



**TOWN OF AURORA
ADDITIONAL ITEMS
FOR COUNCIL MEETING**

**Tuesday, April 8, 2014
7 p.m.
Council Chambers**

- **Withdrawal of Delegation (a) Audrey Jacob, Director, IBI Group, representing Emery Investments
Re: Item 6 – CFS14-017 – Development Charges By-law Approval**

- **Item 12 – Memorandum from the Director of Corporate & Financial Services/Treasurer
Re: Replacement Pages – Development Charges Report CFS14-017
(Item 6 – CFS14-017 – Development Charges By-law Approval)**

RECOMMENDED:

THAT the memorandum regarding Replacement Pages – Development Charges Report CFS14-017 be received; and

THAT the attached Addendum No. 1 to Town of Aurora Development Charge Background Study Update be received as replacement to the Development Charges Addendum document included within Report CFS14-017; and

THAT the draft By-law 5585-14 be amended prior to approval with the attached replacement Schedule “B”.



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-726-4772
Email: delliot@aurora.ca
www.aurora.ca

MEMO

DATE: April 8, 2014
TO: Mayor Dawe, Members of Council
FROM: Dan Elliott, Director, Corporate and Financial Services
RE: Replacement Pages – Development Charges report CFS14-017

Recommendation:

THAT the memorandum to Council dated April 8, 2014 be received; and

THAT the attached Addendum No. 1 to Town of Aurora Development Charge Background Study Update be received as replacement to the Development Charges Addendum document included within Report CFS14-017; and

THAT the draft By-law 5585-14 be amended prior to approval with the attached replacement Schedule “B”.

Today, a consultant for one of the developers planning work in the 2C lands identified one capital project in the Development Charges Background Study as being understated in estimated cost, and one capital project which was overlooked in completing the study. Combined, these two adjustments add \$2,641,000 of additional capital costs for recovery through the updated DC Charge. Town staff have reviewed the issues raised and concur with the noted adjustments. The Town’s DC consultants have updated the affected pages from their April 8, 2014 addendum document, and reissued the entire document as a replacement. The pages which were affected by the two noted changes are pages 5-27 (project #4) and 5-29 (new project #5) . Consequent changes and updates to other pages are thereby triggered, and include the following:

Calculation pages: 6-2, 6-5, and F-14 (the rate table)
Text changes pages: 1, ii, iii, 5-26, 5-28, 6-6, and C-2.

The charges have increased a further \$353 to \$20,116 per single family residential and a further increase of \$0.16 to \$3.67 per square foot of non-residential development.

A copy of this memorandum and the amended Addendum document was circulated to all 2C developers previously consulted.

**ADDENDUM NO. 1 TO TOWN OF
AURORA**

**DEVELOPMENT CHARGE
BACKGROUND STUDY UPDATE**

FOR PUBLIC CIRCULATION

APRIL 8, 2014



Plaza Three
101-2000 Argentia Rd.
Mississauga, Ontario
Canada L5N 1V9

Phone: (905) 272-3600

Fax: (905) 272-3602

e-mail: info@watson-econ.ca

www.watson-econ.ca

 **Planning for growth**

ADDENDUM REPORT

1. BACKGROUND

Commensurate with the provisions of the *Development Charges Act, 1997*, the Town has undertaken, a Background Study and is holding the statutory public meeting on March 26, 2014. Subsequently Council will pass a Development Charges By-law. The basis for the current study is to meet the requirements of the Development Charges Act.

2. DISCUSSION

2.1 Water and Wastewater Calculations

The Town's DC study, dated March 12, 2014, reflected the growth related capital infrastructure requirements for the Town for the 2014-2031 forecast period. Growth related capital requirements for water and wastewater services were outlined within the DC study. This addendum has provided for the recalculation of the water and wastewater services portion of the DC to account for changes identified following further discussion with the Town's staff. The changes are largely due to increased costs to three sewer projects in the 2C North Area, and two water distribution projects along St. John's Sideroad.

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

- Wastewater Services – Projects # 2, 3, and 4 from page 5-27 (i.e. 2C North-Sanitary sewer from Mavrinac to Mattamy/TAC developments, Internal 2C North sewer oversizing, and Leslie Street Sanitary) have an updated cost of \$918,300, \$400,000, and \$1,485,000 respectively. The result is an increase of \$205 per single detached home and \$0.09 per sq. ft. for non-residential resulting in an updated wastewater services DC of \$739 and \$0.32 respectively.
- Water Distribution – Project # 2 from page 5-29 (i.e. St. John's – Bayview to Leslie) has an updated cost of \$1,861,000. Also, Project #5 (new) – St. John's – Leslie East to 2C has been added for \$1,661,000. The result is an increase of \$339 per single detached home and \$0.15 per sq. ft. for non-residential resulting in an updated water services DC of \$740 and \$0.33 respectively.

2.2 Recreation and Library Calculations

The Town's DC study, dated March 12, 2014, reflected the growth related capital infrastructure requirements for the Town for the 2014-2023 forecast period. Growth related capital requirements for recreation and library services were outlined within the DC study. This addendum has provided for the recalculation of the recreation and library services portion of the DC to account for changes identified following further discussion with the Town's staff.

- Recreation Services-The 10-year average service standard for indoor recreation facilities in the March 12, 2014 DC Study was calculated at a DC eligible amount of \$29,336,830, however only \$26,958,883 was included in the DC recreation calculation. \$2,377,947 was incorrectly included as a growth-related cost to be recovered beyond the current forecast period (i.e. post period benefit). The result of the reallocation of growth-related cost to the current 10 year forecast is an increase of \$523 per single detached home and \$0.02 per sq.ft. for non-residential resulting in an updated recreation DC of \$7,028 and \$0.25 respectively.
- Library Services-There was a small calculation error on page B-21 in the calculation of the DC eligible amount (i.e. 11,333 population X \$120.67 per capita = \$1,367,553). As a result the provision for new library materials is decreased from \$1,442,000 to \$1,366,000. This results in a decrease of \$17 per single detached home to \$1465.

The above changes have been incorporated into the calculations. The summary below outlines the current charges vs the charges as calculated in the DC report dated March 12, 2014 and the charges calculated in this addendum report.

Residential (Single Detached) Comparison

Service	Current	Calculated March 12/14	Calculated April 8/14
Municipal Wide Services:			
Roads and Related	2,598	4,792	4,792
Fire Services	189	566	566
Park Development	3,047	4,245	4,245
Indoor Recreation	6,402	6,505	7,028
Library Services	1,417	1,482	1,465
General Government	343	541	541
Total Municipal Wide Services	13,996	18,131	18,637
W & WW Services:			
Sewer	720	534	739
Water	1,032	401	740
Sub-total	1,752	935	1,479
Grand Total	15,748	19,066	20,116

Non-Residential (per ft².) Comparison

Service	Current	Calculated March 12/14	Calculated April 8/14
Municipal Wide Services:			
Roads and Related	1.29	2.09	2.09
Fire Services	0.10	0.25	0.25
Park Development	-	0.15	0.15
Indoor Recreation	-	0.23	0.25
Library Services	-	0.05	0.05
General Government	0.18	0.23	0.23
Total Municipal Wide Services	1.57	3.00	3.02
W & WW Services:			
Sewer	0.35	0.23	0.32
Water	0.51	0.18	0.33
Sub-total	0.86	0.41	0.65
Grand Total	2.43	3.41	3.67

The result of the updates is an overall increase in the proposed charge from the amount calculated in the March 12, 2014 background study.

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

2.3 Local Service Policy

Following further discussions with Town staff and one of the developers consultant, the definition for part 2(c) in Section D (Parkland Development) from the Town's Local Service Policy has been amended and the changes are attached to this Addendum Report.

2.4 Changes to Background Report Resulting from Above

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

- Page (ii) – textual changes to reflect the updated calculated charges.
- Page (iii) – recalculation of the summary of the gross capital costs and net costs to be recovered over the life of the by-law and textual changes to reflect the updates in the summary of the gross capital costs and net costs to be recovered over the life of the by-law.
- Page (iv) – recalculation of Table ES-1 schedule of development charges
- Page 5-4 to 5-5 – textual changes and chart update to reflect the updated costs to recreation.
- Page 5-11 – chart update to reflect the updated costs to library materials.
- Page 5-26 to 5-29– textual changes and chart update to reflect the updated costs to water and wastewater.
- Tables 6-1, 6-3, and 6-4 – recalculation of the charges.
- Table 6-5 – table updated to reflect costs to be incurred over the life of the by-law.
- Page B-21 - recalculation of the DC Eligible amount for library materials.
- Appendix C – Table C-1 – recalculation of operating and capital expenditure impacts from future capital expenditures to reflect the updated information for recreation, library, water distribution, and wastewater sewers.
- Appendix E – Page E-6 and E-7 – textual changes to parkland development in the Town's Local Services Policy.
- Appendix F – amended Schedule B to the By-law providing for the recalculated charge.

3. PROCESS FOR THE ADOPTION OF THE DEVELOPMENT CHARGES BY-LAW

The changes herein form the basis for the by-law being presented to Council. If Council is satisfied with the above changes to the Background Study, and based on the public submissions made at the public meeting, this addendum report #1 and the amended by-law, including the amended schedule “B” to the by-law, will be considered for approval by Council.

AMENDED PAGES

Measure	10 Year	17.5 Year
	2014-2023	2014-2031
(Net) Population Increase	11,333	12,609
Residential Unit Increase	4,905	5,957
Non-Residential Gross Floor Area Increase (ft ²)	5,806,850	6,937,321

Source: Watson & Associates Economists Ltd. Forecast 2014

4. On May 26, 2009, the Town of Aurora passed By-law 5139-09 under the *Development Charges Act, 1997*. The by-law imposes development charges on residential and non-residential uses. By-law 5139-09 will expire on June 8, 2014. The Town is undertaking a development charge public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for March 26th, 2014 with adoption of the by-law anticipated on April 8th, 2014.
5. The development charges currently in effect are \$15,748 for single detached dwelling units. Non-residential charges are \$26.22 per square metre. 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 \$20,116 and the non-residential charge is \$39.50 per square metre of building area. These rates are submitted to Council for its consideration.
6. The *Development Charges Act* 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	\$ 89,465,582
Less:	
Benefit to existing development	\$ 15,955,436
Post planning period benefit	\$ 17,011,789
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 1,280,363
Grants, subsidies and other contributions	\$ 6,300,000
Net Costs to be recovered from development charges	\$ 48,917,995

Hence, \$40.55 million (or an annual amount of \$8.1 million) will need to be contributed from taxes and rates, or other sources. Of the total, \$17.0 million is growth-related but outside of the forecast period.

Based on the previous table, the Town plans to spend \$89.47 million over the next five years, of which \$48.92 million (55%) is recoverable from development charges. Of this net amount, \$31.10 million is recoverable from residential development and \$15.81 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

7. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods. The following Town-wide services are calculated based on a 17.5-year forecast:

- Water Supply and Distribution;
- Sanitary Sewers
- Roads and Related;
- Public Works; and
- Fire Services.

All other Town-wide services are calculated based on a 10-year forecast. These include Park Development, Indoor Recreation Services, Library Services, Parking Spaces and General Government. However, 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 DC by-law which is appended in Appendix F. 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
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Large Apartments ¹	Small Apartments ¹	Other Multiples	(per ft ² of Gross Floor Area)	(per m ² of Gross Floor Area)
General Services:						
Fire Services	566	307	205	438	0.25	2.69
Park Development	4,245	2,304	1,540	3,287	0.15	1.61
Indoor Recreation	7,028	3,815	2,550	5,442	0.25	2.69
Library Services	1,465	795	532	1,134	0.05	0.54
Municipal Parking Spaces	14	8	5	11	0.01	0.11
General Government	541	294	196	419	0.23	2.48
Total General Services	13,859	7,523	5,028	10,731	0.94	10.12
Engineering Services						
Roads and Related	4,778	2,594	1,734	3,700	2.08	22.39
Sanitary Sewers	739	401	268	572	0.32	3.44
Water Supply and Distribution	740	402	269	573	0.33	3.55
Total Engineering Services	6,257	3,397	2,271	4,845	2.73	29.38
GRAND TOTAL	20,116	10,920	7,299	15,576	3.67	39.50

¹ The apartment definitions have been refined to match the Region of York's definitions. Large apartments applies to apartments with GFA of 700 sq.ft. and larger (commencing on June 19, 2014 to be revised to GFA of 650 sq.ft. and larger). Small apartments applies to apartments with GFA less than 700 sq.ft. (commencing on June 19, 2014 to be revised to GFA less than 650 sq.ft.).

5.2.2 Indoor Recreation Services

With respect to recreation facilities, there are currently 12 facilities provided by the Town amounting to a total of 310,975 sq.ft. of space. The average historic level of service for the previous ten years has been approximately 6.00 sq.ft. of space per capita or an investment of \$2,589 per capita. Based on this service standard, the Town would be eligible to collect \$29,336,830 from DCs for facility space.

The Town has provided for the need for a new artificial ice rink and a provision for new recreation facility development. The gross capital cost of these projects is \$16.1 million. Further, debenture principal of \$6 million and discounted interest costs of \$1.0 million have been included in addition to recovery of a \$9.1 million negative reserve fund balance. The total gross capital cost to be included is \$32.2 million with a post period benefit of \$1.9 million. Therefore, the balance before the mandatory 10% deduction is \$30.3 million. The net growth capital cost after the mandatory 10% deduction is \$28.8 million and has been included in the development charge.

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.

5.4 Service Levels and Urban Build Out Capital Costs for Aurora's DC Calculation

This section evaluates the development-related capital requirements for those services with urban build out capital costs.

5.4.1 Sanitary Sewers

The cost, timing, and description of the projects included in the forecast have been provided by Town Staff and are based on the Town's budgets and long term capital plan, 2009 Development Charges Study, and other capital planning and engineering studies.

A number of sewer projects have been identified for inclusion in the DC, as well as two credit recoveries (Balleymore PS, and Whitewell/State Farm). The projects include oversizing projects located in the Town's 2C area, a Yonge Street forcemain and the sanitary sewer replacement and associated oversizing. The gross cost of the projects is \$8.3 million with an identified benefit to existing of \$2.8 million including a reserve fund adjustment of \$1.5 million, the net amount of \$5.5 million has been included in the DC calculation.

The growth-related costs have been allocated between residential and non-residential development based on incremental growth in population to employment over the build out urban forecast period. This split results in a 59% allocation to residential and a 41% allocation to non-residential.

5.4.2 Water Supply and Distribution

The cost, timing, and description of the projects included in the forecast have been provided by Town Staff and are based on the Town's budgets and long term capital plan, 2009 Development Charges Study, and other capital planning and engineering studies.

There are three water distribution projects identified for inclusion in the DC as well as a credit recovery for Whitewell/State Farm. These projects are located on Yonge Street, Hallgrove/Debac, and St. John's Sideroad. The gross cost of the projects is \$4.6 million all of which are growth-related, and there is also the recovery of a \$0.9 million negative reserve fund balance. The net amount of \$5.5 million has been included in the DC calculation.

The allocation between residential and non-residential growth is calculated based on incremental growth in population to employment, for build out forecast period for the urban serviced areas, resulting in a 59% residential allocation and a 41% non-residential.

TABLE 6-1
revised April 8, 2014
TOWN OF AURORA
DEVELOPMENT CHARGE CALCULATION
Water & Wastewater Services
2014-2031

SERVICE	2014 \$ DC Eligible Cost		2013 \$ DC Eligible Cost		
	Residential	Non-Residential	SDU	per ft ²	per m ²
	\$	\$	\$	\$	\$
1 <u>Sewers</u>					
1.1 Sanitary Sewers	3,287,119	2,239,381	739	0.32	3.44
	3,287,119	2,239,381	739	0.32	3.44
2. <u>Water</u>					
2.1 Water Supply and Distribution	3,290,569	2,241,731	740	0.33	3.55
	3,290,569	2,241,731	740	0.33	3.55
TOTAL	\$6,577,688	\$4,481,112	\$1,479	0.65	6.99
DC ELIGIBLE CAPITAL COST	\$6,577,688	\$4,481,112			
Build out Gross Population / GFA Growth (ft ²)	15,567	6,937,321			
Cost Per Capita / Non-Residential GFA (ft ²)	\$422.54	\$0.65			
By Residential Unit Type					
	<u>p.p.u</u>				
Single and Semi-Detached Dwelling	3.50	\$1,479			
Apartments - 2 Bedrooms + ¹	1.90	\$803			
Apartments - Bachelor and 1 Bedroom ²	1.27	\$537			
Other Multiples	2.71	\$1,145			

¹ The apartment definitions have been refined to match the Region of York's definitions. Apartments with two or more bedrooms calculated charge applies to large apartments with GFA of 700 sq.ft. and larger (commencing on June 19, 2014 to be revised to GFA of 650 sq.ft. and larger).

² The apartment definitions have been refined to match the Region of York's definitions. Apartments with less than two bedrooms calculated charge applies to small apartments with GFA less than 700 sq.ft. (commencing on June 19, 2014 to be revised to GFA less than 650 sq.ft.).

TABLE 6-3
TOWN OF AURORA
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2014-2023

SERVICE	2014 \$ DC Eligible Cost		2013 \$ DC Eligible Cost		
	Residential	Non-Residential	SDU	per ft ²	per m ²
	\$	\$	\$	\$	\$
5. <u>Municipal Parking Services</u>					
5.1 Municipal Parking Spaces	53,711	34,489	14	0.01	0.11
	53,711	34,489	14	0.01	0.11
6. <u>Park Development</u>					
6.1 Parkland development, amenities & trails	16,245,098	855,005	4,179	0.15	1.61
6.2 Parks vehicles and equipment	256,500	13,500	66	0.00	0.00
	16,501,598	868,505	4,245	0.15	1.61
7. <u>Indoor Recreation</u>					
7.1 Recreation facilities	27,318,444	1,437,813	7,028	0.25	2.69
	27,318,444	1,437,813	7,028	0.25	2.69
8. <u>Library Services</u>					
8.1 Library facilities	4,529,228	238,380	1,165	0.04	0.43
8.2 Library materials	1,167,930	61,470	300	0.01	0.11
	5,697,158	299,850	1,465	0.05	0.54
9. <u>General Government</u>					
9.1 Studies	2,101,273	1,349,242	541	0.23	2.48
TOTAL	\$51,672,184	\$3,989,899	\$13,293	\$0.69	\$7.43
DC ELIGIBLE CAPITAL COST	\$51,672,184	\$3,989,899			
10 Year Gross Population / GFA Growth (ft ² .)	13,605	5,806,850			
Cost Per Capita / Non-Residential GFA (ft ² .)	\$3,798.03	\$0.69			
By Residential Unit Type					
Single and Semi-Detached Dwelling	3.50	\$13,293			
Apartments - 2 Bedrooms + ¹	1.90	\$7,216			
Apartments - Bachelor and 1 Bedroom ²	1.27	\$4,823			
Other Multiples	2.71	\$10,293			

¹ The apartment definitions have been refined to match the Region of York's definitions. Apartments with two or more bedrooms calculated charge applies to large apartments with GFA of 700 sq.ft. and larger (commencing on June 19, 2014 to be revised to GFA of 650 sq.ft. and larger).

² The apartment definitions have been refined to match the Region of York's definitions. Apartments with less than two bedrooms calculated charge applies to small apartments with GFA less than 700 sq.ft. (commencing on June 19, 2014 to be revised to GFA less than 650 sq.ft.).

TABLE 6-4
revised April 8, 2014
TOWN OF AURORA
DEVELOPMENT CHARGE CALCULATION
TOTAL ALL SERVICES

	2014 \$ DC Eligible Cost		2013 \$ DC Eligible Cost		
	Residential	Non-Residential	SDU	per ft ²	per m ²
	\$	\$	\$	\$	\$
Water & Wastewater Services	\$6,577,688	\$4,481,112	\$1,479	\$0.65	\$6.99
Municipal-wide Services 17.5 Year - Roads & Fire	23,772,831	16,195,465	5,344	2.33	25.08
Municipal-wide Services 10 Year	51,672,184	3,989,899	13,293	0.69	7.43
TOTAL	82,022,703	24,666,476	20,116	3.67	39.50

Table 6-5
revised April 8, 2014
TOWN OF AURORA

GROSS EXPENDITURE AND SOURCES OF REVENUE SUMMARY
FOR COSTS TO BE INCURRED OVER THE LIFE OF THE BY-LAW

SERVICE	TOTAL GROSS COST	TAX BASE OR OTHER NON-DC SOURCE		LEGISLATED REDUCTION	POST DC PERIOD BENEFIT	DC RESERVE FUND		
		BENEFIT TO EXISTING	OTHER FUNDING			RESIDENTIAL	NON-RESIDENTIAL	
1 Sewers								
1.1 Sanitary Sewers	4,805,933	420,100	0	0	0	2,608,659	1,777,174	
2. Water								
2.1 Water Supply and Distribution	3,781,600	0	0	0	0	2,249,266	1,532,334	
3. Roads and Related								
3.1 Roads	23,136,199	3,451,641	1,275,000	0	0	10,949,861	7,459,696	
3.2 Depots and Domes	14,885,000	7,812,499	0	0	2,227,677	2,881,664	1,963,161	
3.3 PW Rolling Stock	439,350	43,935	0	0	0	235,190	160,225	
4. Fire Services								
4.1 Fire facilities	15,500,000	800,000	5,025,000	0	5,595,000	2,426,752	1,653,248	
4.2 Fire vehicles	565,000	0	0	0	0	336,058	228,942	
4.3 Small equipment and gear	175,000	0	0	0	0	104,089	70,911	
5. Municipal Parking Services								
5.1 Municipal Parking Spaces	0	0	0	0	0	0	0	
6. Park Development								
6.1 Parkland development, amenities & trails	13,015,000	3,035,886	0	619,211	3,787,000	5,294,258	278,645	
6.2 Parks vehicles and equipment	0	0	0	0	0	0	0	
7. Indoor Recreation								
7.1 Recreation facilities	1,515,000	0	0	151,500	0	1,295,325	68,175	
8. Library Services								
8.1 Library facilities	9,500,000	0	0	409,789	5,402,112	3,503,694	184,405	
8.2 Library materials	683,000	0	0	68,300	0	583,965	30,735	
9. General Government								
9.1 Studies	1,464,500	391,375	0	31,563	0	634,284	407,278	
TOTAL EXPENDITURES & REVENUES	\$89,465,582	\$15,955,436	\$6,300,000	\$1,280,363	\$17,011,789	\$33,103,065	\$15,814,930	

**Town of Aurora
Service Standard Calculation Sheet**

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

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/item)
Books	117,645	119,146	122,540	123,972	126,518	127,079	126,721	131,035	129,324	129,324	\$ 41
Paperbacks	18,878	18,320	17,762	17,404	17,661	17,546	19,457	17,415	17,086	17,086	\$ 17
Periodicals- print	218	225	234	236	242	242	242	251	241	241	\$ 106
Periodicals -micro-forms	2	2	2	2	2	1	1	1	1	1	\$ 8,834
Periodicals - Digitization											\$ 6,352
Audiocassettes	1,631	1,521	132	7	4	3	3	1	-	-	\$ 9
Compact Discs	3,210	3,418	3,730	4,032	4,240	4,109	4,841	4,076	3,585	3,585	\$ 23
Talking Books	2,329	2,474	2,401	2,334	2,368	2,706	2,654	3,462	4,059	4,059	\$ 53
Videocassettes	3,495	3,561	3,255	2,978	2,447	1,958	898	589	2	2	\$ 42
CD-ROMS	27	31	36	38	41	39	40	32	32	32	\$ 31
Database Subscriptions	8	18	20	20	24	26	23	33	34	34	\$ 1,038
DVD	512	767	1,297	1,888	2,840	3,873	4,941	5,335	8,005	8,005	\$ 36
Miscellaneous	1,368	1,362	1,211	1,260	1,114	903	27	28	58	58	\$ 46
eBooks - owned	4,856	7,136	7,368	8,152	9,601	208	593	609	3,496	3,496	\$ 25
eAudiobooks-owned									49	49	\$ 90
eBooks- consortium									34,506	34,506	\$ 0.20
eAudiobooks - consortium									13,886	13,886	\$ 1.77
Total	154,179	157,981	159,988	162,323	167,102	166,070	173,082	179,902	214,365	214,365	

Population	44,531	46,088	47,629	48,662	49,606	51,317	52,691	53,207	53,885	53,885
Per Capita Standard	3,4623	3,4278	3,3590	3,3357	3,3686	3,2362	3,2848	3,3812	3,9782	3,9782

	2004-2013
10 Year Average	
Quantity Standard	3,4812
Quality Standard	\$ 34.66
Service Standard	\$ 120.67

DC Amount (before deductions)	10 Year
Forecast Population	11,333
\$ per Capita	\$ 120.67
Eligible Amount	\$ 1,367,553

Revised April 8, 2014

TOWN OF AURORA

**OPERATING AND CAPITAL EXPENDITURE IMPACTS
FOR FUTURE CAPITAL EXPENDITURES**

SERVICE	NET GROWTH RELATED EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Sewers				
1.1 Sanitary Sewers	5,526,500	28,500	1,572,609	1,601,109
2. Water				
2.1 Water Supply and Distribution	5,532,300	28,600	1,845,005	1,873,605
3. Roads and Related				
3.1 Roads	31,362,656	1,290,800	1,476,384	2,767,184
3.2 Depots and Domes	3,463,995	57,300	163,066	220,366
3.3 PW Rolling Stock	908,045	82,900	42,746	125,646
4. Fire Services				
4.1 Fire facilities	3,430,100	56,800	1,423,195	1,479,995
4.2 Fire vehicles	628,500	36,300	260,773	297,073
4.3 Small equipment and gear	175,000	20,400	72,610	93,010
5. Municipal Parking Services				
5.1 Municipal Parking Spaces	88,200	2,800	0	2,800
6. Park Development				
6.1 Parkland development, amenities & trails	17,100,103	421,500	936,466	1,357,966
6.2 Parks vehicles and equipment	270,000	24,700	14,786	39,486
7. Indoor Recreation				
7.1 Recreation facilities	28,756,257	476,100	1,293,331	1,769,431
8. Library Services				
8.1 Library facilities	4,767,608	78,900	544,061	622,961
8.2 Library materials	1,229,400	112,300	140,294	252,594
9. General Government				
9.1 Studies	3,450,516	0	0	0

spreading the topsoil throughout the park based on the new Town topsoil standard will be included in the area municipal DC).

- 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 DC costs. Parkland development costs in the municipal DC 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 DC, 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 DC 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.

Schedule "B"
Town of Aurora

BY-LAW NO. ____ -14
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Large Apartments	Small Apartments	Other Multiples	(per ft ² of Gross Floor Area)	(per m ² of Gross Floor Area)
General Services:						
Fire Services	566	307	205	438	0.25	2.69
Park Development	4,245	2,304	1,540	3,287	0.15	1.61
Indoor Recreation	7,028	3,815	2,550	5,442	0.25	2.69
Library Services	1,465	795	532	1,134	0.05	0.54
Municipal Parking Spaces	14	8	5	11	0.01	0.11
General Government	541	294	196	419	0.23	2.48
Total General Services	13,859	7,523	5,028	10,731	0.94	10.12
Town-wide Engineering Services						
Roads and Related	4,778	2,594	1,734	3,700	2.08	22.39
Sanitary Sewers	739	401	268	572	0.32	3.44
Water Supply and Distribution	740	402	269	573	0.33	3.55
Total Engineering Services	6,257	3,397	2,271	4,845	2.73	29.38
GRAND TOTAL	20,116	10,920	7,299	15,576	3.67	39.50

¹ The apartment definitions have been refined to match the Region of York's definitions. Large apartments applies to apartments with GFA of 700 sq.ft. and larger (commencing on June 19, 2014 to be revised to GFA of 650 sq.ft. and larger). Small apartments applies to apartments with GFA less than 700 sq.ft. (commencing on June 19, 2014 to be revised to GFA less than 650 sq.ft.).

Schedule "B"**Town of Aurora****Schedule of Development Charges**

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