock <sup>1</sup> 13.3 Small equipment and gear	100 100 100
14. Homes for the Aged	n/a n/a	14.1 Homes for the aged space 14.2 Vehicles <sup>1</sup>	90 90
15. Child Care	n/a n/a	15.1 Child care space 15.2 Vehicles <sup>1</sup>	90 90
16. Health	n/a n/a	16.1 Health department space 16.2 Health department vehicles <sup>1</sup>	90 90
17. Social Housing	n/a	17.1 Social Housing space	90
18. Provincial Offences Act (P.O.A.)	n/a	18.1 P.O.A. space	90
19. Social Services	n/a	19.1 Social service space	90
20. Ambulance	n/a n/a	20.1 Ambulance station space 20.2 Vehicles <sup>1</sup>	90 90
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions	0

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<sup>1</sup>with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	22.1 Office space 22.2 Office furniture 22.3 Computer equipment	0 0 0
23. Other Services	Yes       Yes	23.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land <sup>2</sup> and facilities, including the D.C. background study cost 23.2 Interest on money borrowed to pay for growth-related capital	0-100       0-100

<sup>1</sup>with a 7+ year life time

<sup>2</sup>same percentage as service component to which it pertains

Eligibility for Inclusion in the D.C. Calculation	Description
Yes	Municipality provides the service – service has been included in the D.C. calculation.
No	Municipality provides the service – service has not been included in the D.C. calculation.
n/a	Municipality does not provide the service.
Ineligible	Service is ineligible for inclusion in the D.C. calculation.





## 4.4 Local Service Policy

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Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The Town's policy is provided in Appendix E to this report.

## 4.5 Capital Forecast

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Paragraph 7 of s.s.5(1) of the D.C.A. requires that “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two potential cost reductions and the Regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

These estimates involve capital costing of the increased services discussed above. This entails costing actual projects or the provision of service units, depending on how each service has been addressed.

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference or information purposes;
- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the D.C. background study.

In order for an increase in need for service to be included in the D.C. calculation, Town Council must indicate “...that it intends to ensure that such an increase in need will be met” (s.s.5 (1)3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast or similar expression of the intention of Council



(O.Reg. 82/98 s.3). The capital program contained herein reflects the Town's approved and proposed capital budgets and master servicing/needs studies.

## 4.6 Treatment of Credits

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Section 8, paragraph 5, of O.Reg. 82/98 indicates that a D.C. background study must set out "the estimated value of credits that are being carried forward relating to the service." Subsection 17, paragraph 4, of the same Regulation indicates that "...the value of the credit cannot be recovered from future D.C.s," if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. Outstanding credit obligations have been included in the D.C. calculations.

## 4.7 Existing Reserve Funds

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Section 35 of the D.C.A. states that:

"The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1)."

There is no explicit requirement under the D.C.A. calculation method set out in s.s.5(1) to net the outstanding reserve fund balance as part of making the D.C. calculation; however, s.35 does restrict the way in which the funds are used in future.

For services which are subject to a per capita based, service level "cap," the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e. the needs of recent growth). This cost component is distinct from the development-related costs for the next 10-year period, which underlie the D.C. calculation herein.

The alternative would involve the Town spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the Town will use these reserve funds for the Town's cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development which contributed them



(rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Town's D.C. Reserve Fund Balance by service at December 31, 2018 is shown below:

Service	Totals
Services Related to a Highway	\$5,330,010.04
Municipal Parking Services	\$339,465.32
Fire Services	(\$3,089,908.69)
Outdoor Recreation Services	(\$11,842,692.76)
Indoor Recreation Services	\$3,540,969.94
Library Services	\$3,049,221.54
General Government (Studies)	(\$677,126.49)
Wastewater Services	\$69,150.02
Water Supply and Distribution Services	(\$923,597.55)
<b>Total</b>	<b>(\$4,204,508.63)</b>

Note: Amounts in brackets are Deficit balances.

## 4.8 Deductions

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

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development;
- anticipated grants, subsidies and other contributions; and
- 10% reduction for certain services.

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

### 4.8.1 *Reduction Required by Level of Service Ceiling*

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



service shall be taken into account in determining the level of service and the average level of service.”

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita and a quality measure, in terms of the average cost of providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on circumstances. When the quantity and quality factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

With respect to transit services, the changes to the Act as a result of Bill 73 have provided for an alternative method for calculating the services standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

The average service level calculation sheets for each service component in the D.C. calculation are set out in Appendix B.

#### ***4.8.2 Reduction for Uncommitted Excess Capacity***

Paragraph 5 of s.s.5(1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Town’s “excess capacity,” other than excess capacity which is “committed.”

“Excess capacity” is undefined, but in this case must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of uncommitted excess capacity from the future increase in the need for service would normally occur as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities, e.g. if a road widening to accommodate increased traffic is not required because sufficient excess capacity is already available, then widening would not be included as an increase in need, in the first instance.

#### ***4.8.3 Reduction for Benefit to Existing Development***

Section 5(1)6 of the D.C.A. provides that, “The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would



benefit existing development.” The general guidelines used to consider benefit to existing development included the following:

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in 4.4 is related but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. On the other hand, where a clear existing service problem is to be remedied, a deduction should be made accordingly.

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Town-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on Wednesday in one arena and Thursday in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.



#### **4.8.4 Reduction for Anticipated Grants, Subsidies and Other Contributions**

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O.Reg. 82.98 s.6).

#### **4.8.5 The 10% Reduction**

Paragraph 8 of s.s. (1) of the D.C.A. requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, waste water services, storm water drainage and control services, services related to a highway, police and fire protection services. The primary services to which the 10% reduction does apply include services such as parks, recreation, libraries, childcare/social services, the Provincial Offences Act, ambulance, homes for the aged, and health.

The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions have been made, as per the infrastructure costs sheets in Chapter 5.

### **4.9 Municipal-wide vs. Area Rating**

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This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area-rating. Further discussion is provided in section 7.4.4.

### **4.10 Allocation of Development**

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This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential



development and between one type of development and another, to arrive at a schedule of charges.

## 4.11 Asset Management

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The new legislation now requires that a D.C. Background Study must include an Asset Management Plan (s. 10 (2)c.2). The asset management plan must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the asset management plan related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the asset management plan is to be provided for all other services. As part of any asset management plan, the examination should be consistent with the municipality's existing assumptions, approaches and policies on the asset management planning. This examination has been included in Appendix F.

## 4.12 Transit

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The most significant changes to the Act relate to the transit service. These changes relate to four areas of the calculations, as follows:

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (section 5.2(i) of the D.C.A.).
- B. The Background Study requires the following in regard to transit costs (as per section 8(2) of the Regulations):
  - 1. The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2(3) of the Act.
  - 2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
    - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
    - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.



3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted ridership will be from existing or planned development.
5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.

C. A new forward-looking service standard (as per 6.1(2) of the Regulations):

1. The service is a discrete service.
2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.

D. A very detailed asset management strategy and reporting requirements (section 6.1(3) of the Regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, summary of how to achieve the proposed level of service, discussion on procurement measures and risk.

The Town does not currently provide transit services. Therefore, the above calculations and reporting requirements are not required.





# Chapter 5

## D.C.-Eligible Cost Analysis by Service





## 5. D.C.-Eligible Cost Analysis by Service

### 5.1 Introduction

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

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

### 5.2 Service Levels and 10-Year Capital Costs for D.C. Calculation

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

#### 5.2.1 General Government (Studies)

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Town's capital works program. The Town has made provision for the inclusion of new studies undertaken to facilitate this D.C. process, as well as other studies which benefit growth (in whole or in part). The list of studies includes such studies as the following:

- Water and wastewater related studies;
- Stormwater master plans;
- Parks and recreation master plans;
- Fire master plans;
- Transportation related studies;
- Official plan;



- Development Charge studies;
- Long range fiscal studies; and
- Other growth-related studies.

The cost of these studies is \$5,235,526, which includes the reserve fund deficit of \$667,126. After deductions in the amounts of \$214,000 for post period benefit and \$928,550 for existing benefit have been made, the net growth-related capital cost (after the mandatory 10% deduction) to be included in the D.C. is \$4,012,676.

These costs have been allocated 67% residential and 33% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



Town of Aurora  
Service: General Government (Studies)

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share
	2019-2028										67%	33%	
1	Water Hydraulic Model	2019	115,800	-		115,800	-		115,800	-	115,800	77,586	38,214
2	Water Hydraulic Model	2026	115,800	-		115,800	-		115,800	-	115,800	77,586	38,214
3	water system leak detection study	2022	231,600	-		231,600	115,800		115,800	-	115,800	77,586	38,214
4	water system leak detection study	2027	231,600	-		231,600	115,800		115,800	-	115,800	77,586	38,214
5	Wastewater hydraulic model	2020	115,800	-		115,800	-		115,800	-	115,800	77,586	38,214
6	Wastewater hydraulic model	2025	115,800	-		115,800	-		115,800	-	115,800	77,586	38,214
7	Water & Wastewater Master Plan	2019-2023	115,800	-		115,800	-		115,800	-	115,800	77,586	38,214
8	Water & Wastewater Master Plan	2024-2028	115,800	-		115,800	-		115,800	-	115,800	77,586	38,214
9	Stormwater Master Plan	2019-2023	115,800	-		115,800	-		115,800	-	115,800	77,586	38,214
10	Pavement Management Program	2019	57,900	-		57,900	28,950		28,950	-	28,950	19,397	9,554
11	Pavement Management Program	2024	57,900	-		57,900	28,950		28,950	-	28,950	19,397	9,554
12	Pavement Management Program	2028	57,900	-		57,900	28,950		28,950	-	28,950	19,397	9,554
13	Update master transportation plan	2019	115,800	-		115,800	-		115,800	-	115,800	77,586	38,214
14	Update master transportation plan	2024	115,800	-		115,800	-		115,800	-	115,800	77,586	38,214
15	Update master transportation plan	2028	100,000	-		100,000	-		100,000	-	100,000	67,000	33,000
16	Salt management plan update	2019	115,800	-		115,800	57,900		57,900	-	57,900	38,793	19,107
17	Salt management plan update	2024	115,800	-		115,800	57,900		57,900	-	57,900	38,793	19,107
18	Retaining Wall Study	2019	22,900	-		22,900	11,450		11,450	-	11,450	7,672	3,779
19	Retaining Wall Study	2023	22,900	-		22,900	11,450		11,450	-	11,450	7,672	3,779
20	Retaining Wall Study	2028	25,000	-		25,000	-		25,000	-	25,000	16,750	8,250
21	Parks & Recreation Master Plan	2019-2023	100,000	-		100,000	50,000		50,000	5,000	45,000	30,150	14,850
22	Parks & Recreation Master Plan	2024-2028	100,000	-		100,000	50,000		50,000	5,000	45,000	30,150	14,850
23	Trails Master Plan	2024-2028	100,000	-		100,000	50,000		50,000	5,000	45,000	30,150	14,850
24	Official Plan	2019-2024	231,600	-		231,600	115,800		115,800	11,580	104,220	69,827	34,393
25	Intensification Studies (4)	2019-2023	324,300	-		324,300	162,150		162,150	16,215	145,935	97,776	48,159
26	Long Range Fiscal Studies	2019-2024	86,900	-		86,900	43,450		43,450	4,345	39,105	26,200	12,905
27	Development Charges Background Study	2019	115,800	-		115,800	-		115,800	11,580	104,220	69,827	34,393
28	Development Charges Background Study	2023	115,800	-		115,800	-		115,800	11,580	104,220	69,827	34,393
29	OP Review and Update	2025	100,000	-		100,000	-		100,000	10,000	90,000	60,300	29,700
30	Fire Master Plan	2019	51,250	-		51,250	-		51,250	-	51,250	34,338	16,913
31	Fire Master Plan	2024	51,250	-		51,250	-		51,250	-	51,250	34,338	16,913
32	Creek Management Masterplan	2028	100,000	-		100,000	-		100,000	-	100,000	67,000	33,000
33	Flood Study for Tannery Creek - various locations	2019-2024	500,000	-		500,000	-		500,000	-	500,000	335,000	165,000
34	Flood Study for Tannery Creek - various locations	2025-2031	500,000	214,000		286,000	-		286,000	-	286,000	191,620	94,380
	Reserve Fund Adjustment		677,126	-		677,126	-		677,126	-	677,126	453,675	223,452
	Total		5,235,526	214,000	-	5,021,526	928,550	-	4,092,976	80,300	4,012,676	2,688,493	1,324,183



### **5.2.2 Municipal Parking Spaces**

Aurora currently provides 140 parking spaces throughout the Town. This equates to \$20/capita in parking services which provides \$237,114 in D.C. eligible funding over the 10-year forecast period.

The Town has identified a need for a parking lot expansion to service the Yonge St. redevelopment. This expansion is estimated to cost \$400,000. After the application of the reserve fund balance and the 10% mandatory deduction, \$20,535 has been included in the D.C. calculations.

The growth-related costs for parking have been allocated 67% residential and 33% non-residential based on the incremental growth in population to employment, for the 10-year forecast period.



Town of Aurora  
Service Parking Spaces

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share  67%	Non- Residential Share  33%
	2019-2028												
1	Parking Lot Expansion - Yonge St. Redevelopment	2020-2028	400,000	-		400,000	-		400,000	40,000	360,000	241,200	118,800
2	Reserve Fund Adjustment		-	-		-	339,465		(339,465)	-	(339,465)	(227,442)	(112,024)
	<b>Total</b>		<b>400,000</b>	<b>-</b>	<b>-</b>	<b>400,000</b>	<b>339,465</b>	<b>-</b>	<b>60,535</b>	<b>40,000</b>	<b>20,535</b>	<b>13,758</b>	<b>6,776</b>



### **5.2.3 Outdoor Recreation Services**

#### **5.2.3.1 Parkland and Park Facilities**

The Town currently has 292.8 hectares of parkland within its jurisdiction. This parkland consists of various sized parkettes, parks, natural parks and open space area. The Town has sustained the current level of service over the historical 10-year period (2009-2018), with an average of 5.1 hectares of parkland, 1,247 square metres of trails, and 4.1 parkland amenities items 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 \$1,788 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$20,906,645.

In addition to parkland, the Town currently operates out of 28,560 sq.ft. of park-related facilities (this includes the 41% Parks share of the Joint Operations Centre). Based on the level of service provided of \$127 per capita, it provides a D.C.-eligible amount of \$1,490,028.

Therefore, the total D.C.-eligible for parkland and park facilities is \$22,396,494.

Based on the projected growth over the 10-year forecast period, the Town has identified \$23.3 million in future growth capital costs for parkland development. These projects include, new sports fields, the development of additional parks, including amenities and trails. In addition, the Town has included the outstanding debenture recovery of \$2,414,600 (discounted) for the Joint Operations Centre (parks portion), and the reserve fund deficit of \$11,842,693, for a gross total cost of \$35,147,693. After deductions for post period benefit of \$12,592,000 and the mandatory 10% deduction, the net amount of \$21,725,853 has been included in the D.C.

#### **5.2.3.2 Park Vehicles and Equipment**

The Town operates and maintains a total of 88 parks-related vehicles and equipment. The historical 10-year average level of service is \$35 per capita and provides a D.C.-eligible amount of \$408,518.





Based on the 10-year growth forecast, the Town has identified a need for additional mowers, trunks and a trailer, at a total gross cost of \$370,000. After the mandatory 10% deduction, the net amount of \$333,000 has been included in the D.C. calculations.

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



Town of Aurora  
Service Parkland Development

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share 95%	Non-Residential Share 5%
	2019-2028												
1	Park Development and Facilities (20ha @ \$392,000/ha)	various	7,840,000	7,056,000		784,000	-		784,000	78,400	705,600	670,320	35,280
2	Multi-Use Courts as per Parks & Rec Master Plan	2022	130,000	-		130,000	-		130,000	13,000	117,000	111,150	5,850
3	Hard Ball Diamond	2020	1,200,000	-		1,200,000	-		1,200,000	120,000	1,080,000	1,026,000	54,000
4	BMX Park	2022	450,000	-		450,000	-		450,000	45,000	405,000	384,750	20,250
5	Artificial Ice Rink with Boards	2019	1,000,000	-		1,000,000	-		1,000,000	100,000	900,000	855,000	45,000
6	Wildlife Park Phase 1/2/3	2019-2021	5,000,000	3,500,000		1,500,000	-		1,500,000	150,000	1,350,000	1,282,500	67,500
7	Trail Construction (Coutts/Pandolfo)	2020	100,000	-		100,000	-		100,000	10,000	90,000	85,500	4,500
8	Computerized Irrigation System	2019	100,000	-		100,000	-		100,000	10,000	90,000	85,500	4,500
9	Tree Inventory for 2C	2020-2025	42,000	-		42,000	-		42,000	4,200	37,800	35,910	1,890
10	Emery Lands/Trails	2025	500,000	336,000		164,000	-		164,000	16,400	147,600	140,220	7,380
11	Trails - DG Group Trail Connection	2019	150,000	-		150,000	-		150,000	15,000	135,000	128,250	6,750
12	Trails - McLeod Nature Reserve	2020	200,000	-		200,000	-		200,000	20,000	180,000	171,000	9,000
13	JOC - Additional Growth-Related Work	2019	728,400	-		728,400	-		728,400	72,840	655,560	622,782	32,778
14	JOC debt 10 year (principal)	2019-2028	2,255,000	-		2,255,000	-		2,255,000	-	2,255,000	2,142,250	112,750
15	JOC debt 10 year (discounted interest)	2019-2028	159,600	-		159,600	-		159,600	-	159,600	151,620	7,980
16	Artificial turf field	2022	2,000,000	1,000,000		1,000,000	-		1,000,000	100,000	900,000	855,000	45,000
17	New fields (2)	2022	1,400,000	700,000		700,000	-		700,000	70,000	630,000	598,500	31,500
18	Outdoor Sports Needs Assessment	2019	50,000	-		50,000	-		50,000	5,000	45,000	42,750	2,250
19	Reserve Fund Adjustment		11,842,693	-		11,842,693	-		11,842,693	-	11,842,693	11,250,558	592,135
	<b>Total</b>		<b>35,147,693</b>	<b>12,592,000</b>	<b>-</b>	<b>22,555,693</b>	<b>-</b>	<b>-</b>	<b>22,555,693</b>	<b>829,840</b>	<b>21,725,853</b>	<b>20,639,560</b>	<b>1,086,293</b>





#### **5.2.4 Indoor Recreation Facilities**

With respect to recreation facilities, the Town provides a total of 364,575 sq.ft. of space. The average historic level of service for the previous ten years has been approximately 6.99 sq.ft. of space per capita or an investment of \$2,628 per capita. Based on this service standard, the Town would be eligible to collect \$30,723,185 from D.C.s for facility space.

The Town has provided for the need additional recreation facilities as well as the recovery of an outstanding debenture. The gross capital cost of these projects is \$51,736,045 (of which \$2,116,045 are the principal and interest debenture payments, discounted). A deduction in the amount of \$3,540,970 has been made to reflect the balance in the D.C. reserve fund. Therefore, the net growth capital cost after the mandatory 10% deduction of \$27,681,075 has been included in the D.C.

While indoor recreation service usage is predominately residential-based, there is some use of the facility by non-residential users. To acknowledge this use, the growth-related capital costs have been allocated 95% residential and 5% non-residential.



Town of Aurora  
Service Indoor Recreation Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share  95%	Non- Residential Share  5%
	2019-2028												
1	Stronach Aurora Recreation Complex - 20 yr Debenture (Principal)	2019-2023	1,915,196	-		1,915,196	-		1,915,196	-	1,915,196	1,819,437	95,760
2	Stronach Aurora Recreation Complex - 20 yr Debenture (Discounted Interest)	2019-2023	200,848	-		200,848	-		200,848	-	200,848	190,806	10,042
3	Provision for New Recreation Facility Development	2020-2021	40,000,000	17,280,000		22,720,000	-		22,720,000	2,272,000	20,448,000	19,425,600	1,022,400
4	Stronach Aurora Recreation Complex - Gymnasium	2019	9,500,000	-		9,500,000	-		9,500,000	950,000	8,550,000	8,122,500	427,500
5	AFLC - Pylon Sign	2019	60,000	-		60,000	-		60,000	6,000	54,000	51,300	2,700
6	Facility Needs Study	2019	60,000	-		60,000	-		60,000	6,000	54,000	51,300	2,700
7	Reserve Fund Adjustment		-	-		-	3,540,970		(3,540,970)	-	(3,540,970)	(3,363,921)	(177,048)
	<b>Total</b>		<b>51,736,045</b>	<b>17,280,000</b>	<b>-</b>	<b>34,456,045</b>	<b>3,540,970</b>	<b>-</b>	<b>30,915,075</b>	<b>3,234,000</b>	<b>27,681,075</b>	<b>26,297,021</b>	<b>1,384,054</b>



### **5.2.5 Library Services**

The Town currently operates out of 39,200 sq.ft. of library space. Over the past ten years, the average level of service was 0.73 sq.ft. of space per capita or an investment of \$539 per capita. Based on the service standard over the past ten years, the Town would be eligible to collect a total of \$6,306,782 from D.C.s for library space.

A provision for additional library space, a growth accommodation study, and the recovery of an outstanding debenture have been identified for inclusion in the D.C. for library facilities due to growth. The gross cost of the projects has been included at a total of \$6,921,360 (of which \$851,360 is the growth-related debenture principal and interest payments, discounted). After a deduction to recognize the reserve fund balance of \$3,049,222 and mandatory 10% deduction, the net growth-related amount included in the D.C. is \$3,265,139.

The Town has an inventory of 405,168 library collection items. These collection items include various materials including books, periodicals, audio visual materials, electronic resources, eBooks, as well as subscriptions, all of which have a total value of approximately \$10.2 million. Over the past ten years, the average level of service was 4.73 collection items per capita or an investment of \$151 per capita. Based on this service standard, the Town would be eligible to collect approximately \$1.7 million from D.C.s for library collection items (over the 10-year period).

Based on the projected growth over the 10-year forecast period (2019-2028), expansion to the collection has been identified for future capital. The net growth-related capital cost to be included in the D.C. is \$1.5 million (after the mandatory 10% deduction).

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 growth-related capital costs have been allocated 95% residential and 5% non-residential.





Town of Aurora  
Service: Library Collection Materials

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share
	2019-2028											95%	5%
1	Provision for Additional Collection Materials	2019-2028	1,700,000	-		1,700,000	-		1,700,000	170,000	1,530,000	1,453,500	76,500
	<b>Total</b>		<b>1,700,000</b>	<b>-</b>	<b>-</b>	<b>1,700,000</b>	<b>-</b>	<b>-</b>	<b>1,700,000</b>	<b>170,000</b>	<b>1,530,000</b>	<b>1,453,500</b>	<b>76,500</b>





## 5.3 Service Levels and 13-Year (2031) Capital Costs for Aurora's D.C. Calculation

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This section evaluates the development-related capital requirements for those services with 13-year (2031) capital costs.

### 5.3.1 *Services Related to a Highway*

#### 5.3.1.1 *Roads and Related*

Aurora owns and maintains 54.7 km of arterial and collector roads, as well as 191 bridges and culverts, 209 km of sidewalks and 4,828 traffic signals and streetlights. This provides an average level of investment of \$6,111 per capita, resulting in a D.C.-eligible recovery amount of \$80.44 million over the 13-year forecast period.

With respect to future needs, the identified services related to highway – roads program was reviewed with staff and totals \$38.79 million. The capital projects include various road works, intersection improvements, sidewalks, illumination, bikeways, underpasses, pedestrian crossings, and other road related projects. A deduction for existing benefit of \$4.85 million has been made, along with a deduction of \$1.38 million for works that are will be funded by York Region. A further deduction in the amount of \$2.13 million has been made to recognize the existing reserve fund balance (note that the total reserve fund balance is \$5.33 million, which has been allocated 40% roads, 30% public work facilities, and 30% vehicles and equipment), which provides a net D.C. eligible amount of \$30,421,217 to be recovered over the current forecast period (2019-2031).

#### 5.3.1.2 *Public Works – Facilities*

The Town's public works staff operate out of 38,940 sq.ft. of facility space (59% of the 66,000 sq.ft. Joint Operations Centre which is shared with Parks). Based on the historical 10-year average level of service of \$240 per capita, the total D.C.-eligible amount for public works facilities is \$3.16 million.

The Town has identified the need for additional growth-related capital work with respect to the Joint Operations Centre, totalling \$1.46 million. In addition, the recovery of the outstanding debenture for the Joint Operations Centre has been included in the amount



of \$4.05 million (principal and interest, discounted), for a total gross cost of \$5.51 million. After an adjustment to recognize the existing reserve fund balance of \$1.6 million, the net D.C. amount being included is \$3.91 million.

#### *5.3.1.3 Public Works – Vehicles and Equipment*

The Town's public works staff maintains and operate an inventory of 56 vehicles and equipment. Based on the historical 10-year average level of service of \$66 per capita, the total D.C.-eligible amount for public works vehicles and equipment is \$865,467.

The Town has identified the need for additional vehicles and equipment, totalling \$3,461,100. These items include various vehicles, trucks, plows, and other accessories. Deductions have been made to recognize \$990,000 of post period benefit and \$8,110 of benefit to existing development. As well, an adjustment to recognize the existing reserve fund balance of \$1.6 million, which provides the net D.C. amount of \$863,987.

The residential/non-residential allocation for all services related to a highway is 68% residential and 32% non-residential based on the incremental growth in population to employment, for the 13-year (2031) forecast period.



Town of Aurora  
Service: Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development  2019-2031	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
	<b>Roads</b>										
1	Allocation for Growth-Related Traffic Congestion Issues	2019-2031	2,535,300	-		2,535,300	-		2,535,300	1,724,004	811,296
	<b>Intersection Improvements</b>										
2	Yonge Street/Church Street Signalization	2020	206,000	-		206,000	51,500		154,500	105,060	49,440
3	General expansion of intersection capacity	various	1,042,300	-		1,042,300	104,230		938,070	637,888	300,182
	<b>Sidewalks (S), Illumination(I), Bikeways(B), Maintenance Strips(MS)</b>										
4	Wellington Street - Bayview EAST to GO Parking @ 404 (south side)	2019-2024	2,051,100	-		2,051,100	205,110		1,845,990	1,255,273	590,717
5	Wellington West Entrance Sidewalks	2024	1,042,300	-		1,042,300	104,230		938,070	637,888	300,182
6	Wellington Street - Leslie to First Commerce (portion still to be constructed) (north side)	2021-2022	600,000	-		600,000	-		600,000	408,000	192,000
7	Bayview Avenue - Bloomington to Wellington	2025	2,867,600	-		2,867,600	286,760		2,580,840	1,754,971	825,869
8	Bayview Avenue - St. John's to N Town limit	2021	202,700	-		202,700	20,270		182,430	124,052	58,378
9	Leslie Street - Wellington to 600m North	2020	414,600	-		414,600	41,460		373,140	253,735	119,405
10	Leslie Street - 600m North of Wellington to North Town limit	2020	1,216,100	-		1,216,100	121,610		1,094,490	744,253	350,237
11	St. John's Sideroad - Bathurst to Yonge	2031	1,818,300	-		1,818,300	181,830		1,636,470	1,112,800	523,670
12	Vandorf Sideroad - Bayview to 300m east	2025	171,400	-		171,400	17,140		154,260	104,897	49,363
13	Bathurst Street - Bloomington Sideroad to North Town limit	2025	5,618,630	-		5,618,630	561,863		5,056,767	3,438,602	1,618,165
14	Bloomington Sideroad - Yonge Street to Bayview Avenue	2020	1,165,100	-		1,165,100	116,510		1,048,590	713,041	335,549
15	Bloomington Sideroad - Bayview Avenue to East Town Limit	2022	1,524,000	-		1,524,000	152,400		1,371,600	932,688	438,912
16	Yonge Street - Bloomington to GO bridge (East and West)	2020	1,424,780	-		1,424,780	142,478		1,282,302	871,965	410,337
17	Yonge Street - GO bridge to Allaura - west side	2020	333,600	-		333,600	33,360		300,240	204,163	96,077
18	Street Lights Wellington Street East from Berczy to John West Way	2019	423,900	-		423,900	-		423,900	288,252	135,648
19	Industrial Parkway South (West Side) - Wellington Street to Yonge Street	2025	636,400	-		636,400	63,640		572,760	389,477	183,283
20	Industrial Parkway North (West Side) - from Centre Street to St. John's Side Road (west side)	2025	642,800	-		642,800	257,120		385,680	262,262	123,418



Town of Aurora  
Service: Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2031									68%	32%
21	New S/W - Yonge Street from 185m North of Batson Dr. to St. John's S.R. (E side only)	2022-2026	386,800	-		386,800	154,720		232,080	157,814	74,266
22	New S/W - Yonge Street from Batson Dr. to 185 north (East Side Only), Yonge St. from 170m north of St. John's S.R. Dr. to North Town Limit, and Yonge St. from St. John's S.R. Dr. to North Town Limit	2022-2026	689,100	-		689,100	68,910		620,190	421,729	198,461
	Underpasses										
23	Leslie North of St. John's Sideroad "C"	2021	630,700	-		630,700	31,535	275,000	324,165	220,432	103,733
24	Leslie South of St. John's Sideroad "D"	2021	458,700	-		458,700	22,935	200,000	235,765	160,320	75,445
25	St. John's west of Leslie "B"	2021	917,400	-		917,400	-	909,300	8,100	5,508	2,592
26	Wellington St. at John West Way	2022	1,737,200	-		1,737,200	868,600		868,600	590,648	277,952
27	Bayview Avenue at Stone Road	2021	750,000	-		750,000	187,500		562,500	382,500	180,000
28	Vandorf Road at Archer Hill	2022	300,000	-		300,000	75,000		225,000	153,000	72,000
29	Yonge Street at Elderberry	2023	1,500,000	-		1,500,000	750,000		750,000	510,000	240,000
30	Grade Separated Crossing at Beacon Hall	2021	1,500,000	-		1,500,000	-		1,500,000	1,020,000	480,000
31	Cattle Crawl Underpass	2019	750,000	-		750,000	-		750,000	510,000	240,000
32	south underpass trail connection	2024	500,000	-		500,000	-		500,000	340,000	160,000
33	north underpass trail connection	2024	500,000	-		500,000	-		500,000	340,000	160,000
	Pedestrian Crossings (IPS)										
34	Orchard Heights Boulevard, west of Yonge Street	2020	91,910	-		91,910	45,955		45,955	31,249	14,706
35	Other Ped. Crossings - Various Locations	2021	72,050	-		72,050	18,013		54,038	36,746	17,292
	Other Road Related Projects										
36	Traffic Calming	various	421,600	-		421,600	42,160		379,440	258,019	121,421
37	S/W - Leslie Street - 600m North of Wellington to North Town limit	2020	1,216,100	-		1,216,100	121,610		1,094,490	744,253	350,237
38	Streetlight Pole Identification	2019	40,000	-		40,000	-		40,000	27,200	12,800
39	Yonge/Wellington Intersection Improvements - Southbound right turn lane (including design)	2020	387,500	-		387,500	-		387,500	263,500	124,000
40	Reserve Fund Adjustment		-	-		-	2,132,004		(2,132,004)	(1,449,763)	(682,241)
	Total		38,785,970	-	-	38,785,970	6,980,453	1,384,300	30,421,217	20,686,428	9,734,790



Town of Aurora  
Service: Public Works Facilities

Prj .No	Increased Service Needs Attributable to Anticipated Development  2019-2031	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
1	10 yr Debenture at 3.7% (Discounted Interest)	2018-2022	574,018	-		574,018	-		574,018	390,332	183,686
2	JOC Additional Work	2018-2019	1,456,800	-		1,456,800	-		1,456,800	990,624	466,176
3	JOC debt 10 year (principal)	2018-2028	3,245,000	-		3,245,000	-		3,245,000	2,206,600	1,038,400
4	JOC debt 10 year (discounted interest)	2018-2028	229,668	-		229,668	-		229,668	156,174	73,494
5	Reserve Fund Adjustment		-	-		-	1,599,003		(1,599,003)	(1,087,322)	(511,681)
	<b>Total</b>		<b>5,505,486</b>	<b>-</b>	<b>-</b>	<b>5,505,486</b>	<b>1,599,003</b>	<b>-</b>	<b>3,906,483</b>	<b>2,656,409</b>	<b>1,250,075</b>



Town of Aurora

Service: Public Works Vehicles and Equipment

Prj .No	Increased Service Needs Attributable to Anticipated Development  2019-2031	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
1	Water truck	2022	81,100	-		81,100	8,110		72,990	49,633	23,357
2	Provision for additional vehicles & equipment	2020-2023	600,000	-		600,000	-		600,000	408,000	192,000
3	New Snow Blower Attachments	2019	135,000	-		135,000	-		135,000	91,800	43,200
4	Electric Utility Vehicle	2020	80,000	-		80,000	-		80,000	54,400	25,600
5	By Law Vehicle	2019	60,000	-		60,000	-		60,000	40,800	19,200
6	By Law Vehicle	2028	50,000	-		50,000	-		50,000	34,000	16,000
7	Trackless s/w plow	2019	175,000	-		175,000	-		175,000	119,000	56,000
8	3/4 Ton Truck	2023	50,000	-		50,000	-		50,000	34,000	16,000
9	2 Ton Truck	2027	70,000	-		70,000	-		70,000	47,600	22,400
10	Plows - Contract	2019-2031	1,800,000	828,000		972,000	-		972,000	660,960	311,040
11	Sidewalk plows - Contract	2019-2031	360,000	162,000		198,000	-		198,000	134,640	63,360
12	Reserve Fund Adjustment						1,599,003		(1,599,003)	(1,087,322)	(511,681)
	<b>Total</b>		<b>3,461,100</b>	<b>990,000</b>	<b>-</b>	<b>2,471,100</b>	<b>1,607,113</b>	<b>-</b>	<b>863,987</b>	<b>587,511</b>	<b>276,476</b>



### **5.3.2 Fire Services**

The Town of Aurora currently shares its Fire services with the Town of Newmarket and is responsible for 41% of the service. Based on Aurora's share of the service, the Town operates out of 24,481 sq.ft. of facility space, providing for a per capita average level of service of 0.43 sq.ft. per capita or \$310 per capita. This level of service provides the Town with a maximum D.C.-eligible amount for recovery over the forecast period of \$4,084,611 for fire facilities.

The fire department has a current inventory of 23 vehicles, of which Aurora is responsible for 9.4 vehicles (based on 41% of Aurora's share of the service). The total D.C.-eligible amount calculated for fire vehicles over the forecast period is \$699,613.

The Aurora fire department also provides a total of \$1.5 million in small equipment and gear (41% of the \$3.6 million total shared with Newmarket). This results in a calculated average level of service for the historical 10-year period of \$25 per capita, providing for a D.C.-eligible amount over the forecast period of \$325,126 for small equipment and gear.

Therefore, the total D.C.-eligible amount is \$5,109,350.

Based on the growth forecast to 2031, the Town has identified \$9.9 million in growth related capital. These projects include three new stations, bunker gear, and vehicles for the new stations. In addition, the recovery of the reserve fund deficit of \$3.1 million has been included, for a total gross cost of \$13.1 million. Of this amount, \$5.7 million is attributable to growth in the post 2031 period and \$2.2 million is attributable to benefit existing development. Therefore, the net amount to be included in the D.C. for the 13-year (2031) forecast period is \$5.1 million.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 68% being allocated to residential development and 32% being allocated to non-residential development.



Town of Aurora  
Service: Fire Services

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share  68%	Non- Residential Share  32%
	2019-2031										
1	New Fire Station 4-5 incl. Training - Building	2019-2020	3,606,900	-		3,606,900	2,200,209		1,406,691	956,550	450,141
2	New North Station 4-6 - Land	2023	820,000	718,320		101,680	-		101,680	69,142	32,538
3	New North Station 4-6 - Building	2024-2025	1,640,000	1,640,000		-	-		-	-	-
4	New South Station 4-7 - Land	2029	820,000	820,000		-	-		-	-	-
5	New South Station 4-7 - Building	2030-2031	1,640,000	1,640,000		-	-		-	-	-
6	Pumper for Station 4-5	2019	410,000	-		410,000	-		410,000	278,800	131,200
7	Bunker Gear for New Crew	2020	73,800	-		73,800	-		73,800	50,184	23,616
8	Smaller Vehicles	2020-2021	26,700	-		26,700	-		26,700	18,156	8,544
9	New North Station 4-6 - Vehicle	2025	410,000	410,000		-	-		-	-	-
10	Station 4-6 - Bunker Gear and Station Wear for New Crew	2025	73,800	73,800		-	-		-	-	-
11	New South Station 4-7- Vehicle	2030	410,000	410,000		-	-		-	-	-
12	Station 4-7 - Bunker Gear and Station Wear for New Crew	2031	32,800	32,800		-	-		-	-	-
			-	-		-	-		-	-	-
13	Reserve Fund Adjustment		3,089,909	-		3,089,909	-		3,089,909	2,101,138	988,771
	<b>Total</b>		<b>13,053,909</b>	<b>5,744,920</b>	<b>0</b>	<b>7,308,989</b>	<b>2,200,209</b>	<b>0</b>	<b>5,108,780</b>	<b>3,473,970</b>	<b>1,634,810</b>





### **5.3.3 Water Supply and Distribution Services**

For water services, the Town has included \$297,000 in growth-related projects relating to Yonge St. servicing and the Hallgrove/Smart Centre. Additional amounts relating to credit recoveries and the reserve fund deficit have been included in the amounts of \$938,103 and \$923,598, respectively. Therefore, the D.C. calculations results in a net growth-related capital cost of \$2,159,401.

These costs have been allocated 68% residential and 32% non-residential based on the incremental growth in population for the 13-year (2031) forecast period.



Town of Aurora  
Service: Water Distribution

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
	2019-2031										
1	Area F Yonge Street Servicing	2020	173,700	-		173,700	-		173,700	118,116	55,584
2	Hallgrove/Smart Centre - North/South Collector	2019-2020	124,000	-		124,000	-		124,000	84,320	39,680
3	Credit recovery		938,103	-		938,103	-		938,103	637,910	300,193
4	Reserve Fund Adjustment		923,598	-		923,598	-		923,598	628,046	295,551
	<b>Total</b>		<b>2,159,401</b>	<b>-</b>	<b>-</b>	<b>2,159,401</b>	<b>-</b>	<b>-</b>	<b>2,159,401</b>	<b>1,468,392</b>	<b>691,008</b>



### **5.3.4 Wastewater Services**

For wastewater services, the Town has included \$4,510,400 in growth-related projects relating to Yonge St. area and other various locations. Additional amounts relating to credit recoveries totalling \$1,232,990 have also been included, for a total gross cost of \$5,743,390. Deductions to recognize benefit to existing development in the amount of \$1,466,745 and the reserve fund balance of \$69,150 have been made, which results in a net growth-related capital cost of \$4,207,495.

These costs have been allocated 68% residential and 32% non-residential based on the incremental growth in population for the 13-year (2031) forecast period.



Town of Aurora  
Service: Wastewater - Sewers

Prj.No	Increased Service Needs Attributable to Anticipated Development  2019-2031	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
1	Yonge St South Area - forcemain	2022	382,200	-		382,200	-		382,200	259,896	122,304
2	Yonge Street Sanitary Sewer Replacement	2021-2023	3,128,200	-		3,128,200	1,466,745		1,661,455	1,129,789	531,666
3	Creek Management - various locations	2019-2024	500,000	-		500,000	-		500,000	340,000	160,000
4	Creek Management - various locations	2025-2031	500,000	-		500,000	-		500,000	340,000	160,000
5	Credit Recovery		1,232,990	-		1,232,990	-		1,232,990	838,433	394,557
6	Reserve Fund Adjustment			-		-	69,150		(69,150)	(47,022)	(22,128)
	<b>Total</b>		<b>5,743,390</b>	<b>-</b>	<b>-</b>	<b>5,743,390</b>	<b>1,535,895</b>	<b>-</b>	<b>4,207,495</b>	<b>2,861,097</b>	<b>1,346,398</b>



# Chapter 6

## D.C. Calculation





## 6. D.C. Calculation

Table 6-1 calculates the proposed uniform D.C.s to be imposed for infrastructure services based upon an urban 13-year horizon (Town-wide engineered services). Table 6-2 calculates the proposed uniform D.C. to be imposed on anticipated development in the Town for Services related to fire services over the 13-year planning horizon. Table 6-3 calculates the proposed uniform D.C. to be imposed on anticipated development in the Town for Town-wide services over a 10-year planning horizon

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (single and semi-detached, large apartments (700+ sq.ft.), small apartment (<700 sq.ft.), all other multiples and special care/special dwelling units). The non-residential D.C. has been calculated on a per sq.ft. of gross floor area basis for all types of non-residential development (industrial, commercial and institutional).

The D.C.-eligible costs for each service component were developed in Chapter 5 for all Town services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 4) to calculate the charge in Tables 6-1, 6-2 and 6-3.

With respect to non-residential development, the total costs in the uniform charge allocated to non-residential development (based on need for service) have been divided by the anticipated development over the planning period to calculate a cost per sq.ft. of gross floor area.

Table 6-4 summarizes the total D.C. that is applicable for municipal-wide services and Table 6-5 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 5-year life of the by-law.



Table 6-1  
Town-Wide Engineered Services (2031)

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per ft²
1 <u>Wastewater Services</u>	\$	\$	\$	\$
1.1 Sewers	2,861,097	1,346,398	734	0.30
	2,861,097	1,346,398	734	0.30
2. <u>Water Supply and Distribution Services</u>				
2.1 Distribution systems	1,468,392	691,008	377	0.16
	1,468,392	691,008	377	0.16
3. <u>Services Related to a Highway</u>				
3.1 Roads and Related	20,686,428	9,734,790	5,307	2.21
3.2 Public Works - Facilities	2,656,409	1,250,075	681	0.28
3.3 Public Works - Vehicles and Equipment	587,511	276,476	151	0.06
	23,930,348	11,261,340	6,139	2.55
<b>TOTAL</b>	<b>\$28,259,837</b>	<b>\$13,298,747</b>	<b>\$7,250</b>	<b>3.01</b>
D.C.-Eligible Capital Cost	\$28,259,837	\$13,298,747		
2031 Gross Population/GFA Growth (sq.ft.)	13,914	4,416,500		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$2,031</b>	<b>\$3.01</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.570	\$7,250		
Apartments - Large	2.156	\$4,379		
Apartments - Small	1.478	\$3,002		
Other Multiples	2.654	\$5,390		
Special Care/Special Dwelling Units	1.100	\$2,234		





Table 6-2  
Town-Wide Services (2031)

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per ft²
	\$	\$	\$	\$
4. <u>Fire Services</u>				
4.1 Fire facilities, vehicles & equipment	3,473,970	1,634,810	891	0.37
	3,473,970	1,634,810	891	0.37
<b>TOTAL</b>	<b>\$3,473,970</b>	<b>\$1,634,810</b>	<b>\$891</b>	<b>\$0.37</b>
D.C.-Eligible Capital Cost	\$3,473,970	\$1,634,810		
2031 Gross Population/GFA Growth (sq.ft.)	13,914	4,416,500		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$250</b>	<b>\$0.37</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.570	\$891		
Apartments - Large	2.156	\$538		
Apartments - Small	1.478	\$369		
Other Multiples	2.654	\$663		
Special Care/Special Dwelling Units	1.100	\$275		



Table 6-3  
Town-Wide Services (10-Year)

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
5. <u>Parking Services</u>	\$	\$	\$	\$
5.1 Municipal parking spaces	13,758	6,776	4	0.01
	13,758	6,776	4	0.01
6. <u>Outdoor Recreation Services</u>				
6.1 Parkland development, amenities & trails	20,639,560	1,086,293	5,946	0.27
6.2 Parks vehicles and equipment	316,350	16,650	91	-
	20,955,910	1,102,943	6,037	0.27
7. <u>Indoor Recreation Services</u>				
7.1 Recreation facilities	26,297,021	1,384,054	7,575	0.33
	26,297,021	1,384,054	7,575	0.33
8. <u>Library Services</u>				
8.1 Library facilities	3,101,882	163,257	894	0.04
8.2 Library materials	1,453,500	76,500	419	0.02
	4,555,382	239,757	1,313	0.06
9. <u>General Government</u>				
9.1 Studies	2,688,493	1,324,183	774	0.32
<b>TOTAL</b>	<b>\$54,510,565</b>	<b>\$4,057,713</b>	<b>\$15,703</b>	<b>\$0.99</b>
D.C.-Eligible Capital Cost	\$54,510,565	\$4,057,713		
10-Year Gross Population/GFA Growth (sq.ft.)	12,393	4,086,600		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$4,398</b>	<b>\$0.99</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.570	\$15,703		
Apartments - Large	2.156	\$9,483		
Apartments - Small	1.478	\$6,501		
Other Multiples	2.654	\$11,674		
Special Care/Special Dwelling Units	1.100	\$4,838		



Table 6-4  
Total D.C. Eligible Cost

	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
	\$	\$	\$	\$
Town-wide Engineered Services 13 Year	28,259,837	13,298,747	7,250	3.01
Town-wide Services 13 Year	3,473,970	1,634,810	891	0.37
Town-wide Services 10 Year	54,510,565	4,057,713	15,703	0.99
TOTAL	86,244,371	18,991,269	23,844	4.37



Table 6-5  
Gross Expenditure and Sources of Revenue Summary for Costs to be Incurred over the Live of the By-law

Service	Total Gross Cost	Sources of Financing						
		Tax Base or Other Non-D.C. Source				Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding	Legislated Reduction		Residential	Non-Residential
1 Wastewater Services								
1.1 Sewers	5,160,057	0	1,466,745	0	0	0	2,511,452	1,181,860
2. Water Supply and Distribution Services								
2.1 Distribution systems	1,235,803	0	0	0	0	0	840,346	395,457
3. Services Related to a Highway								
3.1 Roads and Related	21,540,104	0	3,117,416	1,384,300	0	0	11,586,104	5,452,284
3.2 Public Works - Facilities	3,926,092	0	0	0	0	0	2,669,742	1,256,349
3.3 Public Works - Vehicles and Equipment	2,011,869	0	8,110	0	0	380,769	1,103,633	519,357
4. Fire Services								
4.1 Fire facilities, vehicles & equipment	4,937,400	0	2,200,209	0	0	718,320	1,372,832	646,039
5. Parking Services								
5.1 Municipal parking spaces	177,778	0	0	0	17,778	0	107,200	52,800
6. Outdoor Recreation Services								
6.1 Parkland development, amenities & trails	17,663,700	0	0	0	772,840	8,728,000	7,754,717	408,143
6.2 Parks vehicles and equipment	250,000	0	0	0	25,000	0	213,750	11,250
7. Indoor Recreation Services								
7.1 Recreation facilities	51,736,045	0	0	0	3,234,000	17,280,000	29,660,943	1,561,102
8. Library Services								
8.1 Library facilities	3,921,360	0	0	0	307,000	0	3,433,642	180,718
8.2 Library materials	850,000	0	0	0	85,000	0	726,750	38,250
9. General Government								
9.1 Studies	2,419,333	0	570,408	0	57,646	0	1,200,157	591,122
<b>Total Expenditures &amp; Revenues</b>	<b>\$115,829,541</b>	<b>\$0</b>	<b>\$7,362,889</b>	<b>\$1,384,300</b>	<b>\$4,499,264</b>	<b>\$27,107,089</b>	<b>\$63,181,268</b>	<b>\$12,294,731</b>



# Chapter 7

## D.C. Policy Recommendations and D.C. By-law Rules





## 7. D.C. Policy Recommendations and D.C. By-law Rules

### 7.1 Introduction

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s.s.5(1)9 states that rules must be developed:

“...to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection 6.”

Paragraph 10 of the section goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

s.s.5(6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under 5(1) 2-8 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

With respect to “the rules,” Section 6 states that a D.C. by-law must expressly address the matters referred to above re s.s.5(1) paragraphs 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided are based on the Town’s existing policies; however, there are items under consideration at this time and these may be refined prior to adoption of the by-law.



## 7.2 D.C. By-law Structure

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It is recommended that:

- the Town uses a uniform Town-wide D.C. calculation for all municipal services.

## 7.3 D.C. By-law Rules

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The following subsections set out the recommended rules governing the calculation, payment and collection of D.C.s in accordance with Section 6 of the D.C.A.

**It is recommended that the following sections provide the basis for the D.C.s:**

### ***7.3.1 Payment in any Particular Case***

In accordance with the D.C.A., s.2(2), a D.C. be calculated, payable and collected where the development requires one or more of the following:

- a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
- b) the approval of a minor variance under section 45 of the Planning Act;
- c) a conveyance of land to which a by-law passed under section 50(7) of the Planning Act applies;
- d) the approval of a plan of subdivision under section 51 of the Planning Act;
- e) a consent under section 53 of the Planning Act;
- f) the approval of a description under section 50 of the Condominium Act; or
- g) the issuing of a building permit under the Building Code Act in relation to a building or structure.

### ***7.3.2 Determination of the Amount of the Charge***

The following conventions be adopted:





- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of gross floor area constructed for eligible uses (i.e. industrial, commercial and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
  - for General Government (studies) and Municipal Parking services, the costs have been based on a population vs. employment growth ratio (67%/33%) for residential and non-residential, respectively, over the 10-year forecast period;
  - for Indoor and Outdoor Recreation and Library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector; and
  - for Services Related to a Highway, Fire services, and Water and Wastewater services a 68% residential/32% non-residential allocation has been made based on population vs. employment growth to the 2031 forecast period.

### **7.3.3 Application to Redevelopment of Land (Demolition and Conversion)**

If a development involves the demolition of and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The demolition credit is allowed only if the land was improved by occupied structures and if the demolition permit related to the site was issued less than four (4) years prior to the issuance of a building permit. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.



### **7.3.4 Exemptions (full or partial)**

#### **a) Statutory exemptions**

- industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3)) of the D.C.A.;
- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s.3);
- residential development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O.Reg. 82/98).

#### **b) Non-statutory exemptions**

- Land owned by and used for the purposes of a private school;
- Lands, buildings, or structures to be used for the purposes of a cemetery, churchyard, or burial ground;
- Places of worship;
- Non-residential uses permitted pursuant to Section 39 of the Planning Act or any successor thereto;
- The issuance of a building permit not resulting in the creation of additional gross floor area;
- Agricultural uses; and
- A public hospital.

### **7.3.5 Phasing in**

No provisions for phasing in the D.C. are provided in the D.C. by-law.

### **7.3.6 Timing of Collection**

A D.C. that is applicable under Section 5 of the D.C.A. shall be calculated and payable:



- where a permit is required under the Building Code Act in relation to a building or structure, the owner shall pay the D.C. prior to the issuance of a permit of prior to the commencement of development or redevelopment as the case may be; and
- despite the above, Council, from time to time and at any time, may enter into agreements providing for all or any part of a D.C. to be paid before or after it would otherwise be payable.

### **7.3.7 Indexing**

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on the first anniversary date of this by-law and each anniversary date thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)<sup>1</sup> for the most recent year-over-year period.

### **7.3.8 The Applicable Areas**

The charges developed herein provide for charges within the Town, as follows:

- All Town-wide Services – the full residential and non-residential charge will be imposed on all lands within the Town.

## **7.4 Other D.C. By-law Provisions**

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It is recommended that:

### **7.4.1 Categories of Services for Reserve Fund and Credit Purposes**

The Town's D.C. collections are currently reserved in nine separate reserve funds: Roads and Related, Municipal Parking services, Fire services, Parks Development, Indoor Recreation, Library Services, General Government, Water Supply and Distribution services and Sanitary Sewers. Appendix D outlines the reserve fund policies that the Town is required to follow as per the D.C.A.

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<sup>1</sup> O.Reg. 82/98 referenced "The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007" as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-law provided herein refers to O.Reg. 82/98 to ensure traceability should this index continue to be modified over time.

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### **7.4.2 By-law In-force Date**

A by-law under the D.C.A. comes into force on the day after which the by-law is passed by Council.

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

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

### **7.4.4 Area Rating**

As noted earlier, Bill 73 has introduced two new sections where Council must consider the use of area specific charges:

1. Section 2(9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated (note that at this time, no municipalities or services are prescribed by the Regulations).
2. Section 10(2)c.1 of the D.C.A. requires that “the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas.”

In regard to the first item, there are no services or specific municipalities identified in the regulations which must be area-rated. The second item requires Council to consider the use of area-rating.

At present, the Town’s by-law does not provide for area-rating. All Town services are recovered based on a uniform, Town-wide basis. There have been several reasons why they have not been imposed including:

1. All Town services, with the exception of water and wastewater, require that the average 10-year service standard be calculated. This average service standard multiplied by growth in the Town, establishes an upper ceiling on the amount of funds which can be collected from all developing landowners. Section 4(4) of O. Reg. 82/98 provides that “...if a development charge by-law applies to a part of



the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area, would establish an area specific ceiling which would significantly reduce the total revenue recoverable for the Town hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.

2. Extending on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Town-wide approach to an area specific approach. For example, if all services were now built (and funded) within area A (which is 75% built out) and this was funded with some revenues from areas B and C, moving to an area rating approach would see Area A contribute no funds to the costs of services in Areas B & C. The development charges would be lower in Area A (as all services are now funded) and higher in B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to B and C due to reduced revenue.
3. Many services which are provided (roads, parks, recreation facilities, library) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Town will be used by residents from all areas depending on the programming of the facility (i.e. a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

For the reasons noted above, it is recommended that Council continue the D.C. approach to calculate the charges on a uniform Town-wide basis.

## 7.5 Other Recommendations

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### **It is recommended that Council:**

“Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable;”

“Adopt the assumptions contained herein as an ‘anticipation’ with respect to capital grants, subsidies and other contributions;”



“Continue the D.C. approach to calculate the charges on a uniform Town-wide basis for all services;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated January 24, 2019, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated January 24, 2019, as amended (if applicable);”

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

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



# Chapter 8

## By-law Implementation







## 8. By-law Implementation

### 8.1 Public Consultation Process

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#### **8.1.1 Introduction**

This chapter addresses the mandatory, formal public consultation process (Section 8.1.2), as well as the optional, informal consultation process (Section 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

#### **8.1.2 Public Meeting of Council**

Section 12 of the D.C.A. indicates that before passing a D.C. by-law, Council must hold at least one public meeting, giving at least 20 clear days' notice thereof, in accordance with the Regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

Any person who attends such a meeting may make representations related to the proposed by-law.

If a proposed by-law is changed following such a meeting, Council must determine whether a further meeting (under this section) is necessary (i.e. if the proposed by-law which is proposed for adoption has been changed in any respect, Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution. It is noted that Council's decision, once made, is final and not subject to review by a Court or the Local Planning Appeal Tribunal (L.P.A.T.) (formerly the Ontario Municipal Board (O.M.B.)).

#### **8.1.3 Other Consultation Activity**

There are three broad groupings of the public who are generally the most concerned with Town D.C. policy:

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority



of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and Town policy with respect to development agreements, D.C. credits and front-ending requirements.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in Town D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

## **8.2 Anticipated Impact of the Charge on Development**

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The establishment of sound D.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential D.C.s can, to some degree, represent a barrier to increased economic activity and sustained industrial/commercial growth, particularly for capital intensive uses. Also, in many cases, increased residential D.C.s can ultimately be expected to be recovered via higher housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, D.C.s or other Town capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment and wealth generation.



## 8.3 Implementation Requirements

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### 8.3.1 Introduction

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

These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections which follow overview the requirements in each case.

### 8.3.2 Notice of Passage

In accordance with s.13 of the D.C.A., when a D.C. by-law is passed, the Town clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given no later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice).

Section 10 of O.Reg. 82/98 further defines the notice requirements which are summarized as follows:

- notice may be given by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax or mail to every owner of land in the area to which the by-law relates;
- s.s.10(4) lists the persons/organizations who must be given notice; and
- s.s.10(5) lists the eight items which the notice must cover.

### 8.3.3 By-law Pamphlet

In addition to the "notice" information, the Town must prepare a "pamphlet" explaining each D.C. by-law in force, setting out:

- a description of the general purpose of the D.C.s;



- the “rules” for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the D.C.s relate; and
- a general description of the general purpose of the Treasurer’s statement and where it may be received by the public.

Where a by-law is not appealed to the L.P.A.T., the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

The Town must give one copy of the most recent pamphlet without charge, to any person who requests one.

### **8.3.4 Appeals**

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and L.P.A.T. Hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the L.P.A.T. by filing a notice of appeal with the Town clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

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

### **8.3.5 Complaints**

A person required to pay a D.C., or his agent, may complain to the Town Council imposing the charge that:

- the amount of the charge was incorrectly determined;
- the reduction to be used against the D.C. was incorrectly determined; or
- there was an error in the application of the D.C.

Sections 20 to 25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of Town Council to the L.P.A.T.



### **8.3.6 Credits**

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a Town agrees to allow a person to perform work in the future that relates to a service in the D.C. by-law.

These credits would be used to reduce the amount of D.C.s to be paid. The value of the credit is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service to which the work relates, unless the Town agrees to expand the credit to other services for which a D.C. is payable.

### **8.3.7 Front-Ending Agreements**

The Town and one or more landowners may enter into a front-ending agreement which provides for the costs of a project which will benefit an area in the Town to which the D.C. by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future by persons who develop land defined in the agreement.

Part III of the D.C.A. (Sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the D.C.A., 1989. Accordingly, the Town assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Town funds being available.

### **8.3.8 Severance and Subdivision Agreement Conditions**

Section 59 of the D.C.A. prevents a municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under s.51 or s.53 of the Planning Act, except for:

- “local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the Planning Act;” and
- “local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act.”



It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the development, at the time the land is transferred.

In this regard, if the Town in question is a commenting agency, in order to comply with subsection 59(4) of the D.C.A. it would need to provide to the approval authority, information regarding the applicable Town D.C.s related to the site.

If the Town is an approval authority for the purposes of section 51 of the Planning Act, it would be responsible to ensure that it collects information from all entities which can impose a D.C.

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands.



# Appendices







# Appendix A

## Background Information on Residential and Non- Residential Growth Forecast





**Schedule 1  
Town of Aurora  
Residential Growth Forecast Summary**

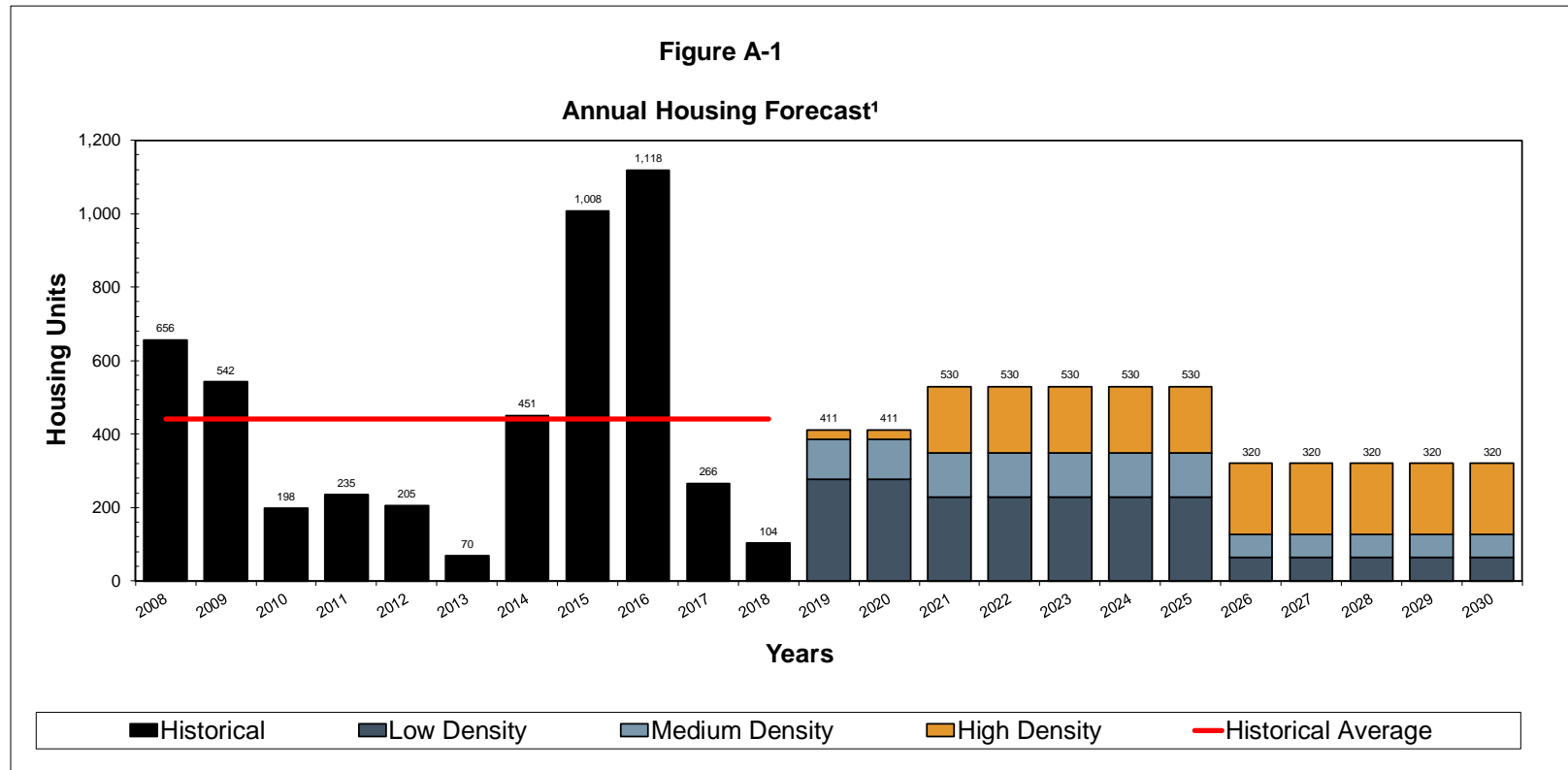
Year		Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	
Historical	Mid 2006	49,150	47,629	739	46,890	10,795	3,190	1,665	5	15,655	3.042
	Mid 2011	54,900	53,203	818	52,385	12,305	3,565	1,810	11	17,691	3.007
	Mid 2016	57,210	55,445	740	54,705	12,770	3,975	2,100	10	18,855	2.941
Forecast	Mid 2019	61,320	59,426	797	58,629	13,877	4,311	2,145	10	20,343	2.921
	Mid 2029	73,390	71,118	950	70,168	15,764	5,326	3,675	10	24,775	2.871
	Mid 2031	74,900	72,589	969	71,620	15,892	5,454	4,059	10	25,415	2.856
Incremental	Mid 2006 - Mid 2011	5,750	5,574	79	5,495	1,510	375	145	6	2,036	
	Mid 2011 - Mid 2016	2,310	2,242	-78	2,320	465	410	290	-1	1,164	
	Mid 2016 - Mid 2019	4,110	3,981	57	3,924	1,107	336	45	0	1,488	
	Mid 2019 - Mid 2029	12,070	11,692	153	11,539	1,887	1,015	1,530	0	4,432	
	Mid 2019 - Mid 2031	13,580	13,163	172	12,991	2,015	1,143	1,914	0	5,072	

Source: Derived from York Region 2041 Preferred Growth Scenario, November 2015, by Watson & Associates Economists Ltd., 2019.

<sup>1</sup> Census undercount estimated at approximately 3.2%. Note: Population including the undercount has been rounded.

<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Source: Historical housing activity (2008-2017) based on Town of Aurora building permit data.

Note: 2018 is an estimate based on Town of Aurora building permit data (January-October, 2018).

1. Growth forecast represents calendar year.



**Schedule 2  
Town of Aurora  
Current Year Growth Forecast  
Mid 2016 to Mid 2019**

		Population
Mid 2016 Population		55,445
Occupants of New Housing Units, Mid 2016 to Mid 2019	<i>Units (2)</i>	1,488
	<i>multiplied by P.P.U. (3)</i>	3.120
	<i>gross population increase</i>	4,642
Occupants of New Equivalent Institutional Units, Mid 2016 to Mid 2019	<i>Units</i>	52
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	57
Decline in Housing Unit Occupancy, Mid 2016 to Mid 2019	<i>Units (4)</i>	18,855
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.038
	<i>total decline in population</i>	-718
Population Estimate to Mid 2019		59,426
Net Population Increase, Mid 2016 to Mid 2019		3,981

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

(2) Estimated residential units constructed, Mid-2016 to the beginning of the growth period assuming a six-month lag between construction and occupancy.

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.486	74.4%	2.593
<i>Multiples (6)</i>	2.119	22.6%	0.478
<i>Apartments (7)</i>	1.590	3.0%	0.048
Total		100.0%	3.120

<sup>1</sup> Based on 2016 Census custom database

<sup>2</sup> Based on Building permit/completion activity

(4) 2016 households taken from Statistics Canada Census.

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

(6) Includes townhouses and apartments in duplexes.

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



**Schedule 3  
Town of Aurora  
Ten Year Growth Forecast  
Mid 2019 to Mid 2029**

			Population
Mid 2019 Population			59,426
Occupants of New Housing Units, Mid 2019 to Mid 2029	Units (2)	4,432	
	multiplied by P.P.U. (3)	2.762	
	gross population increase	12,240	12,240
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2029	Units	139	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	153	153
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2029	Units (4)	20,343	
	multiplied by P.P.U. decline rate (5)	-0.034	
	total decline in population	-701	-701
Population Estimate to Mid 2029			71,118
Net Population Increase, Mid 2019 to Mid 2029			11,692

(1) Mid 2019 Population based on:

2016 Population (55,445) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (1,488 x 3.120 = 4,642 + (52 x 1.100 = 57) + (18,855 x -0.038 = -718) = 59,426

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

(3) Average number of persons per unit (p.p.u.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.570	42.6%	1.520
<i>Multiples (6)</i>	2.654	22.9%	0.608
<i>Apartments (7)</i>	1.837	34.5%	0.634
<i>one bedroom or less</i> 1.478			
<i>two bedrooms or more</i> 2.156			
Total		100.0%	2.762

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

(4) Mid 2019 households based upon 18,855 (2016 Census) + 1,488 (Mid 2016 to Mid 2019 unit estimate) = 20,343

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

(6) Includes townhouses and apartments in duplexes.

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



**Schedule 4  
Town of Aurora  
2031 Growth Forecast  
Mid 2019 to Mid 2031**

			Population
Mid 2019 Population			59,426
Occupants of New Housing Units, 2019 to 2031	Units (2)	5,072	
	multiplied by P.P.U. (3)	2.709	
	gross population increase	13,742	13,742
Occupants of New Equivalent Institutional Units, 2019 to 2031	Units	156	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	172	172
Decline in Housing Unit Occupancy, 2019 to 2031	Units (4)	20,343	
	multiplied by P.P.U. decline rate (5)	-0.037	
	total decline in population	-751	-751
Population Estimate to 2031			72,589
Net Population Increase, 2019 to 2031			13,163

(1) Mid 2019 Population based on:

2016 Population (55,445) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (1,488 x 3.120 = 4,642 + (52 x 1.100 = 57) + (18,855 x -0.038 = -718) = 59,426

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

(3) Average number of persons per unit (p.p.u.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.570	39.7%	1.418
<i>Multiples (6)</i>	2.654	22.5%	0.598
<i>Apartments (7)</i>	1.837	37.7%	0.693
<i>one bedroom or less</i>	1.478		
<i>two bedrooms or more</i>	2.156		
Total		100.0%	2.709

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

(4) Mid 2019 households based upon 18,855 (2016 Census) + 1,488 (Mid 2016 to Mid 2019 unit estimate) = 20,343

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

(6) Includes townhouses and apartments in duplexes.

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



**Schedule 5**  
**Town of Aurora**  
**Summary of Future Housing Potential in the Development Approvals Process**

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Registered Not Built	71	0	179	<b>250</b>
<i>% Breakdown</i>	28%	0%	72%	100%
Draft Plans Approved	526	191	90	<b>807</b>
<i>% Breakdown</i>	65%	24%	11%	100%
Application Under Review	451	500	692	<b>1,643</b>
<i>% Breakdown</i>	27%	30%	42%	100%
Vacant lands designated for Residential	1,170	526	1,886	<b>3,582</b>
<i>% Breakdown</i>	33%	15%	53%	100%
Additional Intensification	294	205	2,226	<b>2,725</b>
<i>% Breakdown</i>	11%	8%	82%	100%
<b>Total</b>	<b>2,512</b>	<b>1,422</b>	<b>5,073</b>	<b>9,007</b>
<i>% Breakdown</i>	28%	16%	56%	100%

Source: Derived from Town of Aurora Planning Application Status List September 11, 2018 and in conjunction with Town of Aurora Staff by Watson & Associates Economists Ltd., 2019.

<sup>1</sup> Includes townhomes and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.





**Schedule 6**  
**Town of Aurora**  
**Historical Residential Building Permits**  
**Years 2008 - 2017**

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
2008	449	17	190	656
2009	374	0	168	542
2010	198	0	0	198
2011	66	0	169	235
2012	77	128	0	205
Sub-total	1,164	145	527	1,836
<b>Average (2008 - 2012)</b>	<b>233</b>	<b>29</b>	<b>105</b>	<b>367</b>
% Breakdown	63.4%	7.9%	28.7%	100.0%
2013	33	37	0	70
2014	297	55	99	451
2015	623	341	44	1,008
2016	859	218	41	1,118
2017	156	107	3	266
Sub-total	1,968	758	187	2,913
<b>Average (2013 - 2017)</b>	<b>394</b>	<b>152</b>	<b>37</b>	<b>583</b>
% Breakdown	67.6%	26.0%	6.4%	100.0%
2008 - 2017				
Total	3,132	903	714	4,749
<b>Average</b>	<b>313</b>	<b>90</b>	<b>71</b>	<b>475</b>
% Breakdown	66.0%	19.0%	15.0%	100.0%

Source: Town of Aurora building permit data.

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



**Schedule 7**  
**Town of Aurora**  
**Persons Per Unit By Age and Type of Dwelling**  
**(2016 Census)**

Age of Dwelling	Singles and Semi-Detached						15 Year Historic Average	15 Year Forecast <sup>3</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.288	5.091	<b>3.486</b>		
6-10	-	-	-	3.604	4.460	<b>3.732</b>		
11-15	-	-	-	3.372	4.184	<b>3.484</b>	3.567	3.570
16-20	-	-	-	3.075	3.542	<b>3.086</b>		
20-25	-	-	-	3.243	3.875	<b>3.354</b>		
25-35	-	-	-	3.074	3.970	<b>3.206</b>		
35+	-	-	1.765	2.703	3.595	<b>2.674</b>		
<b>Total</b>	-	<b>1.467</b>	<b>1.908</b>	<b>3.109</b>	<b>4.052</b>	<b>3.191</b>		

Age of Dwelling	Multiples <sup>1</sup>						15 Year Historic Average	15 Year Forecast <sup>3</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.565	2.397	-	<b>2.119</b>		
6-10	-	-	-	2.833	-	<b>2.819</b>		
11-15	-	-	-	2.699	-	<b>2.621</b>	2.520	2.654
16-20	-	-	1.929	2.897	-	<b>2.825</b>		
20-25	-	-	-	2.708	-	<b>2.750</b>		
25-35	-	-	1.600	2.928	-	<b>2.698</b>		
35+	-	1.313	1.960	2.723	3.000	<b>2.513</b>		
<b>Total</b>	-	<b>1.619</b>	<b>1.847</b>	<b>2.763</b>	<b>3.481</b>	<b>2.631</b>		

Age of Dwelling	Apartments <sup>2</sup>						15 Year Historic Average	15 Year Forecast <sup>3</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.118	1.955	-	-	<b>1.590</b>		
6-10	-	-	1.708	-	-	<b>1.543</b>		
11-15	-	-	2.077	-	-	<b>1.952</b>	1.695	1.837
16-20	-	-	-	-	-	<b>1.714</b>		
20-25	-	1.111	1.778	-	-	<b>1.514</b>		
25-35	-	1.172	1.594	-	-	<b>1.464</b>		
35+	-	1.393	1.859	2.333	-	<b>1.767</b>		
<b>Total</b>	-	<b>1.287</b>	<b>1.835</b>	<b>2.345</b>	-	<b>1.667</b>		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.150	1.739	3.052	5.045	<b>2.866</b>
6-10	-	1.455	1.927	3.380	4.480	<b>3.320</b>
11-15	-	-	2.125	3.138	4.378	<b>3.161</b>
16-20	-	1.545	1.800	3.017	3.625	<b>2.940</b>
20-25	-	1.167	1.808	3.145	4.020	<b>3.079</b>
25-35	-	1.171	1.641	3.060	3.982	<b>2.995</b>
35+	-	1.381	1.863	2.703	3.345	<b>2.454</b>
<b>Total</b>	-	<b>1.319</b>	<b>1.825</b>	<b>3.025</b>	<b>4.037</b>	<b>2.902</b>

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

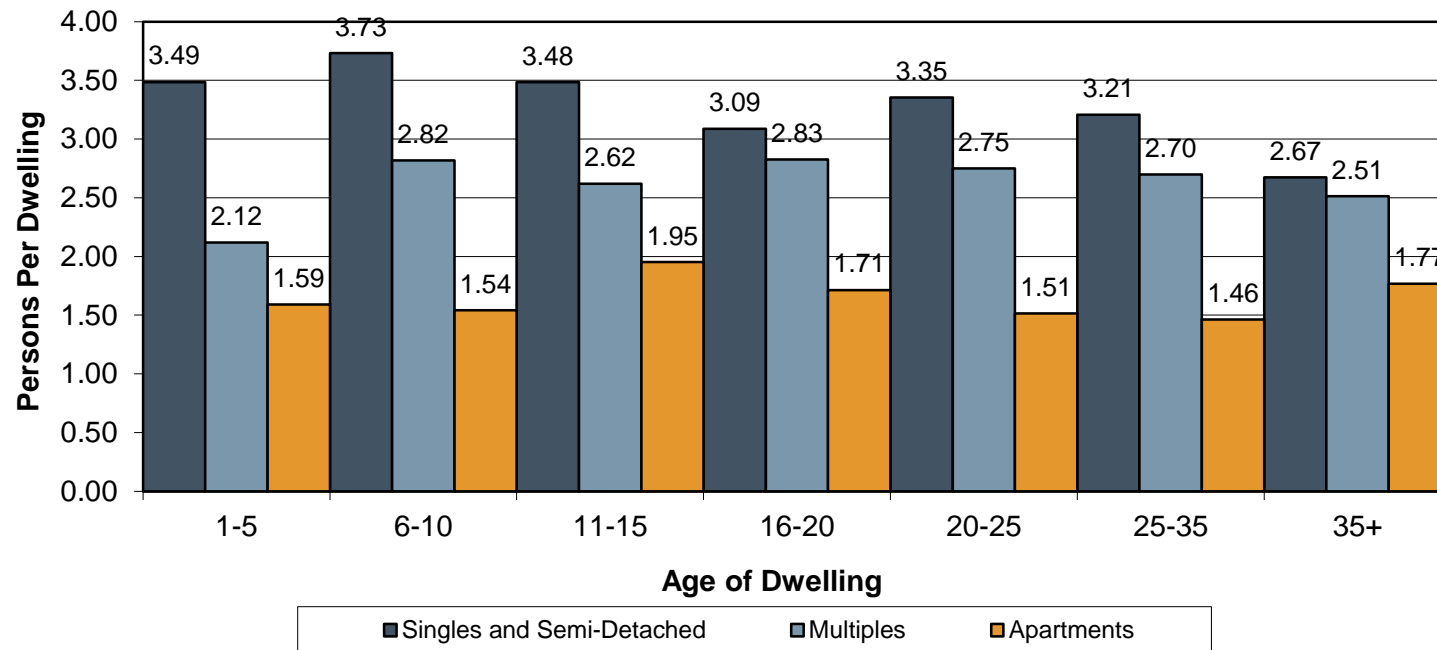
<sup>3</sup> Adjusted based on 2001-2016 historical trends.

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

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



**Schedule 8  
Town of Aurora  
Persons Per Unit By Structural Type and Age of Dwelling  
(2016 Census)**





**Schedule 9a  
Town of Aurora  
Employment Forecast, 2019 - 2031**

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Employment (Including N.F.P.O.W.)	
Mid 2006	47,629	0.002	0.051	0.108	0.156	0.094	0.411	0.049	0.460	95	2,415	5,153	7,443	4,455	19,560	2,345	21,905	17,145
Mid 2011	53,203	0.002	0.045	0.088	0.174	0.110	0.419	0.051	0.470	105	2,380	4,690	9,270	5,865	22,310	2,700	25,010	19,930
Mid 2016	55,445	0.001	0.052	0.091	0.185	0.127	0.456	0.052	0.508	80	2,895	5,030	10,230	7,045	25,280	2,880	28,160	22,385
Mid 2019	59,426	0.001	0.052	0.091	0.181	0.119	0.445	0.052	0.497	80	3,103	5,244	10,780	7,082	26,289	3,087	29,376	23,186
Mid 2029	71,118	0.001	0.052	0.116	0.185	0.105	0.458	0.052	0.510	80	3,713	8,230	13,122	7,458	32,603	3,694	36,297	28,890
Mid 2031	72,589	0.001	0.052	0.116	0.185	0.104	0.458	0.052	0.510	80	3,785	8,394	13,444	7,513	33,216	3,784	37,000	29,431
Incremental Change																		
Mid 2006 - Mid 2011	5,574	0.0000	-0.0060	-0.0200	0.0180	0.0167	0.0087	0.0015	0.0102	10	-35	-463	1,828	1,410	2,750	355	3,105	2,785
Mid 2011 - Mid 2016	2,242	-0.0005	0.0075	0.0026	0.0103	0.0168	0.0366	0.0012	0.0378	-25	515	340	960	1,180	2,970	180	3,150	2,455
Mid 2016 - Mid 2019	3,981	-0.0001	0.0000	0.0000	-0.0031	-0.0080	-0.0112	0.0000	-0.0112	0	208	214	550	37	1,009	207	1,216	801
Mid 2019 - Mid 2029	11,692	-0.0002	0.0000	0.0250	0.0031	-0.0142	0.0137	0.0000	0.0137	0	610	2,986	2,342	376	6,314	607	6,921	5,704
Mid 2019 - Mid 2031	13,163	-0.0002	-0.0001	0.0249	0.0038	-0.0156	0.0128	0.0002	0.0130	0	682	3,150	2,664	431	6,927	697	7,624	6,245
Annual Average																		
Mid 2006 - Mid 2011	1,115	0.0000	-0.0012	-0.0040	0.0036	0.0033	0.0017	0.0003	0.0020	2	-7	-93	366	282	550	71	621	557
Mid 2011 - Mid 2016	448	-0.0001	0.0015	0.0005	0.0021	0.0034	0.0073	0.0002	0.0076	-5	103	68	192	236	594	36	630	491
Mid 2016 - Mid 2019	1,327	0.0000	0.0000	0.0000	-0.0010	-0.0027	-0.0037	0.0000	-0.0037	0	69	71	183	12	336	69	405	267
Mid 2019 - Mid 2029	1,169	0.0000	0.0000	0.0025	0.0003	-0.0014	0.0014	0.0000	0.0014	0	61	299	234	38	631	61	692	570
Mid 2019 - Mid 2031	1,097	0.0000	0.0000	0.0021	0.0003	-0.0013	0.0011	0.0000	0.0011	0	57	263	222	36	577	58	635	520

Source: Derived from York Region 2041 Preferred Growth Scenario, November 2015, adjusted by Watson & Associates Economists Ltd., 2019.

<sup>1</sup> Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.



**Schedule 9b**  
**Town of Aurora**  
**Employment & Gross Floor Area (G.F.A) Forecast, 2019 - 2031**

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>1</sup>			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	47,629	95	5,153	7,443	4,455	17,145				
Mid 2011	53,203	105	4,690	9,270	5,865	19,930				
Mid 2016	55,445	80	5,030	10,230	7,045	22,385				
Mid 2019	59,426	80	5,244	10,780	7,082	23,186				
Mid 2029	71,118	80	8,230	13,122	7,458	28,890				
Mid 2031	72,589	80	8,394	13,444	7,513	29,431				
<b>Incremental Change</b>										
Mid 2006 - Mid 2011	5,574	10	-463	1,828	1,410	2,785				
Mid 2011 - Mid 2016	2,242	-25	340	960	1,180	2,455				
Mid 2016 - Mid 2019	3,981	0	214	550	37	801	203,300	231,600	25,900	460,800
Mid 2019 - Mid 2029	11,692	0	2,986	2,342	376	5,704	2,836,700	986,700	263,200	4,086,600
Mid 2019 - Mid 2031	13,163	0	3,150	2,664	431	6,245	2,992,500	1,122,300	301,700	4,416,500
<b>Annual Average</b>										
Mid 2006 - Mid 2011	1,115	2	-93	366	282	557				
Mid 2011 - Mid 2016	448	-5	68	192	236	491				
Mid 2016 - Mid 2019	1,327	0	71	183	12	267	67,767	77,200	8,633	153,600
Mid 2019 - Mid 2029	1,169	0	299	234	38	570	283,670	98,670	26,320	408,660
Mid 2019 - Mid 2031	1,097	0	263	222	36	520	249,375	93,525	25,142	368,042

Source: Derived from York Region 2041 Preferred Growth Scenario, November 2015, adjusted by Watson & Associates Economists Ltd., 2019.

<sup>1</sup> Square Foot Per Employee Assumptions

Industrial 950

Commercial/ Population Related 421

Institutional 700

\* Reflects Mid 2019 to Mid 2031 forecast period



**Schedule 10**  
**Town of Aurora**  
**Non-Residential Construction Value**  
**Years 2007 - 2016**  
**(000's 2018 \$)**

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	5,276	2,087	0	7,363	43,250	1,744	582	45,575	21	4,147	2,095	6,263	48,547	7,978	2,677	59,202
2008	204	1,521	0	1,725	27,514	8,120	0	35,634	59,360	531	0	59,891	87,078	10,172	0	97,250
2009	0	959	0	959	19,577	6,523	0	26,101	62,292	617	0	62,909	81,870	8,100	0	89,969
2010	335	1,009	1,076	2,420	2,860	4,217	1,450	8,526	335	1,835	0	2,170	3,529	7,061	2,525	13,116
2012	0	5,886	0	5,886	2,466	5,645	732	8,843	0	568	3,859	4,427	2,466	12,100	4,591	19,157
2013	0	1,242	0	1,242	17,872	10,518	294	28,684	770	16,343	19,039	36,152	18,642	28,103	19,333	66,078
2014	1,891	1,357	0	3,248	42,302	18,798	0	61,100	105,613	1,750	0	107,363	149,805	21,905	0	171,710
2015	1,212	2,856	0	4,068	22,591	10,733	0	33,324	4,758	3,431	0	8,188	28,560	17,020	0	45,581
2016	1,003	2,842	0	3,845	11,131	20,481	0	31,613	353	643	0	996	12,488	23,966	0	36,453
Subtotal	12,641	20,332	5,319	38,292	203,815	94,598	3,057	301,470	244,425	31,020	24,993	300,439	460,881	145,951	33,370	640,201
Percent of Total	33%	53%	14%	100%	68%	31%	1%	100%	81%	10%	8%	100%	72%	23%	5%	100%
Average	1,806	2,033	2,660	3,829	20,382	9,460	764	30,147	27,158	3,102	8,331	30,044	46,088	14,595	6,674	64,020
2007 - 2011 Period Total				20,003				137,908				143,312				301,222
2007 - 2011 Average				4,001				27,582				28,662				60,244
% Breakdown				6.6%				45.8%				47.6%				100.0%
2012 - 2016 Period Total				18,289				163,563				157,127				338,979
2012 - 2016 Average				3,658				32,713				31,425				67,796
% Breakdown				5.4%				48.3%				46.4%				100.0%
2007 - 2016 Period Total				38,292				301,470				300,439				640,201
2007 - 2016 Average				3,829				30,147				30,044				64,020
% Breakdown				6.0%				47.1%				46.9%				100.0%

Source: Statistics Canada Publication, 64-001-X1B

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



# Schedule 11

## Town of Aurora

### Employment to Population Ratio by Major Employment Sector, 2006 to 2016

Employment to Population Ratio by Major Employment Sector, 2006 to 2016								
NAICS		Year			Change			Comments
		2006	2011	2016	96-01	06-11	11-16	
Employment by industry								Categories which relate to local land-based resources
	<u>Primary Industry Employment</u>							
11	Agriculture, forestry, fishing and hunting	115	40	90		-75	50	
21	Mining and oil and gas extraction	15	80	10		65	-70	
	Sub-total	130	120	100	0	-10	-20	
<u>Industrial and Other Employment</u>								Categories which relate primarily to industrial land supply and demand
22	Utilities	55	15	20		-40	5	
23	Construction	460	480	770		20	290	
31-33	Manufacturing	3,935	3,060	3,185		-875	125	
41	Wholesale trade	840	1,060	1,085		220	25	
48-49	Transportation and warehousing	265	350	225		85	-125	
56	Administrative and support	278	258	368		-20	110	
	Sub-total	5,833	5,223	5,653	-278	-610	430	
	<u>Population Related Employment</u>							Categories which relate primarily to population growth within the municipality
44-45	Retail trade	2,635	3,140	3,365		505	225	
51	Information and cultural industries	615	600	580		-15	-20	
52	Finance and insurance	520	2,000	2,130		1,480	130	
53	Real estate and rental and leasing	405	365	590		-40	225	
54	Professional, scientific and technical services	1,615	1,720	1,905		105	185	
55	Management of companies and enterprises	15	0	55		-15	55	
56	Administrative and support	278	258	368		-20	110	
71	Arts, entertainment and recreation	670	605	535		-65	-70	
72	Accommodation and food services	1,125	1,315	1,650		190	335	
81	Other services (except public administration)	960	820	1,100		-140	280	
	Sub-total	8,838	10,823	12,278	-278	1,985	1,455	
	<u>Institutional</u>							
61	Educational services	2,630	3,210	3,340		580	130	
62	Health care and social assistance	1,560	1,990	2,095		430	105	
91	Public administration	570	945	1,815		375	870	
	Sub-total	4,760	6,145	7,250	0	1,385	1,105	
Total Employment		19,560	22,310	25,280	-555	2,750	2,970	
Population		47,629	53,203	55,445	7,462	5,574	2,242	
<u>Employment to Population Ratio</u>								
Industrial and Other Employment		0.12	0.10	0.10	-0.03	-0.02	0.00	
Population Related Employment		0.19	0.20	0.22	-0.04	0.02	0.02	
Institutional Employment		0.10	0.12	0.13	-0.02	0.02	0.02	
Primary Industry Employment		0.00	0.00	0.00	0.00	0.00	0.00	
Total		0.41	0.42	0.46	-0.09	0.01	0.04	

Source: Statistics Canada Employment by Place of Work

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







# Appendix B

## Level of Service





## APPENDIX B - LEVEL OF SERVICE CEILING

### TOWN OF AURORA

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Services Related to a Highway	Roads	\$4,388.50	0.0010	km of roadways	4,388,500	per km	57,765,826
	Bridges, Culverts & Structures	\$884.60	0.0034	Number of Bridges, Culverts & Structures	260,176	per item	11,643,990
	Sidewalks	\$488.50	0.0037	km of roadways	132,027	per km	6,430,126
	Traffic Signals & Streetlights	\$349.40	0.0877	No. of Traffic Signals	3,984	per item	4,599,152
	Public Works Facilities	\$239.95	0.5199	ft² of building area	462	per sq.ft.	3,158,462
	Public Works Vehicles and Equipment	\$65.75	0.0007	No. of vehicles and equipment	93,929	per vehicle and equipment	865,467
Fire	Fire Facilities	\$310.31	0.4289	ft² of building area	724	per sq.ft.	4,084,611
	Fire Vehicles	\$53.15	0.0002	No. of vehicles	265,750	per vehicle	699,613
	Fire Small Equipment and Gear	\$24.70	24.6976	Value of equipment and gear	1	per Firefighter	325,126
Parking	Parking Spaces	\$20.28	0.0026	No. of spaces	7,800	per space	237,114
Parks	Parkland Development	\$755.72	0.0051	Hectares of Parkland	148,180	per hectare	8,835,878
	Parks Depots	\$127.44	0.2858	ft² of building area	446	per sq.ft.	1,490,028
	Parkland Amenities	\$980.35	0.0041	No. of parkland amenities	239,110	per amenity	11,462,252
	Parkland Trails	\$52.03	1.2477	Square Metres of Paths and Trails	42	per sq.m.	608,335
	Parks Vehicles and Equipment	\$34.94	0.0012	No. of vehicles and equipment	29,117	per vehicle	408,518
Recreation	Indoor Recreation Facilities	\$2,627.71	6.9931	ft² of building area	376	per sq.ft.	30,723,185
Library	Library Facilities	\$539.41	0.7250	ft² of building area	744	per sq.ft.	6,306,782
	Library Collection Materials	\$150.68	4.7266	No. of library collection items	32	per collection item	1,761,751



**Town of Aurora  
Service Standard Calculation Sheet**

Service: Roads  
Unit Measure: km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/km)
Arterial Roads	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	\$2,856,000
Collector Roads	47.3	47.3	47.7	47.9	47.9	48.9	50.9	51.4	51.4	51.4	\$1,795,000
Land (Acres)	140.0	140.0	141.1	141.6	141.6	144.3	149.8	151.1	151.1	151.1	\$963,000
<b>Total (Excluding Land)</b>	<b>50.6</b>	<b>50.6</b>	<b>51.0</b>	<b>51.2</b>	<b>51.2</b>	<b>52.2</b>	<b>54.2</b>	<b>54.7</b>	<b>54.7</b>	<b>54.7</b>	

Population	51,321	52,697	53,203	52,938	52,868	52,383	52,976	55,444	58,746	59,301
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0009	0.0009

10 Year Average	2009-2018
Quantity Standard	0.0010
Quality Standard	\$4,388,500
Service Standard	\$4,389

D.C. Amount (before deductions)	2031
Forecast Population	13,163
\$ per Capita	\$4,389
Eligible Amount	\$57,765,826



**Town of Aurora**  
**Service Standard Calculation Sheet**

Service: Bridges, Culverts & Structures  
Unit Measure: Number of Bridges, Culverts & Structures

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Bridges & Culverts	148	148	150	150	150	152	159	159	159	159	\$224,200
Storm Structures	30	30	30	32	32	32	32	32	32	32	\$429,200
<b>Total</b>	<b>178</b>	<b>178</b>	<b>180</b>	<b>182</b>	<b>182</b>	<b>184</b>	<b>191</b>	<b>191</b>	<b>191</b>	<b>191</b>	

Population	51,321	52,697	53,203	52,938	52,868	52,383	52,976	55,444	58,746	59,301
Per Capita Standard	0.0035	0.0034	0.0034	0.0034	0.0034	0.0035	0.0036	0.0034	0.0033	0.0032

10 Year Average	2009-2018
Quantity Standard	0.0034
Quality Standard	\$260,176
Service Standard	\$885

D.C. Amount (before deductions)	2031
Forecast Population	13,163
\$ per Capita	\$885
Eligible Amount	\$11,643,990



**Town of Aurora  
Service Standard Calculation Sheet**

Service: Sidewalks  
Unit Measure: km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/km)
Sidewalks	186	189	190	192	196	204	206	209	209	209	\$133,000
<b>Total</b>	<b>186</b>	<b>189</b>	<b>190</b>	<b>192</b>	<b>196</b>	<b>204</b>	<b>206</b>	<b>209</b>	<b>209</b>	<b>209</b>	

Population	51,321	52,697	53,203	52,938	52,868	52,383	52,976	55,444	58,746	59,301
Per Capita Standard	0.0036	0.0036	0.0036	0.0036	0.0037	0.0039	0.0039	0.0038	0.0036	0.0035

10 Year Average	2009-2018
Quantity Standard	0.0037
Quality Standard	\$132,027
Service Standard	\$489

D.C. Amount (before deductions)	2031
Forecast Population	13,163
\$ per Capita	\$489
Eligible Amount	\$6,430,126



**Town of Aurora  
Service Standard Calculation Sheet**

Service: Traffic Signals & Streetlights  
Unit Measure: No. of Traffic Signals

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Traffic Signals	15	15	15	15	15	16	16	17	17	17	\$88,400
Streetlights	4,593	4,613	4,643	4,699	4,730	4,799	4,799	4,807	4,811	4,811	\$3,700
<b>Total</b>	<b>4,608</b>	<b>4,628</b>	<b>4,658</b>	<b>4,714</b>	<b>4,745</b>	<b>4,815</b>	<b>4,815</b>	<b>4,824</b>	<b>4,828</b>	<b>4,828</b>	

Population	51,321	52,697	53,203	52,938	52,868	52,383	52,976	55,444	58,746	59,301
Per Capita Standard	0.090	0.088	0.088	0.089	0.090	0.092	0.091	0.087	0.082	0.081

10 Year Average	2009-2018
Quantity Standard	0.0877
Quality Standard	\$3,984
Service Standard	\$349

D.C. Amount (before deductions)	2031
Forecast Population	13,163
\$ per Capita	\$349
Eligible Amount	\$4,599,152



**Town of Aurora**  
**Service Standard Calculation Sheet**

Service: Public Works Facilities  
Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/ft² with land, site works, etc.
Building A	11,000	11,000	11,000	11,000	11,000	11,000	11,000	-	-	-	\$344	\$449
Building B	4,462	4,462	4,462	4,462	4,462	4,462	4,462	-	-	-	\$344	\$449
Public Works Depot (Scanlon)	6,400	6,400	6,400	6,400	6,400	6,400	6,400	-	-	-	\$344	\$449
Salt/Sand Dome	1,923	1,923	1,923	1,923	1,923	1,923	1,923	-	-	-	\$189	\$278
Waterworks Storage Shed	96	96	96	96	96	96	96	-	-	-	\$189	\$278
Joint Operations Centre - 66,000 sq.ft. (PW Share 59%)								38,940	38,940	38,940	\$349	\$504
<b>Total</b>	<b>23,881</b>	<b>23,881</b>	<b>23,881</b>	<b>23,881</b>	<b>23,881</b>	<b>23,881</b>	<b>23,881</b>	<b>38,940</b>	<b>38,940</b>	<b>38,940</b>		

Population	51,321	52,697	53,203	52,938	52,868	52,383	52,976	55,444	58,746	59,301
Per Capita Standard	0.4653	0.4532	0.4489	0.4511	0.4517	0.4559	0.4508	0.7023	0.6629	0.6566

10 Year Average	2009-2018
Quantity Standard	0.5199
Quality Standard	\$462
Service Standard	\$240

D.C. Amount (before deductions)	2031
Forecast Population	13,163
\$ per Capita	\$240
Eligible Amount	\$3,158,462





**Town of Aurora**  
**Service Standard Calculation Sheet**

Service: Public Works Vehicles and Equipment  
Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
1/2 ton Pick-up	-	-	-	-	1	1	1	1	1	1	\$25,700
1/2 ton Pick-up	-	1	1	1	1	1	1	1	1	1	\$37,200
3/4 ton Pick-up Crewcab	-	-	-	-	-	-	-	-	1	1	\$40,800
1/2 ton Pick-up	-	1	1	1	1	1	1	1	1	1	\$37,200
1/2 ton Pick-up (Replace)	-	-	-	-	-	1	1	1	1	1	\$24,900
3/4 ton Cargo Van	-	-	-	1	1	1	1	1	1	1	\$47,700
1/2 ton Supercab Pick-up	-	-	-	-	-	-	-	1	1	1	\$44,800
1/2 ton Supercab Pick-up	-	-	-	-	-	-	-	1	1	1	\$44,800
1/2 ton Pick-up	-	-	-	-	1	1	1	1	1	1	\$26,400
1/2 ton Pick-up	-	-	-	-	-	-	1	1	1	1	\$30,100
2 ton Dump Truck	-	-	-	-	-	-	-	1	1	1	\$78,700
3 ton (Sign Truck) Diesel	-	-	-	-	-	-	-	-	1	1	\$184,900
1 ton Stake Body	-	1	1	1	1	1	1	1	1	1	\$81,600
1 ton 4x4 Pick-up	-	-	-	-	-	1	1	1	1	1	\$66,300
1/2 ton Pick-up	-	1	1	1	1	1	1	1	1	1	\$37,200
1/2 ton Pick-up	-	1	1	1	1	1	1	1	1	1	\$37,200
2 ton Flat Bed	-	-	1	1	1	1	1	1	1	1	\$58,500
6 ton Diesel Dump with Sander	1	1	1	1	1	1	1	1	1	1	\$231,100
6 ton Diesel Dump with Sander	-	-	-	-	-	1	1	1	1	1	\$200,400
6 ton Diesel Dump with Sander	-	1	1	1	1	1	1	1	1	1	\$223,400
6 ton Diesel Dump with Sander	-	-	-	1	1	1	1	1	1	1	\$191,100
6 ton Diesel Dump with Sander	-	-	-	-	-	-	-	1	1	1	\$212,700
6 ton Diesel Dump with Sander (Old)	1	1	1	1	1	1	1	1	1	1	\$287,800
6 ton Diesel Dump with Sander	-	-	-	-	-	-	-	-	1	1	\$214,500
6 ton Diesel Dump with Sander	1	1	1	1	1	1	1	1	1	1	\$240,000
3 ton Dump Truck	-	-	-	-	-	-	-	1	1	1	\$66,700



**Town of Aurora**  
**Service Standard Calculation Sheet**

Service: Public Works Vehicles and Equipment  
Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Sewer Flusher	-	-	1	1	1	1	1	1	1	1	\$439,100
Street Sweeper	-	1	1	1	1	1	1	1	1	1	\$249,400
Street Sweeper	-	-	-	-	-	-	-	-	1	1	\$323,300
Back Hoe	1	1	1	1	1	1	1	1	1	1	\$188,500
Front End Loader	-	-	-	1	1	1	1	1	1	1	\$157,300
Front End Loader	-	-	-	-	1	1	1	1	1	1	\$168,000
Sidewalk Tractor	-	-	-	1	1	1	1	1	1	1	\$58,300
Sidewalk Tractor	-	-	-	1	1	1	1	1	1	1	\$58,300
Sidewalk Tractor	-	-	-	1	1	1	1	1	1	1	\$58,300
Portable Air Compressor	-	-	1	1	1	1	1	1	1	1	\$18,600
Valve Exercise Trailer	-	-	-	-	-	-	-	1	1	1	\$51,500
3/4 Ton Cargo Van	-	-	-	-	-	-	-	-	1	1	\$44,100
3/4 Ton Cargo Van	-	-	-	-	-	-	-	-	1	1	\$44,100
1/4 ton Pick-up	-	-	-	-	-	-	-	-	1	1	\$30,300
Utility Trailer for Line Painter	1	1	1	1	1	1	1	1	1	1	\$8,700
Asphalt Roller	-	-	-	1	1	1	1	1	1	1	\$30,600
Asphalt Hot Box	-	-	-	-	-	1	1	1	1	1	\$43,300
Radar Trailer	1	1	1	1	1	1	1	1	1	1	\$16,200
Trailer	-	-	-	-	-	-	-	1	1	1	\$5,500
Trailer	-	-	-	-	-	1	1	1	1	1	\$4,600
Trailer	-	1	1	1	1	1	1	1	1	1	\$12,400
TV Mainline Sewer Cam w/mon & Tru	1	1	1	1	1	1	1	1	1	1	\$18,600
Loader Plow Attachment	1	1	1	1	1	1	1	1	1	1	\$11,200
Hoe Pak	1	1	1	1	1	1	1	1	1	1	\$41,500
Solar Powered Sign	1	1	1	1	1	1	1	1	1	1	\$27,300
Solar Powered Sign	1	1	1	1	1	1	1	1	1	1	\$27,300
Solar Powered Sign	1	1	1	1	1	1	1	1	1	1	\$27,300
Solar Powered Sign	1	1	1	1	1	1	1	1	1	1	\$27,300
Cold Planer Attachment	1	1	1	1	1	1	1	1	1	1	\$20,700
Forklift	-	-	-	-	-	-	-	-	1	1	\$32,400



**Town of Aurora**  
**Service Standard Calculation Sheet**

Service: Public Works Vehicles and Equipment  
Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
1 Ton dump	1	1	-	-	-	-	-	-	-	-	\$66,300
Sewer Flusher	1	1	-	-	-	-	-	-	-	-	\$439,100
1/2 Ton van	1	1	1	-	-	-	-	-	-	-	\$44,100
1/2 Ton pick-up	1	1	1	-	-	-	-	-	-	-	\$54,000
Asphalt Roller c/w Trailer	1	1	1	-	-	-	-	-	-	-	\$35,100
1/2 Ton pick-up	1	1	1	1	-	-	-	-	-	-	\$54,000
Loader (2 1/2 cu. Yd)	1	1	1	1	-	-	-	-	-	-	\$323,700
<b>Total</b>	<b>21</b>	<b>29</b>	<b>30</b>	<b>34</b>	<b>35</b>	<b>40</b>	<b>41</b>	<b>48</b>	<b>56</b>	<b>56</b>	

Population	51,321	52,697	53,203	52,938	52,868	52,383	52,976	55,444	58,746	59,301
Per Capita Standard	0.0004	0.0006	0.0006	0.0006	0.0007	0.0008	0.0008	0.0009	0.0010	0.0009

10 Year Average	2009-2018
Quantity Standard	0.0007
Quality Standard	\$93,929
Service Standard	\$66

D.C. Amount (before deductions)	2031
Forecast Population	13,163
\$ per Capita	\$66
Eligible Amount	\$865,467



**Town of Aurora  
Service Standard Calculation Sheet**

Service: Fire Facilities  
Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/ft² with land, site works, etc.
Station 4-1 Headquarters	4,957	4,957	4,957	4,957	4,957	4,957	4,957	4,957	4,957	4,957	\$400	\$653
Station 4-2 McCaffrey Station	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	\$400	\$694
Station 4-3 Edward Street	6,150	6,150	6,150	6,150	6,150	6,150	6,150	6,150	6,150	6,150	\$400	\$675
Station 4-4 Wellington Street	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485	\$400	\$955
Training Centre Office - 623 Timothy Street	-	-	5,998	5,998	5,998	5,998	5,998	5,998	5,998	5,998	\$300	\$664
Training Centre Storage - 623 Timothy Street	-	-	197	197	197	197	197	197	197	197	\$40	\$40
Land for New Station 4-5 (Acres)									1.64	1.64	\$1,122,000	\$1,122,000
<b>Total</b>	<b>18,286</b>	<b>18,286</b>	<b>24,481</b>	<b>24,481</b>	<b>24,481</b>	<b>24,481</b>	<b>24,481</b>	<b>24,481</b>	<b>24,481</b>	<b>24,481</b>		

Population	51,321	52,697	53,203	52,938	52,868	52,383	52,976	55,444	58,746	59,301
Per Capita Standard	0.3563	0.3470	0.4601	0.4624	0.4631	0.4673	0.4621	0.4415	0.4167	0.4128

10 Year Average	2009-2018
Quantity Standard	0.4289
Quality Standard	\$724
Service Standard	\$310

Aurora's Share of Facilities (shared with Newmarket)  
41%

D.C. Amount (before deductions)	2031
Forecast Population	13,163
\$ per Capita	\$310
Eligible Amount	\$4,084,611



**Town of Aurora**  
**Service Standard Calculation Sheet**

Service: Fire Vehicles  
Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Fire Truck - MR686P (Pumper)	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-	\$185,600
Fire Truck Cargo 8000 (Telesquirt)	1.00	1.00	1.00	-	-	-	-	-	-	-	\$232,000
Fire Truck - Volvo (Tanker/GMC Chassis)	1.00	1.00	1.00	1.00	-	-	-	-	-	-	\$139,200
Fire Truck FL80 (Telesquirt)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	\$406,000
Fire Truck - Superior (E-One)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$481,200
Fire Truck FL80 - Freightliner (Pumper)	1.00	-	-	-	-	-	-	-	-	-	\$308,200
Fire Truck FL80 (Rescue)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$280,600
Fire Truck FL80 (Pumper)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$353,900
2500 4x4 Pickup w/plow (Sierra)	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	\$55,900
Pumper Rescue - Eagle 14804ZS	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$615,300
Pumper Rescue - Eagle 14804ZS	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$623,200
Fire Truck - MODEL E148064S (Aerial)	1.00	1.00	1.00	-	-	-	-	-	-	-	\$1,342,400
Tahoe	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	\$64,500
Pumper Truck, Stainless SM #C-802-CC 134266	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$552,300
Ford Fusion Hybrid White (Light Vehicle Fleet)	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$38,100
Ford Fusion White (Light Vehicle Fleet)	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$24,300
Ford Fusion White (Light Vehicle Fleet)	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$23,700
Ford Fusion White (Light Vehicle Fleet)	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$23,700
Ford Pick up Truck F150 (Light Vehicle Fleet)	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$30,500
Ford Explorer XLT 4WD White Suede	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$39,300
Ford F250 4X4 Super XL Oxford White w. Plow attachment	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$43,300
Ford Expedition SSV Max, Oxford White	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$73,000
Crimson Heavy Duty Pumper truck	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$595,300
Spartan Gladiator Custom Pumper Tanker truck	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$545,000
Spartan Gladiator Chassis, 30m Quint Rear Mount Aerial	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$917,000
Spartan Gladiator Platform truck	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	\$1,301,000
Spartan ERV Heavy Duty Pumper truck	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	\$718,200



**Town of Aurora  
Service Standard Calculation Sheet**

Service: Fire Vehicles  
Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Ford F350 Pickup Supercab Oxford White	-	-	-	-	-	-	1.00	1.00	1.00	1.00	\$44,700
Ford Expedition SSV Max, Oxford	-	-	-	-	-	-	-	1.00	1.00	1.00	\$48,000
BullEx Inv#87354 PO 29869	-	-	-	-	-	-	-	1.00	1.00	1.00	\$99,300
55' Rearmount Aerial Ladder Truck	-	-	-	-	-	-	-	-	1.00	1.00	\$1,283,000
<b>Sub-total</b>	<b>13</b>	<b>18</b>	<b>20</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>24</b>	<b>23</b>	<b>23</b>	
<b>Total (Aurora's Share)</b>	<b>5.33</b>	<b>7.38</b>	<b>8.20</b>	<b>9.02</b>	<b>9.02</b>	<b>9.02</b>	<b>9.02</b>	<b>9.84</b>	<b>9.43</b>	<b>9.43</b>	

Population	51,321	52,697	53,203	52,938	52,868	52,383	52,976	55,444	58,746	59,301
Per Capita Standard	0.0001	0.0001	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002

10 Year Average	2009-2018
Quantity Standard	0.0002
Quality Standard	\$265,750
Service Standard	\$53

Aurora's Share of Vehicles (shared with Newmarket)  
41%

D.C. Amount (before deductions)	2031
Forecast Population	13,163
\$ per Capita	\$53
Eligible Amount	\$699,613



**Town of Aurora**  
**Service Standard Calculation Sheet**

Service: Fire Small Equipment and Gear  
Unit Measure: Value of equipment and gear

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Aurora Share
Bunker Gear and Personal Equipment	\$ 1,296,000	\$ 1,296,000	\$ 1,296,000	\$ 1,296,000	\$ 1,296,000	\$ 1,296,000	\$ 1,296,000	\$ 1,320,000	\$ 1,344,000	\$ 1,368,000	\$0.41
Defibrillator Equipment	\$ 43,200	\$ 43,200	\$ 43,200	\$ 43,200	\$ 43,200	\$ 43,200	\$ 43,200	\$ 43,200	\$ 43,200	\$ 43,200	\$0.41
Thermal Imaging Cameras	\$ 81,000	\$ 81,000	\$ 81,000	\$ 81,000	\$ 81,000	\$ 81,000	\$ 81,000	\$ 81,000	\$ 95,000	\$ 95,000	\$0.41
Heavy Hydraulic Rescue Equipment	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$0.41
Breathing Air Compressor	\$ 150,000	\$ 150,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$0.41
Radio Equipment	\$ 243,600	\$ 243,600	\$ 243,600	\$ 243,600	\$ 243,600	\$ 243,600	\$ 243,600	\$ 243,600	\$ 243,600	\$ 248,000	\$0.41
Radio Infrastructure	\$ 280,800	\$ 280,800	\$ 280,800	\$ 280,800	\$ 280,800	\$ 280,800	\$ 280,800	\$ 280,800	\$ 280,800	\$ 280,800	\$0.41
Minor Equipment	\$ 86,400	\$ 86,400	\$ 86,400	\$ 86,400	\$ 86,400	\$ 86,400	\$ 86,400	\$ 86,400	\$ 86,400	\$ 100,000	\$0.41
Hazmat Handling Equipment	\$ 15,100	\$ 15,100	\$ 15,100	\$ 18,400	\$ 18,400	\$ 18,400	\$ 18,400	\$ 18,400	\$ 43,400	\$ 43,400	\$0.41
Self Contained Breathing Apparatus (SCBA)	\$ 720,000	\$ 720,000	\$ 720,000	\$ 720,000	\$ 720,000	\$ 720,000	\$ 720,000	\$ 720,000	\$ 900,000	\$ 900,000	\$0.41
Mobile Data Terminals (MDT)	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$0.41
<b>Sub-total</b>	3,098,100	3,098,100	3,173,100	3,176,400	3,176,400	3,176,400	3,286,400	3,310,400	3,553,400	3,595,400	
<b>Total (Aurora's Share)</b>	<b>1,270,221</b>	<b>1,270,221</b>	<b>1,300,971</b>	<b>1,302,324</b>	<b>1,302,324</b>	<b>1,302,324</b>	<b>1,347,424</b>	<b>1,357,264</b>	<b>1,456,894</b>	<b>1,474,114</b>	

Population	51,321	52,697	53,203	52,938	52,868	52,383	52,976	55,444	58,746	59,301
Per Capita Standard	24.7505	24.1042	24.4530	24.6009	24.6335	24.8616	25.4346	24.4799	24.7999	24.8582

10 Year Average	2009-2018
Quantity Standard	24.6976
Quality Standard	\$1.00
Service Standard	\$25

Aurora's Share of Equipment (shared with Newmarket)  
41%

D.C. Amount (before deductions)	2031
Forecast Population	13,163
\$ per Capita	\$25
Eligible Amount	\$325,126



**Town of Aurora  
Service Standard Calculation Sheet**

Service: Parking Spaces  
Unit Measure: No. of spaces

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/space)
Victoria Street Parking Lot	61	61	61	61	61	61	61	61	61	61	\$3,600
Temperance Street Parking Lot	61	61	61	61	61	61	61	61	61	61	\$3,600
Aurora United Church Parking Lot	18	18	18	18	18	18	18	18	18	18	\$3,600
Land (Acres)	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	\$963,000
<b>Total</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	

Population	51,321	52,697	53,203	52,938	52,868	52,383	52,976	55,444	58,746	59,301
Per Capita Standard	0.0027	0.0027	0.0026	0.0026	0.0026	0.0027	0.0026	0.0025	0.0024	0.0024

10 Year Average	2009-2018
Quantity Standard	0.0026
Quality Standard	\$7,800
Service Standard	\$20

D.C. Amount (before deductions)	10 Year
Forecast Population	11,692
\$ per Capita	\$20
Eligible Amount	\$237,114





**Town of Aurora  
Service Standard Calculation Sheet**

Service: Parkland Development  
Unit Measure: Hectares of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Hectare)
<b>Active Tableland</b>											
Stewart Burnett Park ,FB Fire Hall & ARC lands	13.27	13.27	13.27	13.27	13.27	13.27	13.27	13.27	13.27	13.27	\$395,600
Jakel Park (balleymore)	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	\$312,700
David English Park	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	\$312,700
Canine Commons Leash Free Park	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	\$312,700
Thompson Park	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$312,700
Brentwood Parkette and board walk	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$312,700
Timbers Park	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	\$312,700
Hickson Park	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	\$312,700
Ada Johnson Park	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	\$395,600
*Optimists Park	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	\$312,700
*Town Park	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	\$395,600
*Lambert Wilson Park	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92	\$395,600
Atkinson Park	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$312,700
Evans Park	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	\$312,700
Copland Park	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$312,700
Craddock Park	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	\$312,700
Civic Square	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	\$312,700
Confederation Park	4.32	4.32	4.32	4.32	4.32	4.32	4.32	4.32	4.32	4.32	\$395,600
Elizabeth Hader Park	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	\$312,700
Fleury Park	5.78	5.78	5.78	5.78	5.78	5.78	5.78	5.78	5.78	5.78	\$395,600
Graham Parkette	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	\$312,700
Hamilton Park	2.39	2.39	2.39	2.39	2.39	2.39	2.39	2.39	2.39	2.39	\$312,700
Harmon Park	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	\$312,700
Highland Field	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	\$395,600
James Lloyd Park	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	\$312,700
Khamissa Park	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	\$312,700
Toms Park	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$312,700



**Town of Aurora**  
**Service Standard Calculation Sheet**

Service: Parkland Development  
Unit Measure: Hectares of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Hectare)
Machell Park	5.97	5.97	5.97	5.97	5.97	5.97	5.97	5.97	5.97	5.97	\$395,600
Lundy Park	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$312,700
McMahon Park	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	\$395,600
Chapman Park	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	\$312,700
Norm Weller Park	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	\$395,600
Seston Park	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	\$312,700
Summit Park	3.24	3.24	3.24	3.24	3.24	3.24	3.24	3.24	3.24	3.24	\$395,600
Taylor Park	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	\$312,700
Tamarac Green	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	\$312,700
Valhalla Park	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	\$312,700
William Kennedy Park	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$312,700
Wilson Park	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	\$312,700
Thomas Coates Park	-	-	-	-	-	-	-	-	2.40	2.40	\$392,100
Jean Marie Iacovetta Parkette	-	-	-	-	-	-	-	0.21	0.21	0.21	\$309,900
Trent Park	-	-	-	-	-	-	-	1.83	1.83	1.83	\$392,100
Mattamy Phase 3 Parkette	-	-	-	-	-	-	-	-	-	0.20	\$309,900
Forest Grove Parkette	-	-	-	-	-	-	-	-	0.69	0.69	\$309,900
Johnathan Bales Parkette	-	-	-	-	-	-	-	-	-	0.10	\$309,900
Brookfield Neighbourhood park	-	-	-	-	-	-	-	-	-	1.60	\$392,100
Brookfield Parkette	-	-	-	-	-	-	-	-	0.76	0.76	\$309,900
Highland Gate Park (2019)	-	-	-	-	-	-	-	-	-	9.00	\$392,100
Edward Coltham Park	-	-	-	-	-	-	-	-	-	2.00	\$392,100
John Ashton Parkette	-	-	-	-	-	-	1.70	1.70	1.70	1.70	\$309,900
<b>Subtotal: Active Tableland</b>	<b>87.71</b>	<b>87.71</b>	<b>87.71</b>	<b>87.71</b>	<b>87.71</b>	<b>87.71</b>	<b>89.41</b>	<b>91.45</b>	<b>95.30</b>	<b>108.20</b>	
<b>Improved Open Space</b>											
Future Wildlife Park	7.97	7.97	7.97	7.97	7.97	7.97	7.97	7.97	7.97	7.97	\$139,100
Allenvale Park / Trail	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	\$139,100
Aurora War Memorial	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.21	\$139,100
Babcock Openspace Blvds	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$139,100



**Town of Aurora**  
**Service Standard Calculation Sheet**

Service: Parkland Development  
Unit Measure: Hectares of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Hectare)
Bajohn Trail Connection	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	\$139,100
Bayview Wellington Parkettes	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$139,100
Bowler St Parkette / walkways	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	\$139,100
Billings Well Parkette	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$139,100
Case Wood Lot	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	\$139,100
Cousins Park	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$139,100
Deerglen Terrace Parkette	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	\$139,100
Herb McKenzie, Sandusky Openspace	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	\$139,100
Golf Glen Park	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	\$139,100
Jack Wood Park	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	\$139,100
Lakeview Trail system	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	\$139,100
Lions Park	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$139,100
Lions Parkette (Yonge St)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$139,100
McClellan Hgts Parkette	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$139,100
Monkman Court Openspace	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	\$139,100
Holland Valley Park / Trail & Arboretum north Nokiidaa	4.05	4.05	4.05	4.05	4.05	4.05	4.05	4.05	4.05	4.05	\$139,100
Old Police Station	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$139,100
Rotary Park	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	\$139,100
Vandorf Wood Lot Trail	4.05	4.05	4.05	4.05	4.05	4.05	4.05	4.05	4.05	4.05	\$139,100
Willow Farm Valley Trail islands	4.84	4.84	4.84	4.84	4.84	4.84	4.84	4.84	4.84	4.84	\$139,100
<b>Subtotal: Improved Open Space</b>	<b>38.79</b>	<b>38.79</b>	<b>38.79</b>	<b>38.79</b>	<b>38.79</b>	<b>38.79</b>	<b>38.79</b>	<b>38.79</b>	<b>38.79</b>	<b>38.79</b>	
<b>Passive Open Space</b>											
Elderberry openspace block 41	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	\$14,200
Elderberry openspace block 42	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	\$14,200
Brookvalley openspace blks. 78,79,80,81	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	\$14,200
Prato openspace Blk.	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	\$14,200
Preserve Openspace #1	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	\$14,200



**Town of Aurora  
Service Standard Calculation Sheet**

Service: Parkland Development  
Unit Measure: Hectares of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Hectare)
Preserve Openspace #2	2.41	2.41	2.41	2.41	2.41	2.41	2.41	2.41	2.41	2.41	\$14,200
State Farm openspsce blk 5&7	7.19	7.19	7.19	7.19	7.19	7.19	7.19	7.19	7.19	7.19	\$14,200
State Farm openspsce blk 11&15	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	\$14,200
Brentwood openspace blk.29	6.34	6.34	6.34	6.34	6.34	6.34	6.34	6.34	6.34	6.34	\$14,200
Bayview Wellington N. blk. 26	1.68	1.68	1.68	1.68	1.68	1.68	1.68	1.68	1.68	1.68	\$14,200
Alliance Wood Lot (wetland)	5.67	5.67	5.67	5.67	5.67	5.67	5.67	5.67	5.67	5.67	\$14,200
Atkinson Park (wetland)	3.33	3.33	3.33	3.33	3.33	3.33	3.33	3.33	3.33	3.33	\$14,200
Evans Park (openspace adjacent park)	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$14,200
Bayview Vandorf Open Space	12.93	12.93	12.93	12.93	12.93	12.93	12.93	12.93	12.93	12.93	\$14,200
Case Wood Lot	19.87	19.87	19.87	19.87	19.87	19.87	19.87	19.87	19.87	19.87	\$14,200
Catail Openspace (wetland)	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	\$14,200
Confederation Park (water course)	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$14,200
Copland Park (wetland)	2.53	2.53	2.53	2.53	2.53	2.53	2.53	2.53	2.53	2.53	\$14,200
Craddock Park Openspace	3.13	3.13	3.13	3.13	3.13	3.13	3.13	3.13	3.13	3.13	\$14,200
Cranberry Lane/Marsh H. Openspace	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	\$14,200
Rachewood Detention Pond	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	\$14,200
Elizabeth Hader (openspace wetland) Timpson Dr	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	\$14,200
Factory Theatre Openspace	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	\$14,200
Hadley Grange Openspace (wetland)	3.66	3.66	3.66	3.66	3.66	3.66	3.66	3.66	3.66	3.66	\$14,200
Hamilton Park Openspace	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$14,200
Harriman Road Openspace	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	\$14,200
Henderson Drive Openspace	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	\$14,200
Kennedy St W. Openspace (swmpond)	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$14,200
Kenned St. at Murray Drive Openspace	12.26	12.26	12.26	12.26	12.26	12.26	12.26	12.26	12.26	12.26	\$14,200
Lakeview Openspace	12.26	12.26	12.26	12.26	12.26	12.26	12.26	12.26	12.26	12.26	\$14,200
Lions Park Openspace	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	\$14,200



**Town of Aurora  
Service Standard Calculation Sheet**

Service: Parkland Development  
Unit Measure: Hectares of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Hectare)
Lundy Park Openspace (wetland)	6.40	6.40	6.40	6.40	6.40	6.40	6.40	6.40	6.40	6.40	\$14,200
North Holland Valley Openspace	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	\$14,200
Pinnacle Trail Openspace	1.96	1.96	1.96	1.96	1.96	1.96	1.96	1.96	1.96	1.96	\$14,200
Corridor Openspace trail connection	4.42	4.42	4.42	4.42	4.42	4.42	4.42	4.42	4.42	4.42	\$14,200
Tamarac Green Openspace	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	\$14,200
Vandorf Wood Lot Holland Valley Trail South	14.46	14.46	14.46	14.46	14.46	14.46	14.46	14.46	14.46	14.46	\$14,200
<b>Subtotal: Passive Open Space</b>	<b>145.80</b>	<b>145.80</b>	<b>145.80</b>	<b>145.80</b>	<b>145.80</b>	<b>145.80</b>	<b>145.80</b>	<b>145.80</b>	<b>145.80</b>	<b>145.80</b>	
<b>Total</b>	<b>272.29</b>	<b>272.29</b>	<b>272.29</b>	<b>272.29</b>	<b>272.29</b>	<b>272.29</b>	<b>273.99</b>	<b>276.03</b>	<b>279.88</b>	<b>292.78</b>	

Population	51,321	52,697	53,203	52,938	52,868	52,383	52,976	55,444	58,746	59,301
Per Capita Standard	0.005	0.005	0.005	0.005	0.005	0.005	0.005	0.005	0.005	0.005

10 Year Average	2009-2018
Quantity Standard	0.0051
Quality Standard	\$148,180
Service Standard	\$756

D.C. Amount (before deductions)	10 Year
Forecast Population	11,692
\$ per Capita	\$756
Eligible Amount	\$8,835,878



**Town of Aurora  
Service Standard Calculation Sheet**

Service: Parkland Amenities  
Unit Measure: No. of parkland amenities

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
<b>Soccer Pitches</b>											
Fleury Park	1	1	1	1	1	1	1	1	1	1	\$688,000
Highland Field	1	1	1	1	1	1	1	1	1	1	\$688,000
Lambert Wilson Park(Legion) Dome	1	1	1	1	1	1	1	1	1	1	\$688,000
Optimists Park	1	1	1	1	1	1	1	1	1	1	\$688,000
Sheppards Bush Artificial Turf	1	1	1	1	1	1	1	1	1	-	\$802,700
Stewart Burnett Artificial Turf	-	-	-	-	-	-	-	-	-	1	\$1,800,000
<b>Soccer Pitches - Unlit</b>											
Summit Park	1	1	1	1	1	1	1	1	1	1	\$458,700
Craddock Park	1	1	1	1	1	1	1	1	1	1	\$458,700
Machell Park	1	1	1	1	1	1	1	1	1	1	\$458,700
Lambert Willson Park	1	1	1	1	1	1	1	1	1	1	\$458,700
Norm Weller Park	1	1	1	1	1	1	1	1	1	1	\$458,700
Sheppards Bush	1	1	1	1	1	1	1	1	1	1	\$458,700
Magna	2	2	2	2	2	2	2	2	2	2	\$458,700
St. Andrew's College	5	5	5	5	5	5	5	5	5	5	\$458,700
Williams High School	2	2	2	2	2	2	2	2	2	2	\$458,700
Aurora High School	2	2	2	2	2	2	2	2	2	2	\$458,700
Aurora Grove School	1	1	1	1	1	1	1	1	1	1	\$458,700
Light of Christ School	1	1	1	1	1	1	1	1	1	1	\$458,700
Cardinal Carter High School	1	1	1	1	1	1	1	1	1	1	\$458,700
Confederation	1	1	1	1	1	1	1	1	1	1	\$454,700
<b>Soccer - Micro &amp; Mini</b>											
Sheppards Bush (Micro Fields)	2	2	2	2	2	2	2	2	2	2	\$55,000
Town Park (micro)	1	1	1	1	1	1	1	1	1	1	\$55,000
Harmon Park (mini)	1	1	1	1	1	1	1	1	1	1	\$55,000
Confederation Park (mini)	1	1	1	1	1	1	1	1	1	1	\$55,000
St Josephs catholic school (mini)	1	1	1	1	1	1	1	1	1	1	\$68,800
Hamilton Park (mini)	1	1	1	1	1	1	1	1	1	1	\$54,800
Holy Spirit School (mini)	1	1	1	1	1	1	1	1	1	1	\$54,800
Civic Square (mini)	1	1	1	1	1	1	1	1	1	1	\$54,800



**Town of Aurora  
Service Standard Calculation Sheet**

Service: Parkland Amenities  
Unit Measure: No. of parkland amenities

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Williams High School (mini)	1	1	1	1	1	1	1	1	1	1	\$54,900
Sunoco Field (mini)	1	1	1	1	1	1	1	1	1	1	\$54,900
Ecole St John School (mini)	1	1	1	1	1	1	1	1	1	1	\$54,900
Devins Dr. School (mini)	1	1	1	1	1	1	1	1	1	1	\$54,900
George St. School (mini)	1	1	1	1	1	1	1	1	1	1	\$54,900
Our Lady of Grace School (mini)	1	1	1	1	1	1	1	1	1	1	\$54,900
Sheppards Bush (Mini)	10	10	10	10	10	10	10	10	10	10	\$54,900
Senior Public School (mini)	1	1	1	1	1	1	1	1	1	1	\$54,900
Magna (Mini)	4	4	4	4	4	4	4	4	4	4	\$54,900
Magna (Micro)	13	13	13	13	13	13	13	13	13	13	\$54,800
Machell Park (mini)	1	1	1	1	1	1	1	1	1	1	\$54,800
McMahon Park (micro)	2	2	2	2	2	2	2	2	2	2	\$54,800
Ada Johnson (mini)	-	-	1	1	1	1	1	1	1	1	\$54,800
Hickson (mini)	1	1	1	1	1	1	1	1	1	1	\$54,300
Queen's Diamone Jubilee Park (mini)	-	-	-	-	-	-	-	-	1	1	\$54,300
<b>Artificial Multi-Use Fields Lit</b>											
Sheppard's Bush	-	-	-	-	-	-	-	-	-	1	\$2,040,000
St. Max	-	-	-	1	1	1	1	1	1	1	\$2,040,000
<b>Lawn Bowling Lanes</b>											
McMahon Park	12	12	12	12	12	12	12	12	12	12	\$172,000
<b>Ball Diamond - Lit</b>											
Leisure Complex -hard ball - Diamond #4	1	1	1	1	1	1	1	1	1	1	\$1,376,000
Town Park	1	1	1	1	1	1	1	1	1	1	\$917,400
Norm Weller Park	1	1	1	1	1	1	1	1	1	1	\$917,400
Fleury Park	1	1	1	1	1	1	1	1	1	1	\$917,400
Leisure Complex	3	3	3	3	3	3	3	3	3	3	\$917,400
James Lloyd Park	1	1	1	1	1	1	1	1	1	1	\$917,400



**Town of Aurora**  
**Service Standard Calculation Sheet**

Service: Parkland Amenities  
Unit Measure: No. of parkland amenities

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Optimists Park	1	1	1	1	1	1	1	1	1	1	\$917,400
Stewart Burnett Park - Baseball	1	1	1	1	1	1	1	1	1	1	\$1,376,000
<b>Ball Diamond - Unlit</b>											
Copland Park	1	1	1	1	1	1	1	1	1	1	\$516,000
Confederation Park	2	2	2	2	2	2	2	2	2	2	\$516,000
Valhalla Park	1	1	1	1	1	1	1	1	1	1	\$516,000
Machell Park	2	2	2	2	2	2	2	2	2	2	\$516,000
Elizabeth Hader Park	1	1	1	1	1	1	1	1	1	1	\$516,000
Summit Park	1	1	1	1	1	1	1	1	1	1	\$516,000
High View School	1	1	1	1	1	1	1	1	1	1	\$516,000
Aurora Grove School	1	1	1	1	1	1	1	1	1	1	\$516,000
<b>Tennis Courts - lit</b>											
McMahon Park	3	3	3	3	3	3	3	3	3	3	\$201,800
Fleury Park	4	4	4	4	4	4	4	4	4	4	\$201,800
Norm Weller Park	2	2	2	2	2	2	2	2	2	2	\$201,800
Summit Park	2	2	2	2	2	2	2	2	2	2	\$201,800
David English Park	-	-	-	2	2	2	2	2	2	2	\$201,800
Thomas Coates	-	-	-	-	-	-	-	-	2	2	\$230,000
<b>Pickle Ball Courts</b>											
Edward Coltham	-	-	-	-	-	-	-	-	-	2	\$40,000
Thomas Coates	-	-	-	-	-	-	-	-	2	2	\$40,000
Trent Park	-	-	-	-	-	-	-	2	2	2	\$40,000
<b>Basketball - Full Courts</b>											
James Lloyd Park	2	2	2	2	2	2	2	2	2	2	\$37,800
Confederation Park	2	2	2	2	2	2	2	2	2	2	\$37,800
Summit Park	1	1	1	1	1	1	1	1	1	1	\$37,800
Tamarac Green	1	1	1	1	1	1	1	1	1	1	\$37,800
Hamilton Park	1	1	1	1	1	1	1	1	1	1	\$37,800





**Town of Aurora**  
**Service Standard Calculation Sheet**

Service: Parkland Amenities  
Unit Measure: No. of parkland amenities

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Chapman Park	1	1	1	1	1	1	1	1	1	1	\$37,800
Hickson Park	1	1	1	1	1	1	1	1	1	1	\$37,800
Edward Coltham	-	-	-	-	-	-	-	-	-	1	\$40,000
Thomas Coates	-	-	-	-	-	-	-	-	1	1	\$40,000
<b>Basketball - Half Courts</b>											
William Kennedy Park	1	1	1	1	1	1	1	1	1	1	\$18,300
Seston Park	1	1	1	1	1	1	1	1	1	1	\$18,300
Thompson Park	1	1	1	1	1	1	1	1	1	1	\$18,300
Ada Johnson Park				1	1	1	1	1	1	1	\$18,300
Atkinson	1	1	1	1	1	1	1	1	1	1	\$20,000
Thomas Coates	-	-	-	-	-	-	-	-	1	1	\$20,000
<b>Outdoor Ice Rinks</b>											
Machell Park	1	1	1	1	1	1	1	1	1	1	\$45,900
Fleury Park	1	1	1	1	1	1	1	1	1	1	\$45,900
Confederation Park	1	1	1	1	1	1	1	1	1	1	\$45,900
James Lloyd Park	1	1	1	1	1	1	1	1	1	1	\$45,900
Town Park	1	1	1	1	1	1	1	1	1	1	\$45,900
Ada Johnson Park	1	1	1	1	1	1	1	1	1	1	\$45,900
<b>Playgrounds</b>											
Town Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Fleury Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Machell Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Leisure Complex	1	1	1	1	1	1	1	1	1	1	\$307,300
Harmon Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Copland Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Confederation Park	1	1	1	1	1	1	1	1	1	1	\$307,300
William Kennedy Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Elizabeth Hader Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Atkinson Park	1	1	1	1	1	1	1	1	1	1	\$307,300



**Town of Aurora  
Service Standard Calculation Sheet**

Service: Parkland Amenities  
Unit Measure: No. of parkland amenities

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Allenvale Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Seston Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Tamarac Green	1	1	1	1	1	1	1	1	1	1	\$307,300
Summit Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Graham Parkette	1	1	1	1	1	1	1	1	1	1	\$307,300
Tom's Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Wilson Park	1	1	1	1	1	1	1	1	1	1	\$307,300
McMahon Park	1	1	1	1	1	1	1	1	1	1	\$307,300
James Lloyd Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Khamissa Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Hamilton Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Lundy Park	1	1	1	1	1	1	1	1	1	1	\$307,300
McMaster Drive Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Taylor Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Evans Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Highview PS (Playground for Physically Disabled)	1	1	1	1	1	1	1	1	1	1	\$307,300
Hickson Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Optimist Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Thompson Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Timbers Park	1	1	1	1	1	1	1	1	1	1	\$307,300
Ada Johnson Park	1	1	1	1	1	1	1	1	1	1	\$307,300
David English Park				1	1	1	1	1	1	1	\$307,300
Benjamin Pearson Parkette	1	1	1	1	1	1	1	1	1	1	\$304,600
Brookfield Parkette	-	-	-	-	-	-	-	-	1	1	\$304,600
Chapman	1	1	1	1	1	-	-	-	-	-	\$304,600
Edward Coltham	-	-	-	-	-	-	-	-	-	1	\$304,600
Jackwood	1	1	1	1	1	1	1	1	1	1	\$304,600
Martin Jaekel	1	1	1	1	1	-	-	-	-	-	\$304,600
Norm Weller	1	1	1	1	1	-	-	-	-	-	\$304,600
Queen's Diamond Jubilee Park	-	-	-	-	-	-	-	-	1	1	\$304,600
Stewart Burnett	-	-	-	-	-	-	-	-	-	1	\$304,600



**Town of Aurora  
Service Standard Calculation Sheet**

Service: Parkland Amenities  
Unit Measure: No. of parkland amenities

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Thomas Coates	-	-	-	-	-	-	-	-	1	1	\$304,600
Trent Park	-	-	-	-	-	-	-	1	1	1	\$304,600
<b>Splash Pads</b>											
Ada Johnson Park	-	-	-	-	-	-	-	1	1	1	\$120,000
Edward Coltham	-	-	-	-	-	-	-	-	-	1	\$120,000
Stewart Burnett	-	-	-	-	-	-	-	-	-	1	\$120,000
Town Park	-	-	-	-	-	1	1	1	1	1	\$120,000
Trent Park	-	-	-	-	-	-	-	1	1	1	\$120,000
<b>Fitness Circuit</b>											
Ada Johnson	-	-	-	-	-	-	-	1	1	1	\$35,000
Sheppard's Bush	-	-	-	-	-	1	1	1	1	1	\$35,000
<b>Other</b>											
Children's Outdoor Spray Pad	1	1	1	1	1	1	1	1	1	1	\$200,700
Portable Skateboard Park	1	1	1	1	1	1	1	1	1	1	\$114,700
Beach Volleyball Court	1	1	1	1	1	1	1	1	1	1	\$22,900
BMX Course (Hickson Park)	1	1	1	1	1	1	1	1	1	1	\$11,500
Skateboard Park (Hickson Park)	1	1	1	1	1	1	1	1	1	1	\$91,700
Minor Skateboard Park (Thompson Park)	1	1	1	1	1	1	1	1	1	1	\$9,200
Aurora Family Leisure Complex Skateboard Park	-	-	-	-	-	-	-	1	1	1	\$600,000
Sensory Garden- Queen's Diamond Jubilee Park	-	-	-	-	-	-	-	-	1	1	\$30,000
<b>Bridges (# of bridges)</b>											
Brentwood Park	1	1	1	1	1	1	1	1	1	1	\$34,400
Confederation Park	1	1	1	1	1	1	1	1	1	1	\$34,400
Edward St. Valley System(Cousins/Rotary/Jack Wood)	2	2	2	2	2	2	2	2	2	2	\$34,400



**Town of Aurora  
Service Standard Calculation Sheet**

Service: Parkland Amenities  
Unit Measure: No. of parkland amenities

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Fleury Park	1	1	1	1	1	1	1	1	1	1	\$34,400
Holland River Valley Park/Nokiidaa Trail	5	5	5	5	5	5	5	5	5	5	\$34,400
Lions Park	1	1	1	1	1	1	1	1	1	1	\$34,400
Delayne Drive	1	1	1	1	1	1	1	1	1	1	\$34,400
Machell Park	1	1	1	1	1	1	1	1	1	1	\$34,400
Bridge to Newmarket/ Nokiidaa	-	-	-	1	1	1	1	1	1	1	\$137,600
Aurora War Memorial Structure	1	1	1	1	1	1	1	1	1	1	\$573,300
<b>Other Buildings</b>											
Greenhouse	1	1	1	1	1	1	1	1	1	1	\$158,600
Fleury Park Washrooms	1	1	1	1	1	1	1	1	1	1	\$70,500
Town Park Washroom/Concession	1	1	1	1	1	1	1	1	1	1	\$79,300
Sheppards Bush Washroom	1	1	1	1	1	1	1	1	1	1	\$61,600
Lambert Willson Parks Washrooms/Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$229,000
Town Park Bandshell	1	1	1	1	1	1	1	1	1	1	\$211,400
Fleury Park Gazebo	1	1	1	1	1	1	1	1	1	1	\$70,500
James Lloyd Park Gazebo	1	1	1	1	1	1	1	1	1	1	\$44,000
Lambert Willson Gazebo	1	1	1	1	1	1	1	1	1	1	\$79,300
Confederation Park Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$41,300
Sheppards Bush Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$83,000
Ada Johnson Park Washroom	-	-	1	1	1	1	1	1	1	1	\$86,000
OPTIMIS Park Picnic Shelter	-	-	-	1	1	1	1	1	1	1	\$55,900
Ada Johnson Picnic Shelter	-	-	1	1	1	1	1	1	1	1	\$55,900
David English Picnic Shelter	-	-	-	1	1	1	1	1	1	1	\$55,900
McMahon Park Picnic Shelter	-	-	1	1	1	1	1	1	1	1	\$44,000
Hickson Park Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$55,900
Benjamin Pearson Parkette Shade Structure	1	1	1	1	1	1	1	1	1	1	\$60,000
Edward Coltham Shade Structure	-	-	-	-	-	-	-	-	-	1	\$60,000



**Town of Aurora  
Service Standard Calculation Sheet**

Service: Parkland Amenities  
Unit Measure: No. of parkland amenities

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Jean Marie Iacovetta Picnic Shelter	-	-	-	-	-	-	-	1	1	1	\$60,000
Martin Jaekel Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$60,000
Mattamy Phase 3 Parkette Shade Shelter	-	-	-	-	-	-	-	-	-	1	\$60,000
Stewart Burnett Shade Shelter	-	-	-	-	-	-	-	-	-	1	\$60,000
Stewart Burnett Washroom	-	-	-	-	-	-	-	-	-	1	\$300,000
Thomas Coates Picnic Shelter	-	-	-	-	-	-	-	-	1	1	\$60,000
Trent Park Picnic Shelter	-	-	-	-	-	-	-	1	1	1	\$60,000
Trent Park Washroom Building	-	-	-	-	-	-	-	-	1	1	\$300,000
JOC Greenhouse								1	1	1	\$422,800
<b>Total</b>	<b>205</b>	<b>205</b>	<b>209</b>	<b>217</b>	<b>217</b>	<b>216</b>	<b>216</b>	<b>226</b>	<b>239</b>	<b>251</b>	

Population	51,321	52,697	53,203	52,938	52,868	52,383	52,976	55,444	58,746	59,301
Per Capita Standard	0.0040	0.0039	0.0039	0.0041	0.0041	0.0041	0.0041	0.0041	0.0041	0.0042

10 Year Average	2009-2018
Quantity Standard	0.0041
Quality Standard	\$239,110
Service Standard	\$980

D.C. Amount (before deductions)	10 Year
Forecast Population	11,692
\$ per Capita	\$980
Eligible Amount	\$11,462,252



**Town of Aurora**  
**Service Standard Calculation Sheet**

Service: Parks Depots  
 Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/ft² with land, site works, etc.
Parks & Recreation Depot (9 Scanlon)	7,780	7,780	7,780	7,780	7,780	7,780	7,780	7,780	-	-	\$344	\$449
Yard Storage (Machell Avenue)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$63	\$139
Joint Operations Centre - 66,000 sq.ft. (Parks Share 41%)	-	-	-	-	-	-	-	27,060	27,060	27,060	\$349	\$504
<b>Total</b>	<b>9,280</b>	<b>9,280</b>	<b>9,280</b>	<b>9,280</b>	<b>9,280</b>	<b>9,280</b>	<b>9,280</b>	<b>36,340</b>	<b>28,560</b>	<b>28,560</b>		

Population	51,321	52,697	53,203	52,938	52,868	52,383	52,976	55,444	58,746	59,301
Per Capita Standard	0.1808	0.1761	0.1744	0.1753	0.1755	0.1772	0.1752	0.6554	0.4862	0.4816

10 Year Average	2009-2018
Quantity Standard	0.2858
Quality Standard	\$446
Service Standard	\$127

D.C. Amount (before deductions)	10 Year
Forecast Population	11,692
\$ per Capita	\$127
Eligible Amount	\$1,490,028



**Town of Aurora  
Service Standard Calculation Sheet**

Service: Parkland Trails  
Unit Measure: Square Metres of Paths and Trails

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/ Square Metre)
<b>Pathways &amp; Trails (Square metres)</b>											
Asphalt Paved Trail	20,159	20,159	20,159	20,159	20,159	20,159	20,159	20,159	20,159	20,159	\$60
Boardwalk Trail	75	75	75	75	75	75	75	75	75	75	\$380
Limestone Trail	42,983	42,983	42,983	42,983	42,983	42,983	42,983	42,983	42,983	42,983	\$30
Paved Trail	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	\$70
Woodchip Trail	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	\$30
Elevated Boardwalk		360	360	360	360	360	360	360	360	360	\$370
<b>Total</b>	<b>67,140</b>	<b>67,500</b>	<b>67,500</b>	<b>67,500</b>	<b>67,500</b>	<b>67,500</b>	<b>67,500</b>	<b>67,500</b>	<b>67,500</b>	<b>67,500</b>	

Population	51,321	52,697	53,203	52,938	52,868	52,383	52,976	55,444	58,746	59,301
Per Capita Standard	1.31	1.28	1.27	1.28	1.28	1.29	1.27	1.22	1.15	1.14

10 Year Average	2009-2018
Quantity Standard	1.2477
Quality Standard	\$42
Service Standard	\$52

D.C. Amount (before deductions)	10 Year
Forecast Population	11,692
\$ per Capita	\$52
Eligible Amount	\$608,335



**Town of Aurora**  
**Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Trench box trailer	1	1	1	1	1	1	1	1	1	1	\$15,900
1/2 ton Pick-up	1	1	1	1	1	1	1	1	1	1	\$31,800
3/4 ton Pick-up	-	-	-	1	1	1	1	1	1	1	\$25,100
1 ton Pick-up Crewcab	-	-	1	1	1	1	1	1	1	1	\$34,500
3/4 ton Pick-up	-	-	1	1	1	1	1	1	1	1	\$26,500
3/4 ton Pick-up	-	-	-	1	1	1	1	1	1	1	\$25,100
3/4 ton Pickup	-	-	-	-	1	1	1	1	1	1	\$25,100
1 ton 4x4 Pick-up	-	1	1	1	1	1	1	1	1	1	\$34,300
3/4 ton Pick-up 4x4	-	-	-	-	-	-	1	1	1	1	\$40,400
3/4 ton Pick-up 4x4	-	-	-	-	-	-	1	1	1	1	\$40,400
1/2 ton Pick-up	-	1	1	1	1	1	1	1	1	1	\$31,800
Grass Crew Trailer	1	1	1	1	1	1	1	1	1	1	\$12,700
Utility Flatbed Trailer	1	1	1	1	1	1	1	1	1	1	\$8,500
Portable Welder	-	1	1	1	1	1	1	1	1	1	\$20,100
3 ton Arborist Truck	-	-	-	-	-	-	1	1	1	1	\$64,900
1 ton Pick-up Crewcab	1	1	1	1	1	1	1	1	1	1	\$42,400
2 ton Dump Truck	-	-	-	-	-	-	1	1	1	1	\$62,000
1 ton Dump Truck	-	-	1	1	1	1	1	1	1	1	\$41,800
2 ton Dump Truck	-	-	-	-	1	1	1	1	1	1	\$60,100
1 ton Dump Truck	1	1	1	1	1	1	1	1	1	1	\$58,300
3 ton Garbage Compactor	-	-	-	-	-	1	1	1	1	1	\$139,300
Off-Road Utility Vehicle	-	-	1	1	1	1	1	1	1	1	\$21,400
Utility Trailer	1	1	1	1	1	1	1	1	1	1	\$7,400
Utility Trailer	-	-	-	-	-	1	1	1	1	1	\$7,400
Top Dresser Attachment	1	1	1	1	1	1	1	1	1	1	\$26,500
Greens Mower	1	1	1	1	1	1	1	1	1	1	\$8,500
Backhoe	1	1	1	1	1	1	1	1	1	1	\$164,300
Tractor	1	1	1	1	1	1	1	1	1	1	\$58,300
Tractor	1	1	1	1	1	1	1	1	1	1	\$71,000
Tractor	-	-	-	-	-	1	1	1	1	1	\$102,200





**Town of Aurora**  
**Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Line Painter	-	1	1	1	1	1	1	1	1	1	\$26,500
Grass Crew Trailer	1	1	1	1	1	1	1	1	1	1	\$9,300
Zero Turn Mower	-	-	-	-	-	-	-	-	1	1	\$15,300
Zero Turn Mower	-	-	-	-	-	-	-	-	1	1	\$15,300
Zero Turn Mower	-	-	-	-	-	-	-	-	1	1	\$15,700
Zero Turn Mower	-	-	-	-	-	-	-	-	1	1	\$15,700
Zero Turn Mower	-	-	-	-	-	-	-	-	1	1	\$15,700
Zero Turn Mower	-	-	-	-	-	-	-	-	1	1	\$15,700
Zero Turn Mower	-	-	-	-	-	-	-	-	1	1	\$15,700
Skid Steer Loader	1	1	1	1	1	1	1	1	1	1	\$53,000
Articulating Compact Wheel Loader	-	-	-	-	1	1	1	1	1	1	\$109,000
Wide Area Mower	-	-	-	-	-	1	1	1	1	1	\$91,800
Zero Turn Mower	-	1	1	1	1	1	1	1	1	1	\$15,900
Grass Crew Trailer	1	1	1	1	1	1	1	1	1	1	\$10,600
Wood Chipper	-	-	-	-	-	-	-	-	1	1	\$63,200
Roller Attachment	-	-	-	-	-	-	-	1	1	1	\$2,600
Rough Cut Mower Attachment	-	-	1	1	1	1	1	1	1	1	\$10,100
Box Blade Attachment	1	1	1	1	1	1	1	1	1	1	\$1,600
Tiller Attachment	1	1	1	1	1	1	1	1	1	1	\$5,300
Triplex 13' Mower Attachment	-	-	-	1	1	1	1	1	1	1	\$15,900
Snowblower Attachment	1	1	1	1	1	1	1	1	1	1	\$10,600
Snow Plow Attachment	-	-	-	-	1	1	1	1	1	1	\$19,100
Grapple Bucket Attachment	-	-	-	-	1	1	1	1	1	1	\$15,900
Aerator Attachment	-	-	-	1	1	1	1	1	1	1	\$3,800
Aeraseeder Attachment	1	1	1	1	1	1	1	1	1	1	\$4,800
Fertilizer Spreader Attachment	1	1	1	1	1	1	1	1	1	1	\$1,600
Turf Mower Attachment	1	1	1	1	1	1	1	1	1	1	\$2,600
Snow Plow Attachment	-	-	-	-	-	1	1	1	1	1	\$2,600
Tiller Attachment	1	1	1	1	1	1	1	1	1	1	\$1,600
Tiller Attachment	-	-	-	-	-	-	1	1	1	1	\$19,100
Groomer Attachment	-	-	-	-	-	-	1	1	1	1	\$7,900



**Town of Aurora**  
**Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Top Dresser Attachment	-	-	-	-	-	-	-	1	1	1	\$47,600
Utility Trailer	-	-	-	-	-	-	-	-	1	1	\$4,000
Off-Road Utility Vehicle	-	-	-	-	-	-	1	1	1	1	\$26,500
Bush Hog Mower Attachment	-	-	1	1	1	1	1	1	1	1	\$2,200
Tractor	-	-	-	-	1	1	1	1	1	1	\$43,100
Water Trailer	1	1	1	1	1	1	1	1	1	1	\$2,800
Greens Mower	-	-	-	1	1	1	1	1	1	1	\$7,400
1/2 ton Pick-up	1	1	1	1	1	1	1	1	1	1	\$31,800
3/4 ton Cargo Van	1	1	1	1	1	1	1	1	1	1	\$37,100
1/2 ton Pick-up	-	-	-	-	1	1	1	1	1	1	\$23,400
1/2 ton Pick-up	1	1	1	1	1	1	1	1	1	1	\$31,800
1/2 ton Pick-up	-	1	1	1	1	1	1	1	1	1	\$31,800
3/4 ton Cargo Van	-	-	-	1	1	1	1	1	1	1	\$32,900
Ice Edger	1	1	1	1	1	1	1	1	1	1	\$3,700
Ice Edger	1	1	1	1	1	1	1	1	1	1	\$3,700
Ice Edger	1	1	1	1	1	1	1	1	1	1	\$3,700
Ice Edger	1	1	1	1	1	1	1	1	1	1	\$3,700
3PH Snow Blower	1	1	1	1	1	1	1	1	1	1	\$6,400
Scissor Lift	1	1	1	1	1	1	1	1	1	1	\$17,000
Telescopic Lift	1	1	1	1	1	1	1	1	1	1	\$5,700
Ice Resurfacer	-	-	-	-	-	-	-	1	1	1	\$84,800
Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	\$84,800
Ice Resurfacer	-	-	-	-	-	-	-	1	1	1	\$91,100
Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	\$84,800
Ice Resurfacer	-	-	1	1	1	1	1	1	1	1	\$82,200



**Town of Aurora**  
**Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Ice Resurfacer	-	-	-	-	-	-	-	1	1	1	\$91,100
Kubota 4 x 4 Tractor	1	1	1	1	1	1	1	1	1	1	\$10,600
<b>Total</b>	<b>36</b>	<b>42</b>	<b>49</b>	<b>55</b>	<b>62</b>	<b>67</b>	<b>74</b>	<b>79</b>	<b>88</b>	<b>88</b>	

Population	51,321	52,697	53,203	52,938	52,868	52,383	52,976	55,444	58,746	59,301
Per Capita Standard	0.0007	0.0008	0.0009	0.0010	0.0012	0.0013	0.0014	0.0014	0.0015	0.0015

10 Year Average	2009-2018
Quantity Standard	0.0012
Quality Standard	\$29,117
Service Standard	\$35

D.C. Amount (before deductions)	10 Year
Forecast Population	11,692
\$ per Capita	\$35
Eligible Amount	\$408,518



**Town of Aurora  
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/ft² with land, site works, etc.
Aurora Community Centre	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	\$344	\$449
Aurora Leisure Complex	61,000	61,000	61,000	61,000	61,000	61,000	61,000	70,300	70,300	70,300	\$344	\$449
Victoria Hall	875	875	875	875	875	875	875	875	875	875	\$229	\$322
Former Aurora Senior's Centre (52 Victoria)	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	-	\$344	\$449
McMahon Building	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	\$229	\$322
Jack Wood's Property	2,400	2,400				-	-	-	-	-	\$229	\$322
Church Street School	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	\$344	\$449
Old Library	17,700	17,700	17,700	17,700	17,700	17,700	17,700	17,700	17,700	-	\$229	\$322
Town Hall Meeting Space	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$344	\$449
Stronach Aurora Recreation Complex	104,000	104,000	104,000	104,000	104,000	104,000	104,000	104,000	104,000	104,000	\$344	\$449
Aurora Senior's Centre	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	\$344	\$449
Library Meeting Space (Magna and Lebovic)	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	\$436	\$550
Staff Offices within Town Hall	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$344	\$449
Lambert Wilson Park (Legion) Dome and Clubhouse	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	\$32	\$32
<b>Total</b>	<b>379,375</b>	<b>379,375</b>	<b>376,975</b>	<b>376,975</b>	<b>376,975</b>	<b>376,975</b>	<b>376,975</b>	<b>386,275</b>	<b>386,275</b>	<b>364,575</b>		

Population	51,321	52,697	53,203	52,938	52,868	52,383	52,976	55,444	58,746	59,301
Per Capita Standard	7.3922	7.1992	7.0856	7.1211	7.1305	7.1965	7.1160	6.9669	6.5753	6.1479

10 Year Average	2009-2018
Quantity Standard	6.9931
Quality Standard	\$376
Service Standard	\$2,628

D.C. Amount (before deductions)	10 Year
Forecast Population	11,692
\$ per Capita	\$2,628
Eligible Amount	\$30,723,185



**Town of Aurora  
Service Standard Calculation Sheet**

Service: Library Facilities  
Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/ft² with land, site works, etc.
Aurora Public Library	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	\$436	\$744
<b>Total</b>	<b>39,200</b>	<b>39,200</b>	<b>39,200</b>	<b>39,200</b>	<b>39,200</b>	<b>39,200</b>	<b>39,200</b>	<b>39,200</b>	<b>39,200</b>	<b>39,200</b>		

Population	51,321	52,697	53,203	52,938	52,868	52,383	52,976	55,444	58,746	59,301
Per Capita Standard	0.7638	0.7439	0.7368	0.7405	0.7415	0.7483	0.7400	0.7070	0.6673	0.6610

10 Year Average	2009-2018
Quantity Standard	0.7250
Quality Standard	\$744
Service Standard	\$539

D.C. Amount (before deductions)	10 Year
Forecast Population	11,692
\$ per Capita	\$539
Eligible Amount	\$6,306,782



**Town of Aurora**  
**Service Standard Calculation Sheet**

Service: Library Collection Materials  
Unit Measure: No. of library collection items

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Books	127,079	126,721	131,035	129,324	129,324	127,546	137,382	132,685	143,718	125,299	\$47
Paperbacks	17,546	19,457	17,415	17,086	17,086	-	-	-	-	-	\$19
Periodicals- print	242	242	251	241	241	275	248	229	211	197	\$122
Periodicals -micro-forms	1	1	1	1	1	1	1	1	1	1	\$10,130
Periodicals -Digitization	-	-	1	1	1	1	1	1	1	1	\$7,284
Audiocassettes	3	3	1	-	-	-	-	-	-	-	\$10
Compact Discs	4,109	4,841	4,076	3,585	3,585	3,659	3,524	3,096	2,906	2,657	\$26
Talking Books	2,706	2,654	3,462	4,059	4,059	3,825	3,713	3,252	2,943	2,602	\$61
Videocassettes	1,958	898	589	2	2	-	-	-	-	-	\$48
CD-ROMS	39	40	32	32	32	30	28	24	18	14	\$36
Database Subscriptions	26	23	33	34	34	75	72	71	62	67	\$1,190
DVD	3,873	4,941	5,335	8,005	8,005	8,504	9,427	10,072	11,327	12,045	\$41
Miscellaneous	903	27	28	58	58	65	72	85	111	119	\$53
eBooks - owned	208	593	609	3,496	3,496	16,311	29,126	41,941	54,756	67,571	\$29
eAudiobooks-owned	-	-	-	49	49	2,849	5,649	8,450	11,250	14,050	\$103
eBooks- consortium	5,790	7,000	7,515	34,506	34,506	57,887	81,269	104,650	128,032	151,413	\$0.23
eAudiobooks - consortium	1,587	5,641	9,519	13,886	13,886	16,935	19,984	23,034	26,083	29,132	\$2.00
<b>Total</b>	<b>166,070</b>	<b>173,082</b>	<b>179,902</b>	<b>214,365</b>	<b>214,365</b>	<b>237,964</b>	<b>290,497</b>	<b>327,590</b>	<b>381,418</b>	<b>405,168</b>	

Population	51,321	52,697	53,203	52,938	52,868	52,383	52,976	55,444	58,746	59,301
Per Capita Standard	3.24	3.28	3.38	4.05	4.05	4.54	5.48	5.91	6.49	6.83

10 Year Average	2009-2018
Quantity Standard	4.7266
Quality Standard	\$32
Service Standard	\$151

D.C. Amount (before deductions)	10 Year
Forecast Population	11,692
\$ per Capita	\$151
Eligible Amount	\$1,761,751



# Appendix C

## Long-Term Capital and Operating Cost Examination







# Appendix C: Long-Term Capital and Operating Cost Examination

## **Town of Aurora Annual Capital and Operating Cost Impact**

As a requirement of the D.C.A. under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Town's approved 2017 Financial Information Return (FIR).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as life cycle cost. By definition, life cycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for life cycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:



Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Watermains	72	0.00633
Wastewater Sewers	73	0.00616
Roads	35	0.02000
Pedestrian Paths	30	0.02465
Signage	10	0.09133
Traffic Signals	20	0.04116
Facilities	28	0.02699
Vehicles	10	0.09133
Equipment	9	0.10252
Parkland	28	0.02699

Table C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while Town program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.



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

SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
<b>1 Wastewater Services</b>				
1.1 Sewers	4,207,495	162,339	418,183	580,522
<b>2. Water Supply and Distribution Services</b>				
2.1 Distribution systems	259,600	15,821	1,050,381	1,066,202
<b>3. Services Related to a Highway</b>				
3.1 Roads and Related	31,805,517	2,091,676	1,502,533	3,594,209
3.2 Public Works - Facilities	3,906,483	44,979	184,547	229,526
3.3 Public Works - Vehicles and Equipment	1,853,987	423,803	87,585	511,388
<b>4. Fire Services</b>				
4.1 Fire facilities, vehicles & equipment	10,853,700	467,774	2,299,200	2,766,974
<b>5. Parking Services</b>				
5.1 Municipal parking spaces	60,535	22,509	-	22,509
<b>6. Outdoor Recreation Services</b>				
6.1 Parkland development, amenities & trails	35,147,693	802,779	1,061,982	1,864,761
6.2 Parks vehicles and equipment	370,000	45,412	11,179	56,591
<b>7. Indoor Recreation Services</b>				
7.1 Recreation facilities	48,195,075	3,060,350	1,320,423	4,380,773
<b>8. Library Services</b>				
8.1 Library facilities	3,872,139	370,500	539,765	910,265
8.2 Library materials	1,700,000	227,390	236,975	464,365
<b>9. General Government</b>				
9.1 Studies	4,306,976		-	-
<b>Total</b>	<b>146,539,200</b>	<b>7,735,332</b>	<b>8,712,755</b>	<b>16,448,087</b>





# Appendix D

## D.C. Reserve Fund Policy





# Appendix D: D.C. Reserve Fund Policy

## D.1 Legislative Requirements

The Development Charges Act, 1997 (D.C.A.) requires development charge collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the Act provide the following regarding reserve fund establishment and use:

- a municipality shall establish a reserve fund for each service to which the D.C. by-law relates; s.7(1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes, although only 100% eligible and 90% eligible services may be combined (minimum of two reserve funds);
- the municipality shall pay each development charge it collects into a reserve fund or funds to which the charge relates;
- the money in a reserve fund shall be spent only for the “capital costs” determined through the legislated calculation process (as per s.5(1) 2-8);
- money may be borrowed from the fund but must be paid back with interest (O.Reg. 82/98, s.11(1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter); and
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be as an interim financing source for capital undertakings for which development charges may be spent (s.37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing. The D.C.A. does not prescribe how the statement is to be made available to the public. We would recommend that a resolution of Council make the statement available on the municipality’s website or upon request.

Subsection 43(2) and O.Reg. 82/98 prescribes the information that must be included in the Treasurer’s statement, as follows:

- opening balance;
- closing balance;



- description of each service and/or service category for which the reserve fund was established (including a list of services within a service category);
- transactions for the year (e.g. collections, draws) including each assets capital costs to be funded from the D.C. reserve fund and the manner for funding the capital costs not funded under the D.C. by-law (i.e. non-D.C. recoverable cost share and post-period D.C. recoverable cost share);
- for projects financed by development charges, the amount spent on the project from the D.C. reserve fund and the amount and source of any other monies spent on the project.
- amounts borrowed, purpose of the borrowing and interest accrued during previous year;
- amount and source of money used by the municipality to repay municipal obligations to the D.C. reserve fund;
- list of credits by service or service category (outstanding at beginning of the year, given in the year and outstanding at the end of the year by holder);
- for credits granted under s.14 of the old D.C.A., a schedule identifying the value of credits recognized by the municipality, the service to which it applies and the source of funding used to finance the credit; and
- a statement as to compliance with s.s. 59(1) of the D.C.A., whereby the municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by the D.C.A. or another Act.

Based upon the above, Figure 1, and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided.

## **D.2 D.C. Reserve Fund Application**

Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1).”

This provision clearly establishes that reserve funds collected for a specific service are only to be used for that service, or to be used as a source of interim financing of capital undertakings for which a development charge may be spent.





Figure 1  
Annual Treasurer's Statement of D.C. Funds

Description	Services to which the Development Charge Relates									Total
	Non-Discounted Services				Discounted Services					
	Services Related to a Highway	Water Supply and Distribution Services	Wastewater Services	Fire Services	Outdoor Recreation Services	Indoor Recreation Services	Library Services	General Government	Municipal parking spaces	
Opening Balance, January 1, _____										0
Plus: Development Charge Collections										0
Accrued Interest										0
Repayment of Monies Borrowed from Fund and Associated Interest <sup>1</sup>										0
Sub-Total	0	0	0	0	0	0	0	0	0	0
Less: Amount Transferred to Capital (or Other) Funds <sup>2</sup>										0
Amounts Refunded										0
Amounts Loaned to Other D.C. Service Category for Interim Financing										0
Credits <sup>3</sup>										0
Sub-Total	0	0	0	0	0	0	0	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0	0	0	0	0

<sup>1</sup> Source of funds used to repay the D.C. reserve fund

<sup>2</sup> See Attachment 1 for details

<sup>3</sup> See Attachment 2 for details

The Municipality is compliant with s.s. 59.1 (1) of the *Development Charges Act*, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the *Development Charges Act* or another Act.



## Attachment 1

### Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period			Post D.C. Forecast Period						
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/ Capacity Interim Financing	Grants, Subsidies Other Contributions	Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
<b>Services Related to a Highway</b>											
Capital Cost A											
Capital Cost B											
Capital Cost C											
<b>Sub-Total - Services Related to Highways</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Water Supply and Distribution Services</b>											
Capital Cost D											
Capital Cost E											
Capital Cost F											
<b>Sub-Total - Water</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Wastewater Services</b>											
Capital Cost G											
Capital Cost H											
Capital Cost I											
<b>Sub-Total - Wastewater</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
<b>Services Related to a Highway</b>									
Capital Cost J									
Capital Cost K									
Capital Cost L									
<b>Sub-Total - Services Related to Highways</b>	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<b>Water Supply and Distribution Services</b>									
Capital Cost M									
Capital Cost N									
Capital Cost O									
<b>Sub-Total - Water</b>	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<b>Wastewater Services</b>									
Capital Cost P									
Capital Cost Q									
Capital Cost R									
<b>Sub-Total - Wastewater</b>	\$0	\$0	\$0	\$0	\$0		\$0	\$0	



Attachment 2

**Statement of Credit Holder Transactions**

<b>Credit Holder</b>	<b>Applicable D.C. Reserve Fund</b>	<b>Credit Balance Outstanding Beginning of Year _____</b>	<b>Additional Credits Granted During Year</b>	<b>Credits Used by Holder During Year</b>	<b>Credit Balance Outstanding End of Year _____</b>
Credit Holder A					
Credit Holder B					
Credit Holder C					
Credit Holder D					
Credit Holder E					
Credit Holder F					





# Appendix E

## Local Service Policy





# Appendix E: Local Service Policy

## **Town of Aurora – General Policy Guidelines on Development Charge and Local Service Funding**

This Appendix sets out the Town's General Policy Guidelines on Development Charges (D.C.) and local service funding for Services Related to a Highway, Storm Water Management Works, Water and Sewer, and Parkland Development. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a development charge project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered, in the context of these policy guidelines as subsection 59(2) of the Development Charges Act, 1997, on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area.

### **A. Services Related to a Highway**

A highway and services related to a highway are intended for the transportation of people and goods via many different modes including, but not limited to passenger automobiles, commercial vehicles, transit vehicles, bicycles and pedestrians. The highway shall consist of all land and associated infrastructure built to support (or service) this movement of people and goods regardless of the mode of transportation employed, thereby achieving a complete street. A complete street is the concept whereby a highway is planned, designed, operated and maintained to enable pedestrians, cyclists, public transit users and motorists to safely and comfortably be moved, thereby allowing for the efficient movement of persons and goods.



The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; storm water drainage systems; traffic control systems; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails, etc.); transit lanes, stops and amenities; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes and driveway entrances; noise attenuation systems; railings and safety barriers.

## **1. Local and Collector Roads (Including Land)**

- a) Collector Roads, Internal to Development, inclusive of all land and associated infrastructure: Direct developer responsibility under s. 59 of the Development Charges Act (D.C.A.) as a local service.
- b) Collector Roads, External to Development, inclusive of all land and associated Infrastructure, needed to support a specific development or required to link with the area to which the plan relates: Direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c) All Local Roads are considered to be the developer's responsibility.

## **2. Arterial Roads**

- a) New, widened, extended or upgraded Arterial roads, inclusive of all associated infrastructure: Included as part of road costing funded through D.C.s.
- b) Land Acquisition for Arterial Roads on existing rights-of-way to achieve a complete street: Dedication under the Planning Act provisions (s. 41, 51 and s. 53) through development lands; in area with limited development, include in D.C.
- c) Land Acquisition for Arterial Roads on new rights-of-way to achieve a complete street: Dedication, where possible, under the Planning Act provisions (s. 51 and s. 53) through development lands up to the collector standard.\* Land acquisitions for road widenings beyond the collector standard, or where located in an area with limited development, included in D.C.





- d) Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways including grade separation infrastructure for the movement of pedestrians, cyclists, public transit and/or railway vehicles: Included in the D.C.

\*Note: For purposes of this local service guideline provision, the width of a road allowance for a collector road standard is considered to be 26 metres

### **3. Traffic Control Systems, Signals and Intersection Improvements on Area Municipal Highways**

- a) On New Arterial Roads and Arterial Road Improvements unrelated to a specific development: Included as part of road costing funded through D.C.s.
- b) On Non-arterial Roads, or for any Private Site Entrances or Entrances to Specific Developments: Direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c) Intersection Improvements/New or Modified Signalization/Signal Timing & Optimization Plans/Area Traffic Studies for Highways attributed to growth and unrelated to a specific development: Included in D.C. calculation as permitted under a. 5(1) of the D.C.A.

### **4. Streetlights**

- a) Streetlights on New Arterial Roads and Arterial Road Improvements: Considered part of the complete street and included as part of road costing funded through D.C.s.
- b) Streetlights on Non-arterial Roads Internal to Development: Considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c) Streetlights on Non-arterial Roads External to Development, needed to support a specific development or required to link with the area to which the plan relates: Considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).



## **5. Transportation Related Pedestrian and Cycling Facilities**

- a) Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within town arterial, regional road and provincial highway corridors: Considered part of the complete street and included in area municipal D.C.
- b) Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development: Considered part of the complete street and direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c) Other sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates: Direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- d) Multi-use trails (not associated with a road), inclusive of all land and required infrastructure, that go beyond the function of a (parkland) recreational trail and form part of the town's active transportation network for cycling and/or walking: Included in D.C.

## **6. Noise Abatement Measures**

- a) External and Internal to Development where it is related to, or a requirement of a specific development: Direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- b) On New Arterial Roads and Arterial Road Improvements abutting an existing community and unrelated to a specific development: Included as part of road costing funded through D.C.s

### **B. Storm Water Management**

It is required that the Stormwater Management water quality, water balance, water quantity and erosion control measures/targets will meet the overall objectives of the Lake Simcoe Protection Plan (LSPP).



1. Storm Sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates: Direct developer responsibility under s. 59 of the D.C.A. (as a local service).
2. Storm Water facility for quality and/or quantity management:
  - a) inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing: Direct developer responsibility under s. 59 of the D.C.A. (as a local service).
  - b) the over-sizing cost of a facility's capacity, excluding land, to accommodate runoff from new, widened, extended or upgraded town arterial roads that are funded as a development charges project: Included as part of road costing funded through D.C.s
3. Erosion Works, inclusive of all restoration requirements, related to a development application: Direct developer responsibility under s. 59 of the D.C.A. (as a local service).

### **C. Water and Sewer**

1. Major external trunk watermains and sanitary sewers, being those with sizes over 300mm, and major pumping stations are to be included with the D.C. Oversizing within subdivisions to also be included in the D.C. above 300mm for watermains and 300mm for sanitary sewers.
2. Major external trunk watermains and sanitary sewers, being those with sizes over 300mm, and major pumping stations are to be included with the D.C. Oversizing within subdivisions to also be included in the D.C. above 300mm for watermains and 300mm for sanitary sewers

### **D. Parkland Development**

1. Recreational Trails
  - a) Recreational trails (Multi-use trails and Type A trails) that do not form part of the town's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc.), is included in area municipal D.C. cost.



## 2. Parkland

- a) Parkland Development for Community Parks: No direct developer responsibility as a local service provision. All works for Community Parks are included in the area municipal D.C.
- b) Parkland Development for Neighbourhood Parks and Village Squares: Direct developer responsibility as a local service provision including, but not limited to, the following:
  - Clearing and grubbing.
  - Topsoil Stripping and stockpiling, (Topsoil or any fill or soils shall not be stockpiled on parkland without the approval of the Town).
  - Parkland shall be free of any contaminated soil or subsoil.
  - Servicing - Water, Hydro, Stormwater, Sanitary, Electrical, Fibre/phone, catch basins, meter and meter boxes to a point just inside the property line as per Town requirements. This includes providing a catch basin, manhole, access boxes and meter boxes within the park property.
  - Rough grading (pre-grading) and the supply of topsoil to the required depth as per Town requirements (However, the cost of amending and spreading the topsoil throughout the park based on the new Town topsoil standard will be included in the area municipal D.C.).
  - Parkland shall not be mined for engineering fill and replaced with fill or topsoil.
  - Parkland shall be conveyed free and clear of all encumbrances.
  - When parkland parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. Temporary fencing may also be required where there is no permanent fence to prevent illegal dumping.
  - Temporary park sign advising future residents that the site is a future park shall be included as a local cost.



- Perimeter fencing of parkland to the Town standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Town.
- c) Parkland development costs (above and beyond the basic site preparation costs identified in 2(b)) are included in the municipal D.C. costs. Parkland development costs in the municipal D.C. include, but are not limited to, the design and construction of:
- Additional site grading
  - Tree preservation
  - Catch basins
  - Storm sewers
  - Parking lots
  - Parking lot curbs
  - Park pathways
  - Signage
  - Pathway and parking lot lights
  - Soft landscape (including trees and shrubs)
  - Benches
  - Garbage receptacles
  - Picnic tables
  - Pedestrian gates
  - Fine grade sod or seed
  - Naturalization of improved open space



- Parkland amenities as identified in Appendix B of the Development Charges Background Study.

Where the Town agrees to allow a person to develop parkland and/or construct park facilities that relate to the parkland development costs included in the municipal D.C., the Town will give the person a credit towards the development charge or provide other reimbursement or recovery in accordance with the agreement (i.e. subdivision agreement). The amount of the credit will be the reasonable cost of doing the specific work as agreed by the municipality and the person who is to be given the credit. In the event that a person elects to construct park facilities in addition to or exceeding the D.C. standards, then such person shall be solely responsible for costs related to such additional park facilities.

### 3. Landscape Buffer Blocks, Features, Cul-De-Sac Islands and Berms

- a) The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms and other remnant pieces of land conveyed to the town shall be a direct developer responsibility as a local service. Such costs include but are not limited to:
  - pre-grading, sodding or seeding, supply and installation of amended topsoil, (to the Town's required depth), landscape features, perimeter fencing and amenities and all planting;
  - perimeter fencing to the Town standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Town.

### 4. Natural Heritage System (NHS)

Direct developer responsibility as a local service provision including but not limited to the following:

- a) Riparian planting and landscaping requirements (as required by the Town or authorities having jurisdiction) as a result of road construction or other municipal works within in the NHS.



- b) Perimeter fencing of the NHS to the Town standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Town.







# Appendix F

## Asset Management Plan





## Appendix I: Asset Management Plan

The recent changes to the D.C.A. (new section 10(2) (c.2)) require that the Background Study must include an asset management plan related to new infrastructure. Section 10(3) of the D.C.A. provides:

**The asset management plan shall,**

- (a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- (b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- (c) contain any other information that is prescribed; and**
- (d) be prepared in the prescribed manner.**

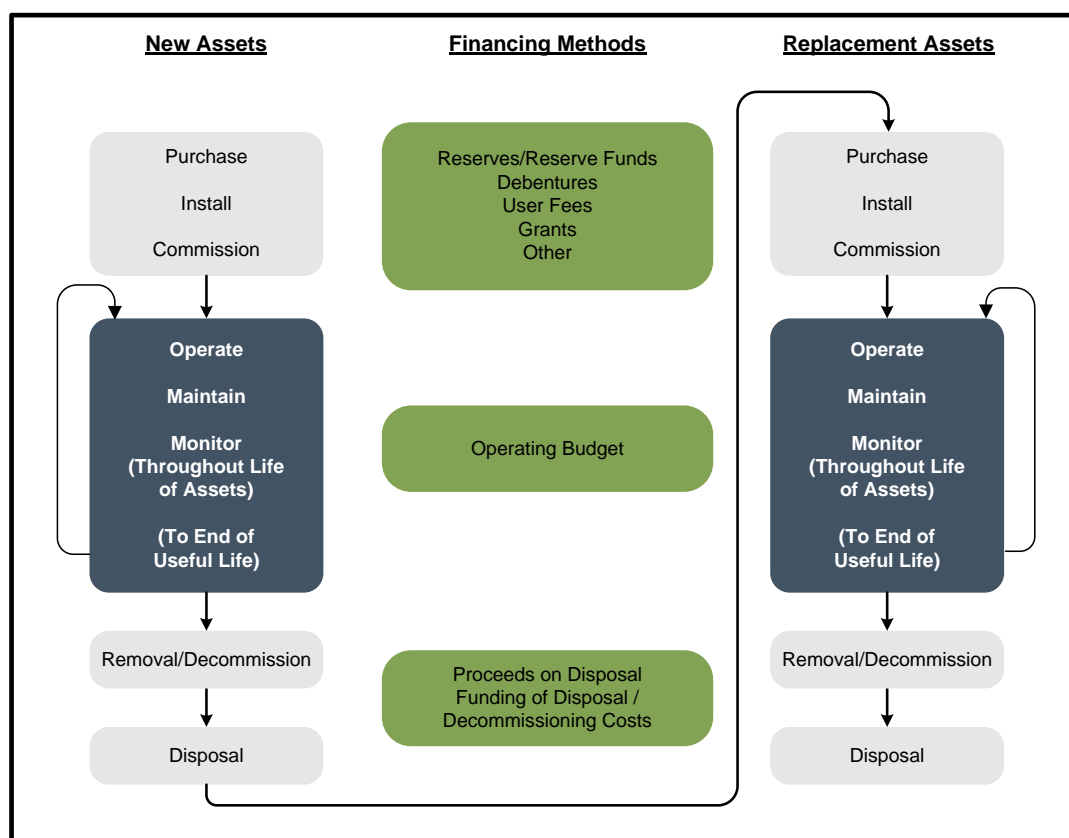
In regard to the above, section 8 of the Regulations was amended to include subsections (2), (3) and (4) which set out for specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time thus requiring the municipality to define the approach to include within the Background Study.

At a broad level, the Asset Management Plan provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

It should be noted that with the recent passing of the Infrastructure for Jobs and Prosperity Act (I.J.P.A.) municipalities are now required to complete asset management plans, based on certain criteria, which are to be completed by 2021 for core municipal services and 2023 for all other services. The amendments to the D.C.A. do not require municipalities to complete these asset management plans (required under I.J.P.A.) for



the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



In 2012, the Province developed Building Together: Guide for municipal asset management plans which outlines the key elements for an asset management plan (A.M.P.), as follows:

**State of local infrastructure:** asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.

**Desired levels of service:** defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).

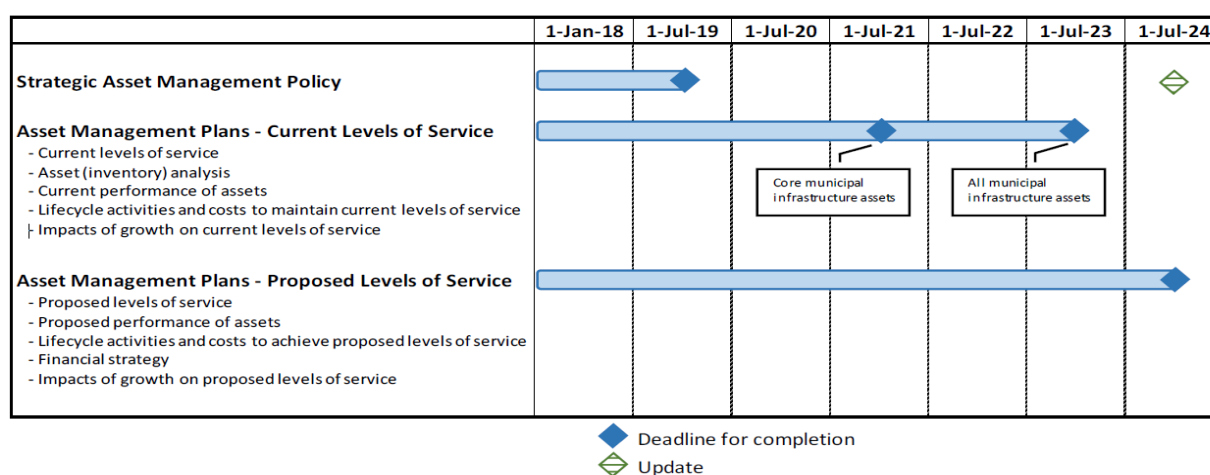


**Asset management strategy:** the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

**Financing strategy:** having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

The above provides for the general approach to be considered by Ontario municipalities. Currently, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. However, on June 4, 2015, the Province passed the Infrastructure for Jobs and Prosperity Act (I.J.P.A.) which, over time, will require municipalities to undertake and implement asset management plans for all infrastructure they own. On December 27, 2017, the Province of Ontario released Ontario Regulation 588/17 under I.J.P.A. which has 3 phases that municipalities must meet:

Figure G-2  
Timeline of I.J.P.A. Requirements



Every municipality in Ontario will have to prepare a strategic asset management policy by July 1, 2019. Municipalities will be required to review their strategic asset management policies at least every five years and make updates as necessary. The subsequent phases are as follows:

- Phase 1 – Asset Management Plan (by July 1, 2021):



- For core assets – Municipalities must have the following:
  - Inventory of assets;
  - Current levels of service measured by standard metrics; and
  - Costs to maintain levels of service.
- Phase 2 – Asset Management Plan (by July 1, 2023):
  - Same steps as Phase 1 but for all assets.
- Phase 3 – Asset Management Plan (by July 1, 2024):
  - Builds on Phase 1 and 2 by adding:
    - Proposed levels of service; and
    - Lifecycle management and Financial strategy.

Once the requirements of I.J.P.A. are implemented, the requirement for an asset management plan in the D.C. process will be removed.

At present, the staff for the Town of Aurora have included growth-related projects as part of the Town's 2018 Asset Management Plan, updated January 22, 2019. This plan has been recently updated to include the projects identified in this 2019 Development Charge Background Study and will be presented to Council on February 26, 2019 for approval. This document has identified all the key elements (state of local infrastructure, desired level of service, asset management strategy, and financing strategy) as outlined above.



# Appendix G

## Proposed D.C. By-law







## THE CORPORATION OF THE TOWN OF AURORA

### By-law Number XXXX-19

#### **BEING A BY-LAW to establish development charges for the Town of Aurora and to repeal Development Charge By-law Number 5585-14.**

**WHEREAS** subsection 2(1) of the Development Charges Act, 1997, S.O. 1997, c. 27, as amended (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 arising from development of the area to which the by-law applies;

**AND WHEREAS** a Development Charges Background Study for the Town of Aurora, dated January 24, 2019 (the “Study”) as required by section 10 of the Act was presented to Council along with a draft of this By-law as then proposed on March 19, 2019;

**AND WHEREAS** notice of a public meeting was given pursuant to subsection 12(1) of the Act, and in accordance with the regulations under the Act, on or before February 25, 2019, and copies of the Study and this proposed development charge by-law were made available to the public not later than January 24, 2019 in accordance with subsection 12(1) of the Act;

**AND WHEREAS** a public meeting was held on March 19, 2019 in accordance with the Act to hear comments and representations from all persons who applied to be heard (the “Public Meeting”);

**AND WHEREAS** any person who attended the public meeting was afforded an opportunity to make representations and the public generally were afforded an opportunity to make written submissions relating to this proposed By-law;

**AND WHEREAS** the Town’s Director of Financial Services/Treasurer and other Town staff have reviewed the Study in light of the public comments and representations and provided a report to Council dated March 19, 2019;

**AND WHEREAS** Council adopted the following recommendations at its March 26, 2019 meeting:



(a) THAT Council confirms that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met, subject to sufficient development charge revenues being generated and other Town affordability criteria being met;

(b) THAT Council confirms that it intends that the future excess capacity identified in the Development Charges Background Study for the Town of Aurora dated January 24, 2019 shall be paid for by the development charges or other similar charges;

(c) THAT Council adopts the capital forecasts prepared in conjunction with the Development Charges Background Study for the Town of Aurora dated January 24, 2019, subject to annual budget reviews; and

(d) THAT Council confirms that no further public meetings are required under subsection 12(3) of the Development Charges Act, 1997.

## **NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA ENACTS AS FOLLOWS:**

### **1.0 DEFINITIONS**

#### **1.1 In this By-law,**

- (a) “Act” means the Development Charges Act, 1997, S.O. 1997, c. 27, as amended, or any successor thereto;
- (b) “agricultural use” means land, buildings or structures, excluding any portion thereof used as a dwelling unit, used or designed or intended for use for the purpose of a bona fide farming operation, including, but not limited to animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities and any other activities customarily carried on in the field of agriculture, except the commercial storage, milling or processing of grains, seeds, livestock and products of other farming operations for the purposes of wholesaling such goods;



- (c) “apartment building” means a residential building, other than a motel, hotel, or townhouse of any type, which contains more than three (3) 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;
- (d) “Assessment Act” means the Assessment Act, R.S.O. 1990, c. A.31, as amended or any successor thereto;
- (e) “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;
- (f) “board” has the same meaning as that specified in the Education Act, R.S.O. 1990, c. E.2, as amended or any successor thereto;
- (g) “Building Code Act” means the Building Code Act, 1992, S.O. 1992, c. 23, as amended, and all Regulations made under it including the Building Code, as amended, or any successors thereto;
- (h) “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,
  - i. to acquire land or an interest in land, including a leasehold interest,
  - ii. to improve land,
  - iii. to acquire, lease, construct or improve buildings and structures,
  - iv. to acquire, construct or improve facilities including,
    - furniture and equipment other than computer equipment,
    - materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, c. P.44, as amended or successor thereto, and
    - rolling stock with an estimated useful life of seven (7) years or more; and
  - v. to undertake studies in connection with any matter under the Act and any of the matters in clauses (i), (ii), (iii) and (iv), 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 (i), (ii), (iii) and (iv) that are growth related;

- (i) “commercial” means any non-residential development not defined under “institutional” or “industrial”;
- (j) “Council” means the Council of the municipality;
- (k) “development” means the construction, erection or placing of one (1) or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;
- (l) “development charge” (or “development charges”) means a charge (or charges) imposed with respect to this By-law;
- (m) “dwelling unit” means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one (1) or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use, and shall include guest suites available for temporary use on any basis within any residential use development, but, for clarity, excludes suites contained within a motel or hotel;
- (n) “Education Act” means the Education Act, R.S.O. 1990, c. E.2, as amended or any successor thereto;
- (o) “grade” means the average level of finished ground adjoining a building or structure at all exterior walls;
- (p) “gross floor area” means:
  - i. in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-



residential and a residential use, excluding, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium, and excluding, in the case of a building containing parking spaces, the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the parking or storage of motor vehicles is the principal use of the building or structure, and, for the purposes of this definition, the non-residential portion of a mixed use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure, and

- ii. the floor area of any mezzanine or similar surface area,

however, notwithstanding any other section of this by-law, gross floor area shall not include the surface area of swimming pools or the playing surfaces of indoor sports fields, including hockey arenas and basketball courts;

- (q) “hotel” (and “motel”) means a commercial establishment offering lodging to travellers and sometimes to temporary residents, and may include other services such as restaurants, meeting rooms and stores that are available to the general public;
- (r) “industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or 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;
- (s) “institutional” means lands, 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, without limiting the generality of the foregoing, places of worship, medical clinics, and special care facilities;
- (t) “large apartment” means a dwelling unit in an apartment building that is 700 square feet or larger in size;



- (u) “local board” has the same meaning as defined in section 1 of the Act;
- (v) “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;
- (w) “mixed use” means land, buildings or structures used, or designed or intended for use, for a combination of residential and non-residential uses;
- (x) “mobile home” means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one (1) or more persons, but does not include a travel trailer or tent trailer;
- (y) “multiple unit dwelling” means a dwelling other than those dwellings defined herein as “apartment building”, “small apartment”, “large apartment”, “single detached dwelling”, or “semi-detached dwelling”.
- (z) “municipality” (or the “Town”) means The Corporation of the Town of Aurora;
- (aa) “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;
- (bb) “owner” means the owner of land or a person who has made an application for approval for the development of land upon which a development charge is imposed;
- (cc) “place of worship” means a building or structure that is used primarily for worship and religious practices and purposes, including related administrative, teaching, assembly and associated spaces, but does not include portions of such building or structure used for any commercial use, including but not limited to daycare facilities;
- (dd) “Planning Act” means the Planning Act, R.S.O. 1990, c. P.13, as amended or any successor thereto;
- (ee) “private school” means an educational institution operated by a registered non-profit organization, excluding any dormitory or residence accessory to such



private school, that is used primarily for the instruction of students in courses of study approved or authorized by the Minister of Education or successor thereto;

- (ff) “redevelopment” means the construction, erection or placing of one (1) or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;
- (gg) “regulation” means any regulation made under the Act;
- (hh) “residential use” means lands, buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodation for one (1) or more individuals, but shall not include institutional uses, a motel or hotel, or a lodging house licensed by the municipality;
- (ii) “semi-detached dwelling” means a building divided vertically into and comprising two (2) dwelling units;
- (jj) “services” (or “service”) means those services designated in Schedule “A” to this By-law;
- (kk) “servicing agreement” means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;
- (ll) “single detached dwelling” means a residential building consisting of one (1) dwelling unit and not attached to another structure above grade and includes a mobile home; for greater certainty, a residential building consisting of one (1) dwelling unit that is attached to another structure by footings only shall be considered a single-family dwelling for purposes of this By-law;
- (mm) “small apartment” means a dwelling unit in an apartment building that is less than 700 square feet in size; and
- (nn) “special care facilities” means lands, buildings or structures used or designed or intended for uses for the purpose of providing supervision, nursing care or



medical treatment, which do not comprise dwelling units, that are licensed, approved or supervised under any special or general statute, and excludes the special care/special dwelling portions of the building;

(oo) “special care/special dwelling” means a residential portion of special care facilities containing rooms or suites of rooms designed or intended to be used for sleeping and living accommodation that have a common entrance from street level:

- i. Where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;
- ii. Which may or may not have exclusive sanitary and/or culinary facilities;
- iii. That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and
- iv. Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services may be provided at various levels.

## **2.0 DESIGNATION OF SERVICES**

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

- a) Library Services;
- b) Fire Services;
- c) Indoor Recreation Services;
- d) Outdoor Recreation Services;
- e) Municipal Parking Spaces;
- f) General Government (Studies);
- g) Services Related to a Highway;
- h) Wastewater Services; and
- i) Water Supply and Distribution Services.





- 2.2 The components of the services designated in subsection 2.1 are described in Schedule “A” to this By-law.

### **3.0 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 subsection 3.2; and
  - b) the development of the lands requires any of the approvals set out in clause 3.4(a).

#### **Area to Which By-law Applies**

- 3.2 Subject to subsection 3.3, this By-law applies to all lands in the geographic area of the Town of Aurora.
- 3.3 This By-law shall not apply to lands that are owned by and used for the purposes of:
- a) the Town of Aurora or a local board thereof;
  - b) a board as defined in section 1(1) of the Education Act; or
  - c) the Regional Municipality of York or a local board thereof.

#### **Approvals for Development**

- 3.4 (a) A development charge 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 9 of the Condominium Act, 1998, S.O. 1998, c. 19, as amended or any successor thereto; or
  - vii. the issuing of a permit under the Building Code Act, in relation to a building or structure.
- b) No more than one (1) 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 (2) or more of the actions described in clause 3.4(a) are required before the lands, building or structures can be developed.
- c) Despite clause 3.4(b), if two (2) or more of the actions described in clause 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, a development charge may not be imposed or may be deferred on terms and conditions satisfactory to the Town, with respect to:
- (a) land owned by and used for the purposes of a private school that is exempt from taxation under the Assessment Act;
  - (b) lands, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act;



- (c) non-residential uses permitted pursuant to section 39 of the Planning Act or any successor thereto;
- (d) the issuance of a building permit not resulting in the creation of additional gross floor area;
- (e) agricultural uses; or
- (f) a public hospital receiving aid under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended or any successor thereto.

### **Amount of Charges**

#### **Residential Uses**

- 3.6 The development charges described in Schedule “B” to this By-law 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.
- 3.7 Notwithstanding the definition of multiple unit dwelling, for determining development charges applicable under this By-law, any residential dwelling unit within a multiple unit dwelling structure where the residential dwelling unit is less than 650 square feet of total gross floor area shall be deemed a “small apartment” and pay the corresponding development charge set out in Schedule “B” to this By-law.

#### **Non-Residential Uses**

- 3.8 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 Where Redevelopment**

3.9 Despite any other provision of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within four (4) years prior to the date of payment of a development charge in respect of such redevelopment was, or is to be: (i) demolished, in whole or in part; (ii) relocated from the lands; or (iii) converted from one principal use to another principal use on the same land, then the development charge otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential or mixed-use building or structure containing residential uses, an amount calculated by multiplying the applicable development charge under subsections 3.6 and 3.7 of this By-law by the number, according to type, of dwelling units that have been or will be demolished, relocated from the lands, or converted to another principal use; or
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.8 of this By-law by the non-residential gross floor area that has been or will be demolished, relocated from the lands, 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.

3.10 For the purposes of subsection 3.9, a demolition is deemed to have occurred on the date of issuance of a demolition permit, or in the case of accidental or natural destruction of the structure or relocation of the structure from the lands, the date of such occurrence.

3.11 For the purposes of subsection 3.9, the onus is on the applicant to produce evidence to the satisfaction of the Town, acting reasonably, to establish the following:

- (a) the number of dwelling units that have been or will be demolished, relocated from the lands or converted to another principal use; or



- (b) the non-residential gross floor area that has been or will be demolished, relocated from the lands or converted to another principal use; and
- (c) in the case of a demolition, that the dwelling units and/or non-residential gross floor area were demolished within four (4) years prior to the date of the payment of development charges in regard to the redevelopment.

3.12 Any residential building or structure that is determined to be derelict, or the equivalent of derelict, and ordered to be demolished by the Council of the Town, shall be eligible for development charge credits if a building permit is issued for a building or structure on the lands previously occupied by the deemed derelict residential building or structure within one hundred and twenty (120) months or less of the issuance of the demolition permit for the deemed derelict building or structure. The development charge credit shall be calculated in accordance with the time requirements between demolition permit issuance and building permit issuance as set out in Schedule “C” to this By-law. For redevelopment to which this subsection applies, the development charge otherwise payable with respect to such redevelopment shall be reduced by the amount of the credit calculated in this subsection. Should the calculated credit exceed the amount of development charge otherwise payable, no development charge shall be payable, and any excess credit shall have no cash or credit value for any purpose.

### **Reduction of Development Charge Where Gross Floor Area is Increased**

3.13 As set out in section 4 of the Act, if a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined as follows:

- (a) the exemption for industrial enlargement provided for in this subsection shall apply only to the enlargement of the gross floor area of an existing industrial building; for this subsection, an “existing industrial building” shall have the same meaning as defined in O. Reg. 82/98 under the Act, as amended or successor thereto, and at the time of application for a building permit, shall have fifty (50) per cent or more of its gross floor area occupied by industrial uses;



- (b) such enlargement must be attached to, or within, the existing industrial building, but shall not be attached by means only of a tunnel, bridge, passageway, shared below grade connection, foundation, footing, shared connected roof or parking facility;
- (c) both the enlargement and existing industrial building must be constructed on lands owned by the same beneficial owner;
- (d) the enlargement shall be for a use for, or in connection with, an industrial purpose as set out in this By-law on lands owned by the same beneficial owner;
- (e) the enlargement shall be for the exclusive use of an existing occupant whose occupancy equals fifty (50) percent or more of the total gross floor area of the existing structure immediately prior to the issuance of the subject expansion building permit;
- (f) the building permit for the construction of the enlargement is to be issued not less than five (5) years from the date of occupancy permit issuance for the original building, or occupancy permit issuance for the last building permit for an enlargement on the property;
- (g) for the purposes of the calculation of the applicable development charge, the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement in respect of that building for which an exemption under section 4 of the Act is sought;
- (h) for the purposes of the calculation of the applicable development charge, the enlargement shall be measured to also include all prior enlargements from the existing industrial building as determined in clause 3.10(b);
- (i) if the area of the enlargement as determined in clause 3.13(h) above is fifty (50) per cent or less than the gross floor area determined in clause 3.13(g) above, the amount of the development charge in respect of the enlargement is zero (0) dollars; and
- (j) if the area of the enlargement as determined in clause 3.13(h) above is more than fifty (50) per cent of the gross floor area determined in clause



3.13(g) above, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable less that portion related to any gross floor area of the enlargement which is required to bring the cumulative amount of enlargements to fifty (50) percent.

### **Time of Payment of Development Charges**

- 3.14 A development charge imposed under this By-law is payable upon issuance of the first building permit with respect to each building or structure. Where applicable, a development charge for Town-wide engineered services shall be payable upon execution of a vacant land condominium agreement, a development agreement, or a subdivision agreement, with the remaining applicable portions of the development charge to be payable at issuance of building permit as above.
- 3.15 Despite subsection 3.14 of this By-law, 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.

### **Transition Provision – Permits in Process at Commencement**

- 3.16 For any residential building permit which was issued prior to the effective date of this By-law, and for which the Chief Building Official of the Town has determined that construction has not commenced within six (6) months of the permit issuance, such building permit may be revoked until such time as any increase in development charges owing when calculated in accordance with this By-law are paid.
- 3.17 Any residential building permit applications which were both “complete” and received prior to the date which is ten (10) days prior to the effective date of this By-law, but for which a building permit had not been issued by the effective date, shall pay the development charge rates which were in effect at the time the complete application was received by the Town.

## **4.0 CREDIT FOR CONSTRUCTION OF SERVICES**



- 4.1 Despite the development charge payments required under any provision of this By-law, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service for which a development charge is imposed under this By-law.

## **5.0 INDEXING**

- 5.1 The development charges set out in Schedule “B” to this By-law shall be adjusted semi-annually, without amendment to this By-law, on the first day of January and July of each year, commencing on July 1, 2019, in accordance with the Statistics Canada Quarterly Construction Price Statistics.

## **6.0 SCHEDULES**

- 6.1 The following schedules to this By-law form an integral part thereof:

Schedule “A”: Components of Services Designated in subsection 2.1

Schedule “B”: Residential and Non-Residential Development Charges

Schedule “C”: Calculation of Development Charge Credits Provided to Residential Derelict Buildings

## **7.0 DATE BY-LAW IN FORCE**

- 7.1 This By-law shall come into full force and effect on the date of final passage hereof.

## **8.0 DATE BY-LAW EXPIRES**

- 8.1 This By-law will expire five (5) years from the date of final passage, unless it is repealed at an earlier date.

## **9.0 REPEAL OF PREVIOUS BY-LAW**

- 9.1 By-law Number 5585-14, and any amendments thereto, is hereby repealed upon the coming into force of this By-law.





## 10.0 SHORT TITLE

10.1 This By-law may be referred to as the “Development Charges By-law”.

*READ A FIRST AND SECOND TIME THIS 26th DAY OF MARCH, 2019.*

*READ A THIRD TIME AND FINALLY PASSED THIS 26th DAY OF MARCH, 2019.*

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MAYOR

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TOWN CLERK



Schedule "A"  
Town of Aurora  
Components of Service

**Town-wide Services:**

- 1) Library Services;
- 2) Fire Services;
- 3) Indoor Recreation Services;
- 4) Outdoor Recreation Services;
- 5) Municipal Parking Spaces;
- 6) General Government (Studies);

**Town-wide Engineered Services:**

- 7) Services Related to a Highway;
- 8) Wastewater Services; and
- 9) Water Supply and Distribution Services.



Schedule "B"  
Town of Aurora  
Schedule of Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - Large	Apartments - Small	Other Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.m. of Gross Floor Area)
<b>Town-Wide Services:</b>							
Municipal parking spaces	4	2	2	3	1	0.01	0.11
Fire Services	891	538	369	662	275	0.37	3.98
Outdoor Recreation Services	6,037	3,646	2,499	4,488	1,860	0.27	2.91
Indoor Recreation Services	7,575	4,575	3,136	5,631	2,334	0.33	3.55
Library Services	1,313	793	544	976	405	0.06	0.65
General Government	774	467	320	575	238	0.32	3.44
<b>Total Town-Wide Services</b>	<b>16,594</b>	<b>10,021</b>	<b>6,870</b>	<b>12,335</b>	<b>5,113</b>	<b>1.36</b>	<b>14.64</b>
<b>Town-Wide Engineered Services</b>							
Services Related to a Highway	6,139	3,707	2,542	4,564	1,892	2.55	27.45
Wastewater Services	734	443	304	546	226	0.30	3.23
Water Supply and Distribution Services	377	228	156	280	116	0.16	1.72
<b>Total Town-Wide Engineered Services</b>	<b>7,250</b>	<b>4,378</b>	<b>3,002</b>	<b>5,390</b>	<b>2,234</b>	<b>3.01</b>	<b>32.40</b>
<b>GRAND TOTAL</b>	<b>23,844</b>	<b>14,399</b>	<b>9,872</b>	<b>17,725</b>	<b>7,347</b>	<b>4.37</b>	<b>47.04</b>



Schedule "C"  
Town of Aurora  
Calculation of Development Charge Credits Provided to Residential Derelict Buildings  
Demolished

Number of Months from Date of Demolition Permit to Date of Building Permit Issuance	Credit Provided*
Up to and including 48 months	100%
Greater than 48 months up to and including 72 months	75%
Greater than 72 months up to and including 96 months	50%
Greater than 96 months up to and including 120 months	25%
Greater than 120 months	0%

\*Credits are calculated as a percentage of the prevailing development charge rates for the type of dwelling demolished.