



Town of Newmarket Agenda Council Workshop

Date: Monday, March 18, 2019
Time: 9:00 AM
Location: Council Chambers
Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

Pages

1. Notice

In accordance with the Town's Procedure By-law, no decisions are to be made but rather this meeting is an opportunity for Council to have informal discussion regarding various matters.

2. Additions & Corrections to the Agenda

3. Declarations of Pecuniary Interest

4. Items

4.1 Development Charges Background Study

2

Note: Kevin Yaraskavitch, Financial Business Analyst, will be in attendance to provide a presentation on this matter.

5. Adjournment



Development Charge Council Workshop

Presented by:
Kevin Yaraskavitch
Financial Business Analyst
Innovation and Strategic Initiatives
March 18, 2019

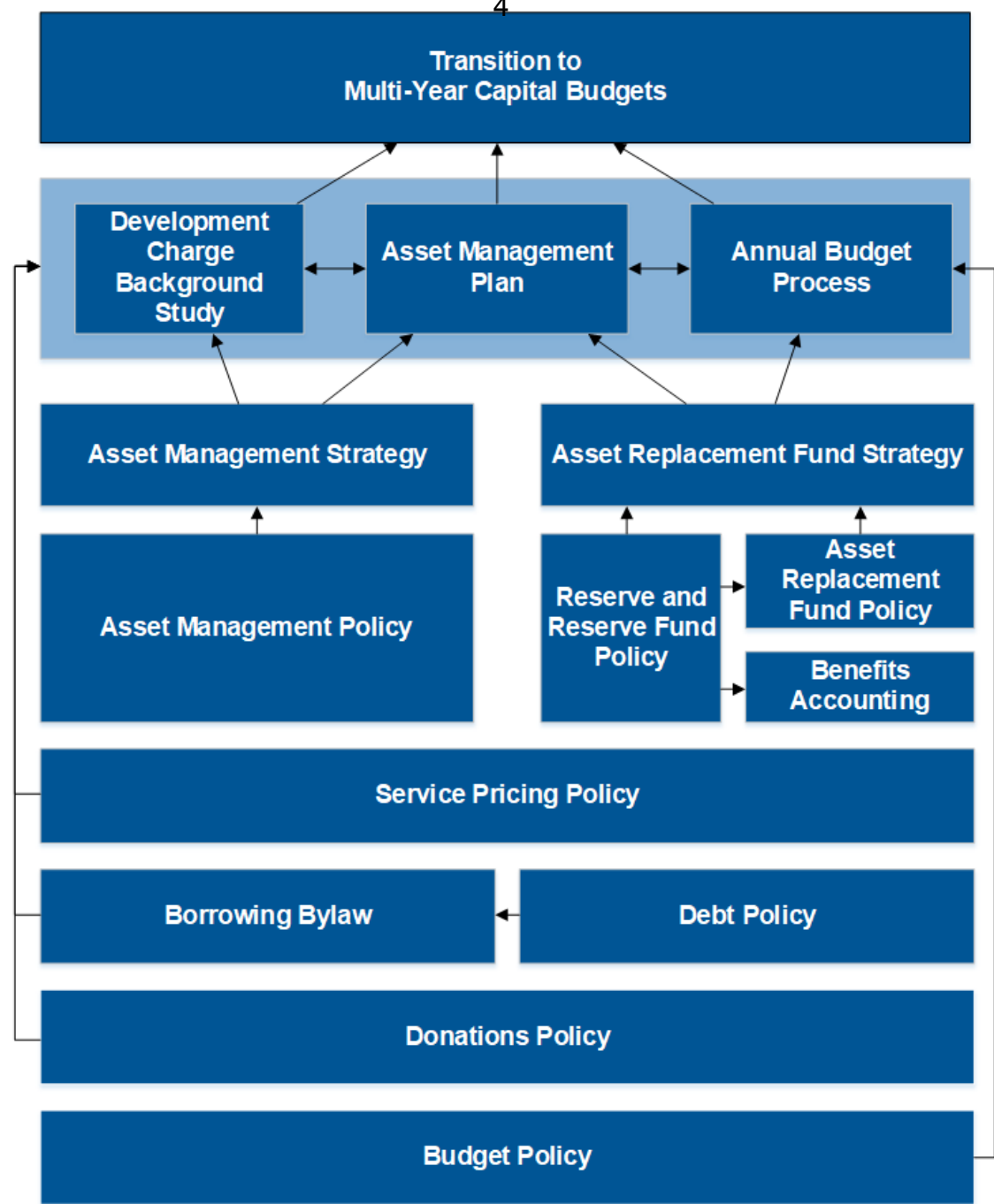


Agenda



- Review development charge fundamentals
- Explain how funding envelop was calculated
- Explain how funding envelop is spent
- Explain the financial impact of growth





What are Development Charges



- The principle of development charges is that it helps growth pay for growth.
- Development Charges are regulated by the Development Charges Act.
- In order to collect development charges, municipalities need to conduct a study to justify its rate every 5 years.



What Services Can Development Charges Fund?



- General Government
- Library
- Fire Services
- Recreation
- Yards & Public Works Fleet
- Parking
- Engineered Services
- Waste Collection



Maximum DC Recovery



Service	Statutory Maximum DC Cost Recovery
General Government	90%
Library	90%
Recreation	90%
Waste Collection	90%
Parking	90%
Fire Services	100%
Yards & Public Works Fleet	100%
Engineered Services	100%



What Services Can't Development Charges Fund?



- Cultural and entertainment facilities
- Tourism facilities
- Parkland acquisition
- Hospitals
- Headquarters for general administration
- Landfill sites and solid waste
- Computer equipment
- Rolling stock with a useful life of 7 years or more



What are Development Charges, exactly?

Fees imposed on development to finance a capital program that maintains service levels in the face of growth.

Service levels: Replacement cost of average capital inventory over the past 10 years.

Growth: Net new population and employment moving to the municipality.



DC Funding Envelope

Service Level per Person (\$)

X

Net Population and Employment Growth (#)

+/-

Reserves

= Funding Envelope



What Services Can¹¹ Development Charges Fund? (Revisited)



- General Government
- Library
- Fire Services
- Recreation
- Yards & Public Works Fleet
- Parking
- Engineered Services
- Waste Collection





Service Levels



Park Features	GIS		TCA		DC	
	Quantity	Value	Quantity	Value	Quantity	Value
	AMPHITHEATRE	2	N/A	0	\$ -	0
BALL DIAMOND	13	N/A	0	\$ -	36	\$ 9,728,100
BALL DIAMOND - LIT	8	N/A	0	\$ -	11	\$ 5,290,500
BASKETBALL COURT	9	N/A	0	\$ -	3	\$ 61,500
BASKETBALL COURT - LIT	1	N/A	0	\$ -	1	\$ 20,500
BATTING CAGE	1	N/A	0	\$ -	0	\$ -
BLEACHER	51	N/A	0	\$ -	0	\$ -
LABYRINTH	1	N/A	0	\$ -	0	\$ -
LAWN BOWLING	1	N/A	0	\$ -	1	\$ 150,000
OUTDOOR SKATING	1	N/A	0	\$ -	0	\$ -
PARK	1	N/A	0	\$ -	0	\$ -
PAVILION	4	N/A	0	\$ -	0	\$ -
PLAYGROUND	64	N/A	1	\$ 143,777	56	\$ 4,942,000
PLAYGROUND EQUIPMENT	0	N/A	55	\$ 2,251,227	58	\$ 1,694,470
POOL	1	N/A	0	\$ -	0	
SHADE SHELTER	1	N/A	0	\$ -	0	
SOCCER PITCH	46	N/A	0	\$ -	71	\$ 14,719,153
STAGE	1	N/A	0	\$ -	0	
TENNIS COURT	21	N/A	21	\$ 922,720	27	\$ 1,270,000
WADING POOL	2	N/A	0	\$ -	1	\$ 23,419
WASHROOM	10	N/A	0	\$ -	10	\$ 3,591,100
Change Room	0	N/A	0	\$ -	1	\$ 457,700
Swing Sets	0	N/A	0	\$ -	14	\$ 1,665,000
Swings	0	N/A	0	\$ -	52	\$ 66,000
Total	239	0	77	\$ 3,317,724	342	\$ 43,679,442

Service Level per Person

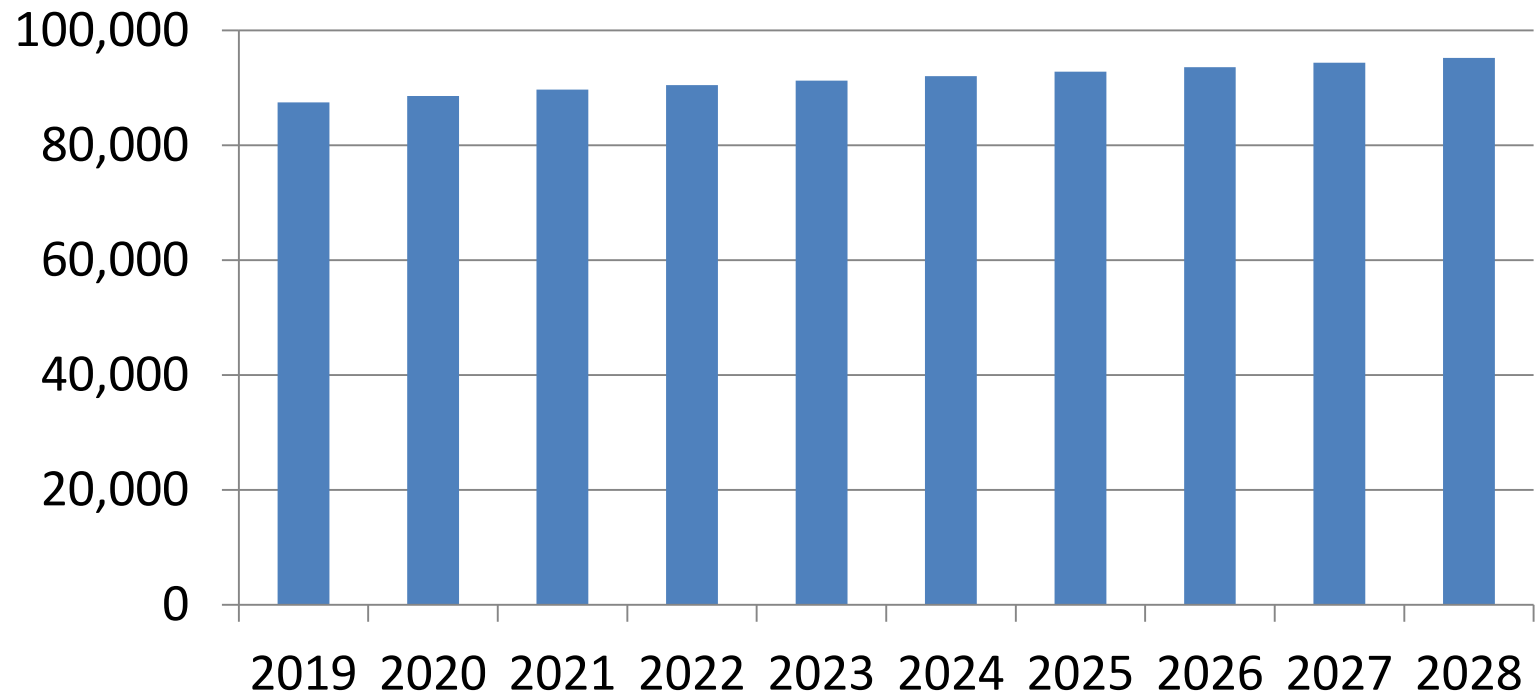


	Current Charge per Capita	Preliminary New Charge per Capita	Change (\$)	Change (%)
General Government	\$ 117	\$ 71	-\$ 46	-40%
Library	\$ 231	\$ 284	\$ 53	23%
Fire Services	\$ 150	\$ 205	\$ 55	37%
Parks & Recreation	\$ 2,549	\$ 4,010	\$ 1,461	57%
Yards & Fleet	\$ 97	\$ 233	\$ 136	140%
Municipal Parking	\$ 100	\$ 127	\$ 27	27%
Waste Collection & Transfer	N/A	\$ 45	\$ 45	N/A
Town-Wide Engineered Services	\$ 1,758	\$ 2,927	\$ 1,169	66%
Total	\$ 5,002	\$ 7,902	\$ 2,900	58%

Net Population and Employment Growth



Population Projections



Population is projected to rise from 86,000 in 2018 to 95,000 in 2028

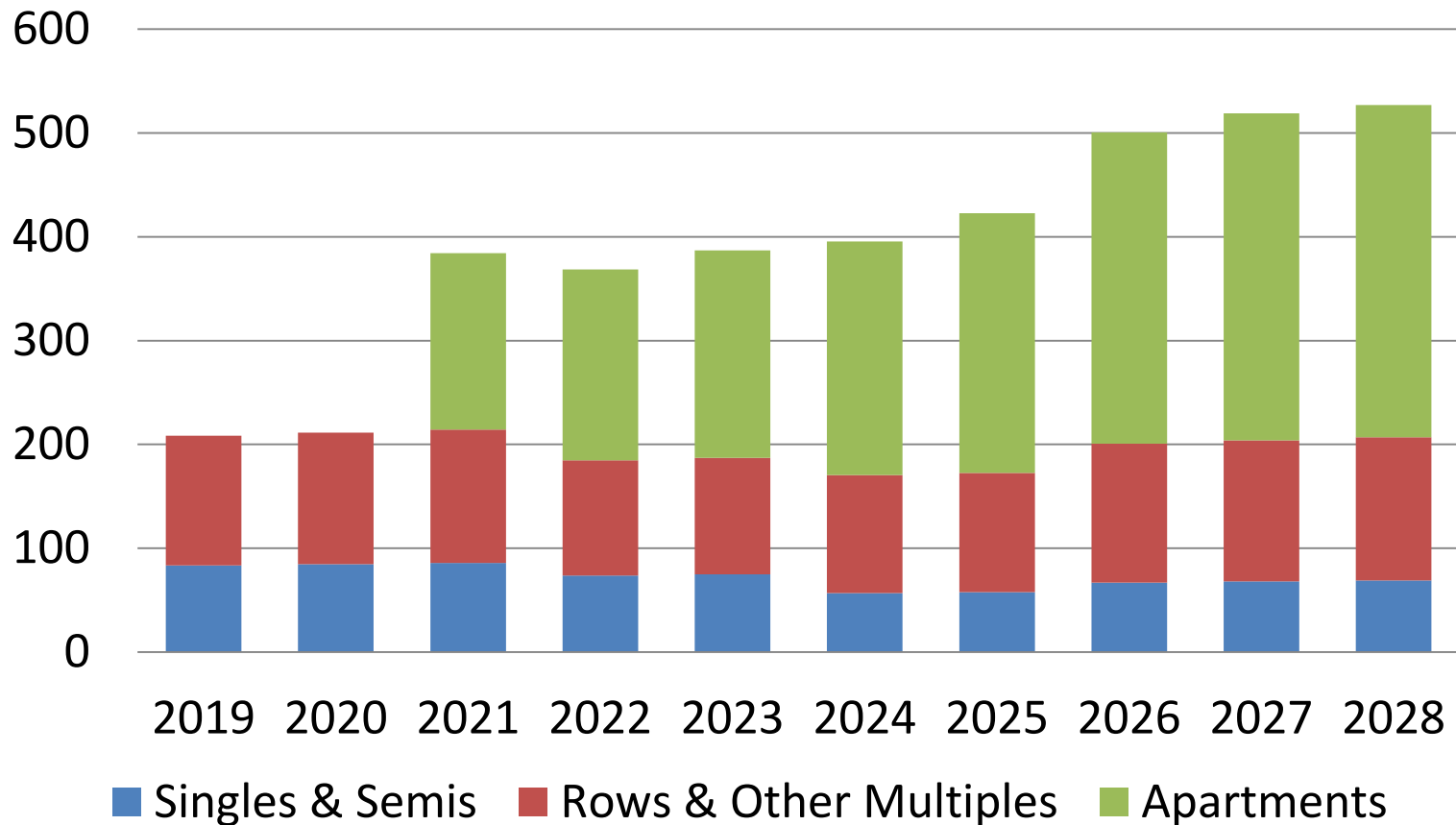




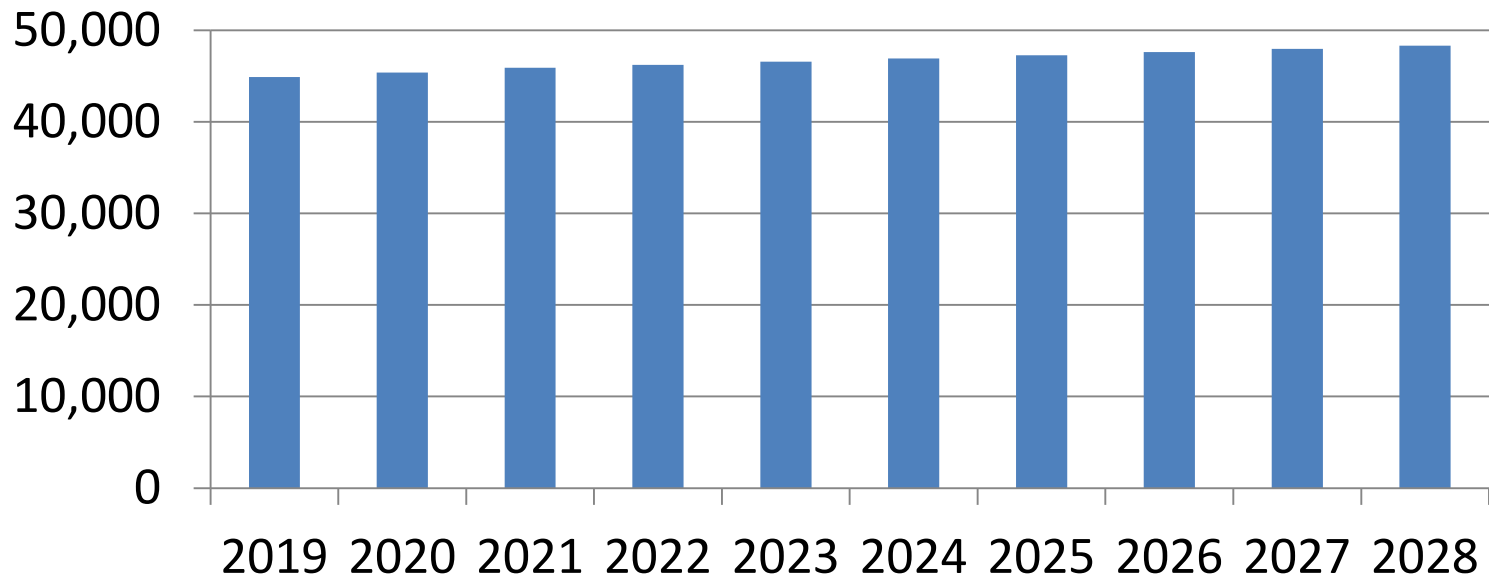
We do not charge new residents, we charge the related development.



Number of units projected to be built per year by type



Employment Projections



Employment is projected to rise from 44,000 in 2018 to 48,000 in 2028.

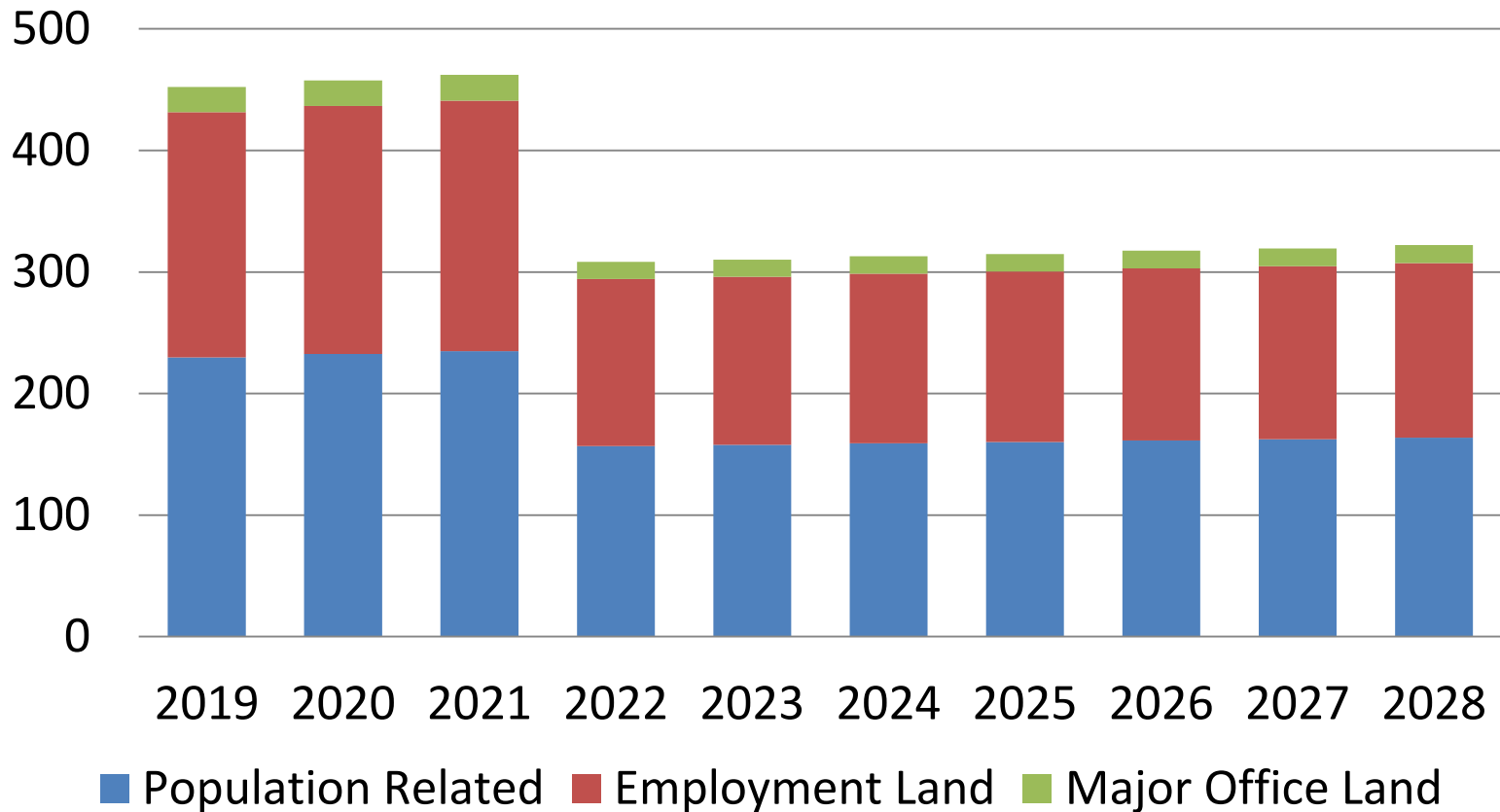




We do not charge new workers, we charge the related development.



Number of square meters to be built per year by type





Capital Program



Elements of a DC capital program



Net Municipal Costs

- Replacement & Benefit to the Existing Costs
- 10% Reduction (if applicable)
- Available DC Reserves
- Current Period Growth Costs (2019-2028)
- Post Period Growth Costs (Post 2028)

Can't fund with DCs under legislation

Can fund with DCs due to growth

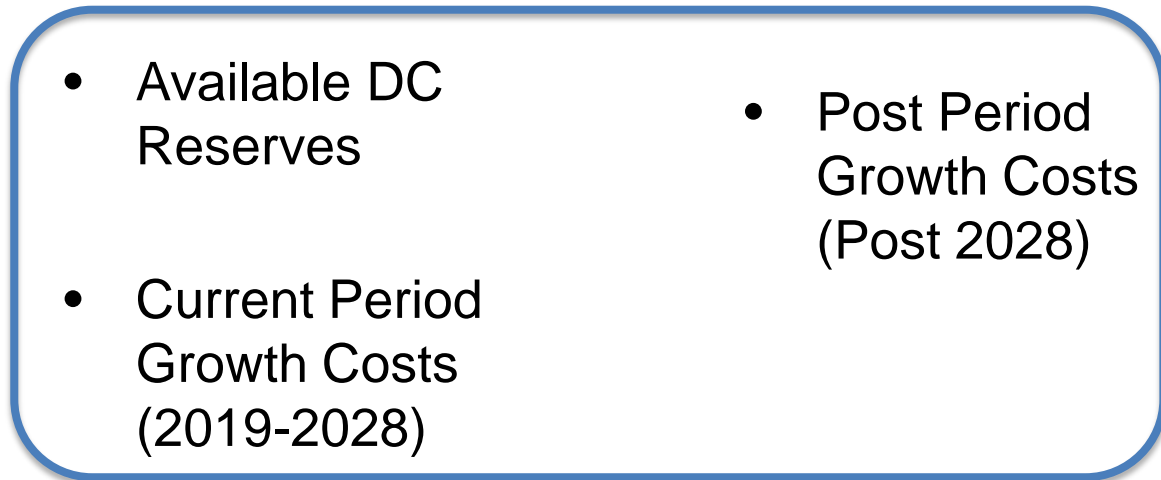
Can't fund with DCs due to **not enough** growth

Elements of a DC capital program



Development Related Costs

- Replacement & Benefit to the Existing Costs
- 10% Reduction (if applicable)

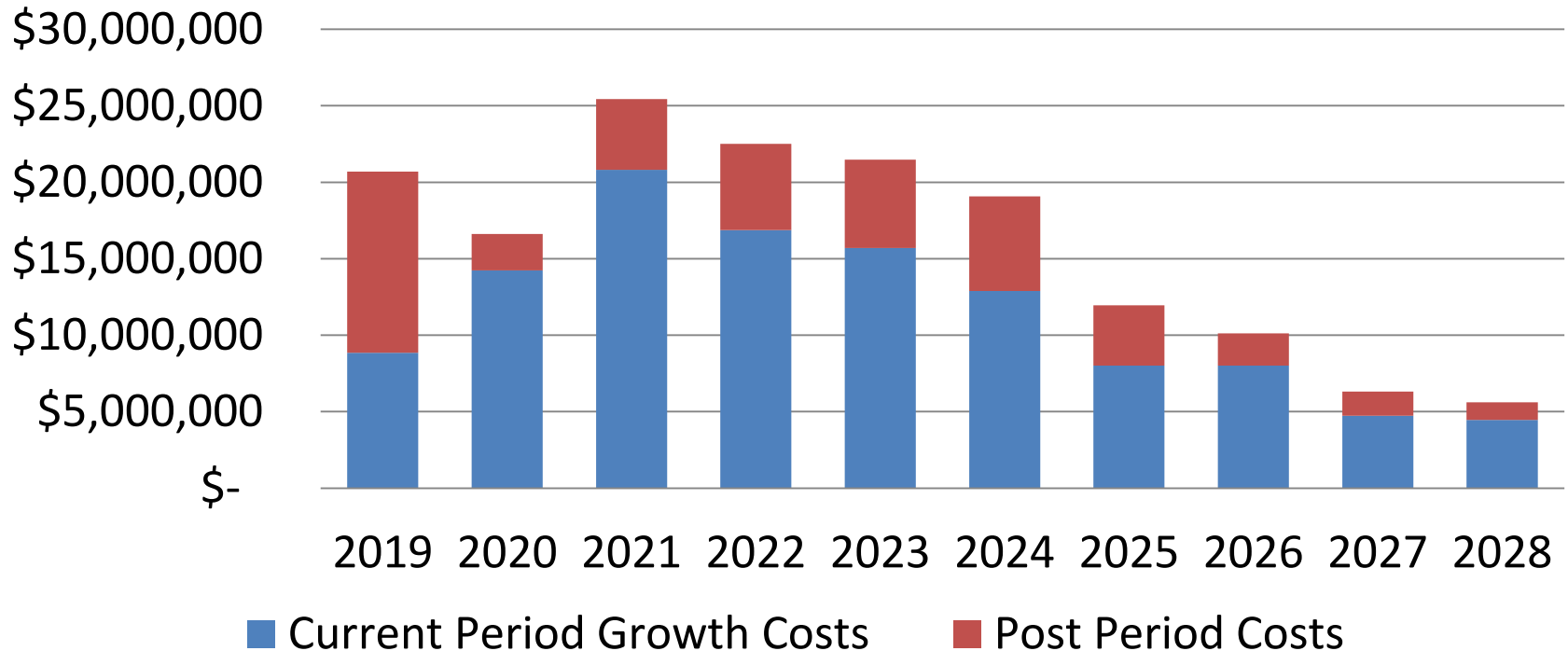


Can't fund with DCs under legislation

Can fund with DCs due to growth

Can't fund with DCs due to **not enough** growth

Planned capital costs that strictly relate to growth



- There are \$45,000,000 of post period costs.
- Working with staff to reduce post period costs to an optimal level.



Elements of a DC capital program



Planned Capital Program

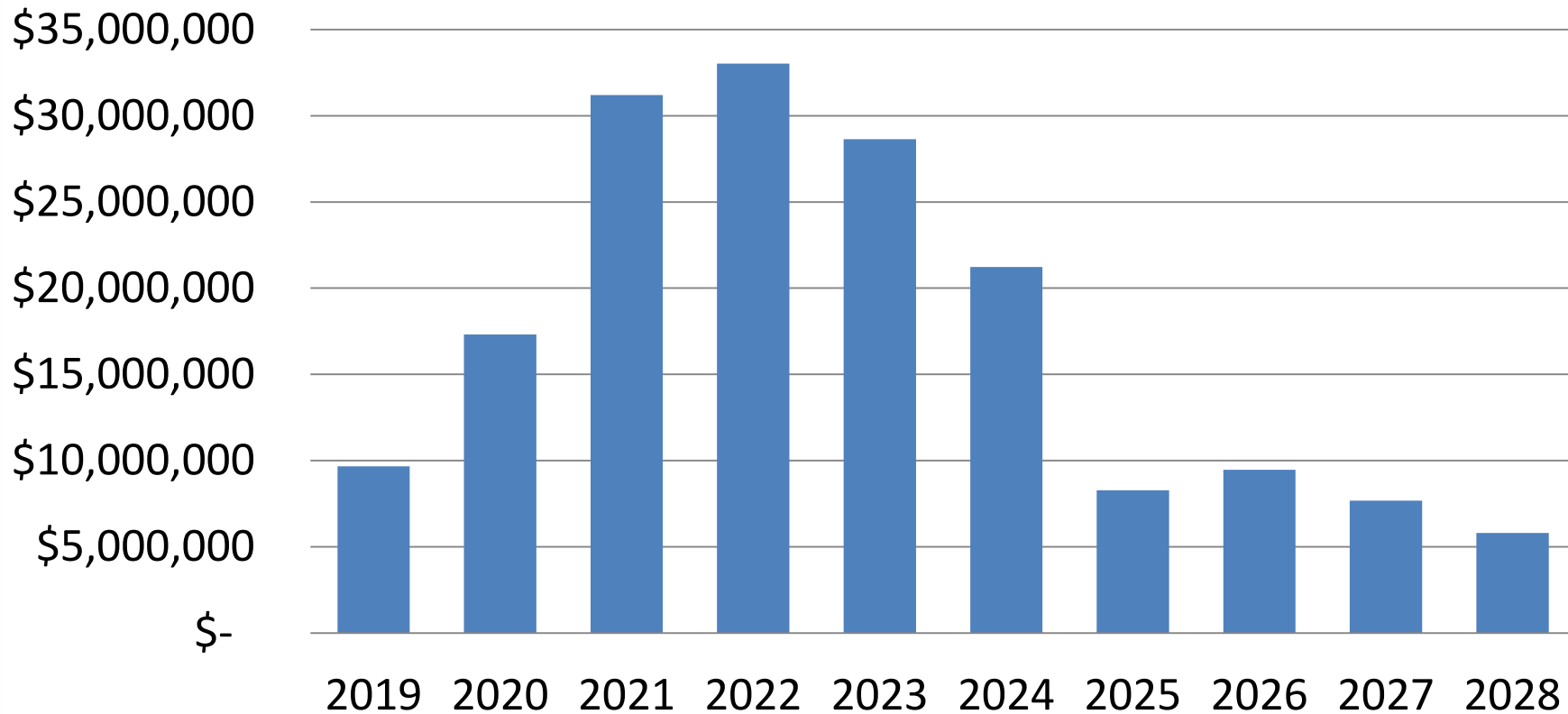
- Replacement & Benefit to the Existing Costs
- 10% Reduction (if applicable)
- Available DC Reserves
- Current Period Growth Costs (2019-2028)
- Post Period Growth Costs (Post 2028)

Can't fund with DCs under legislation

Can fund with DCs due to growth

Can't fund with DCs due to **not enough** growth

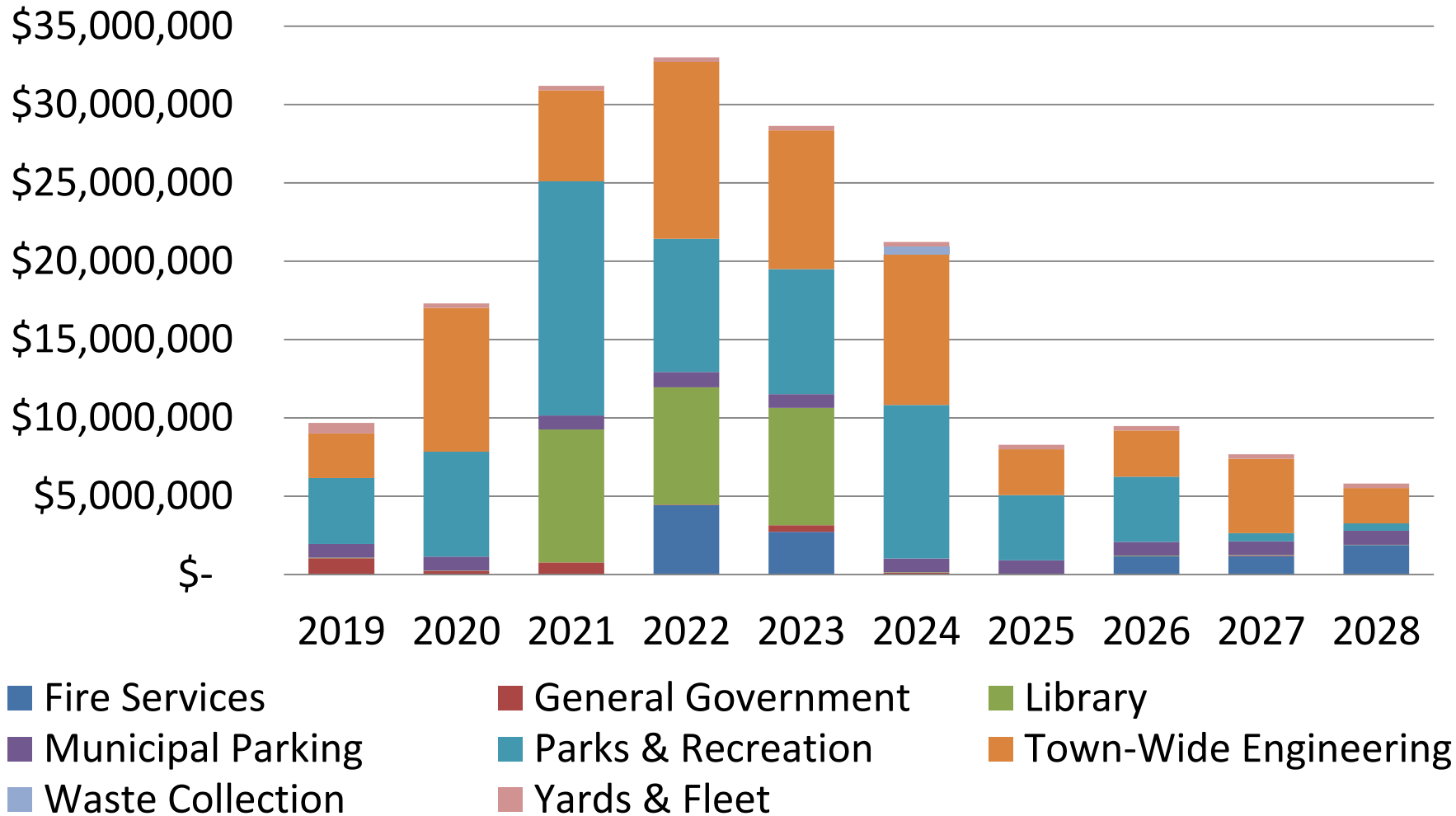
Planned total capital costs associated with growth in the current period



- \$115.8 million capital program, \$29.2 million from reserves and \$86.6 million from new DCs.



Planned total capital costs associated with growth in the current period



Elements of a DC capital program



Ineligible costs

- Replacement & Benefit to the Existing Costs
- 10% Reduction (if applicable)

- Available DC Reserves
- Current Period Growth Costs (2019-2028)

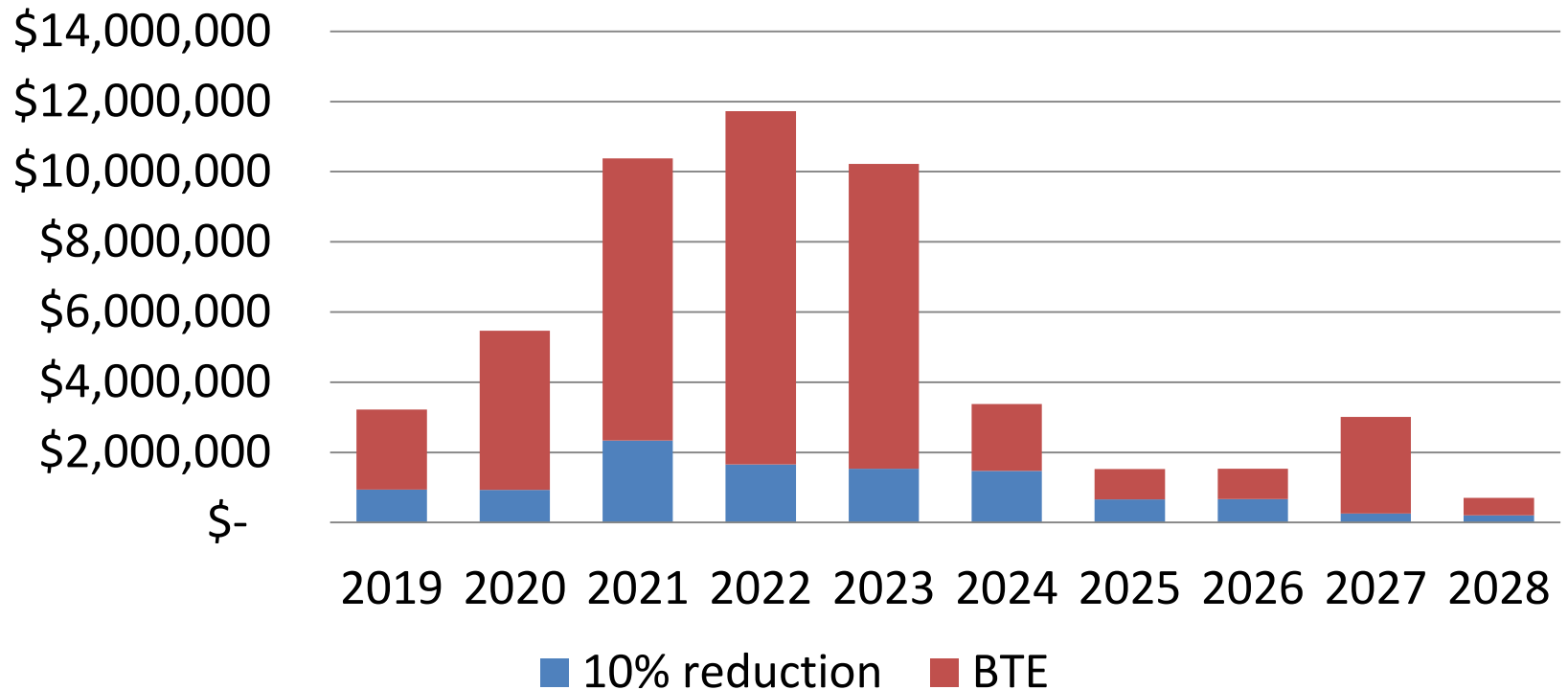
- Post Period Growth Costs (Post 2028)

Can't fund with DCs under legislation

Can fund with DCs due to growth

Can't fund with DCs due to **not enough** growth

Planned capital costs not covered by DCs



\$10.7 million cannot be covered though DCs due to the mandatory reductions.

\$40.5 million cannot be covered though DCs due to benefit to the existing.



Annual Impact



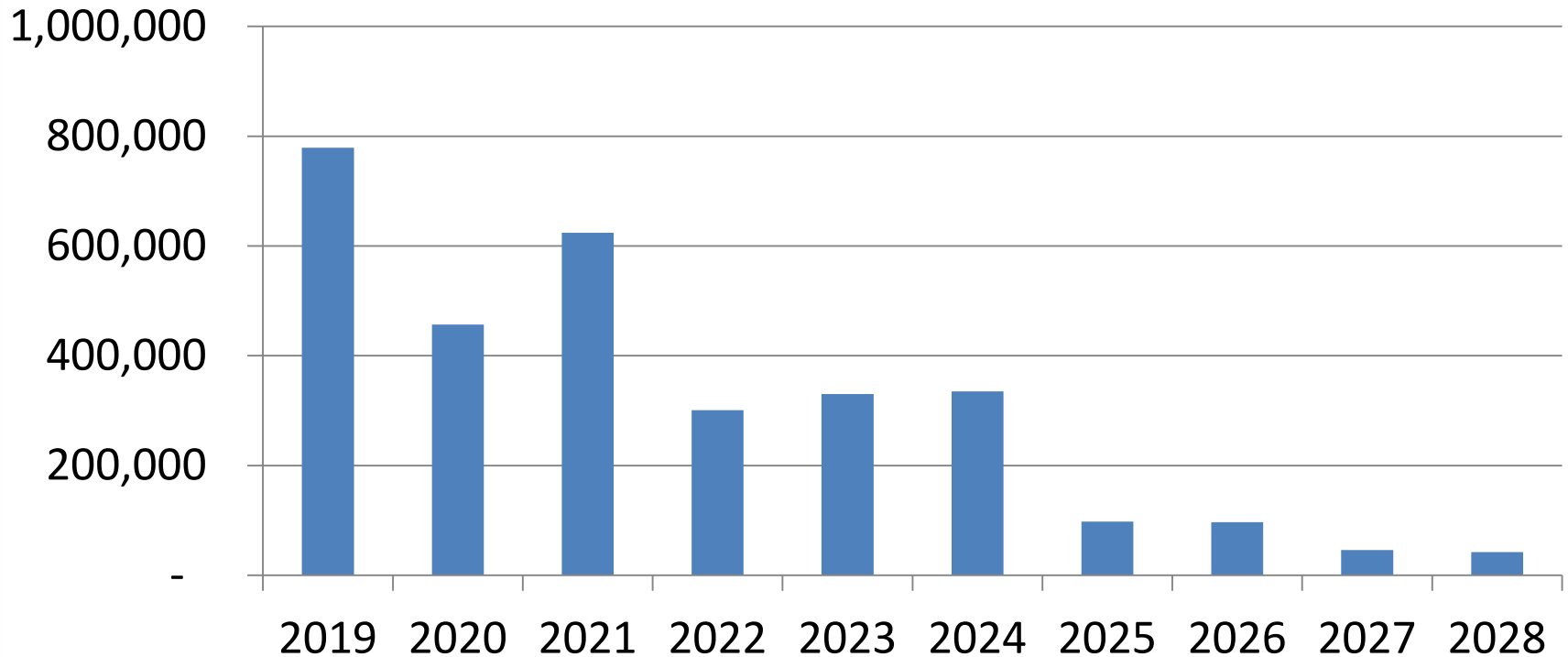
Operating Costs



	Net Cost (in 2018\$)
General Government	N/A
Library	\$0.10 per \$ of capital
Fire	\$0.25 per \$ of capital
Recreation	\$0.05 per \$ of capital
Parks	\$0.04 per \$ of capital
Fleet and Building	\$0.03 per \$ of capital
Parking	\$0.05 per \$ of capital
Waste Management	\$0.15 per \$ of capital
Town-Wide Engineering	\$0.01 per \$ of capital



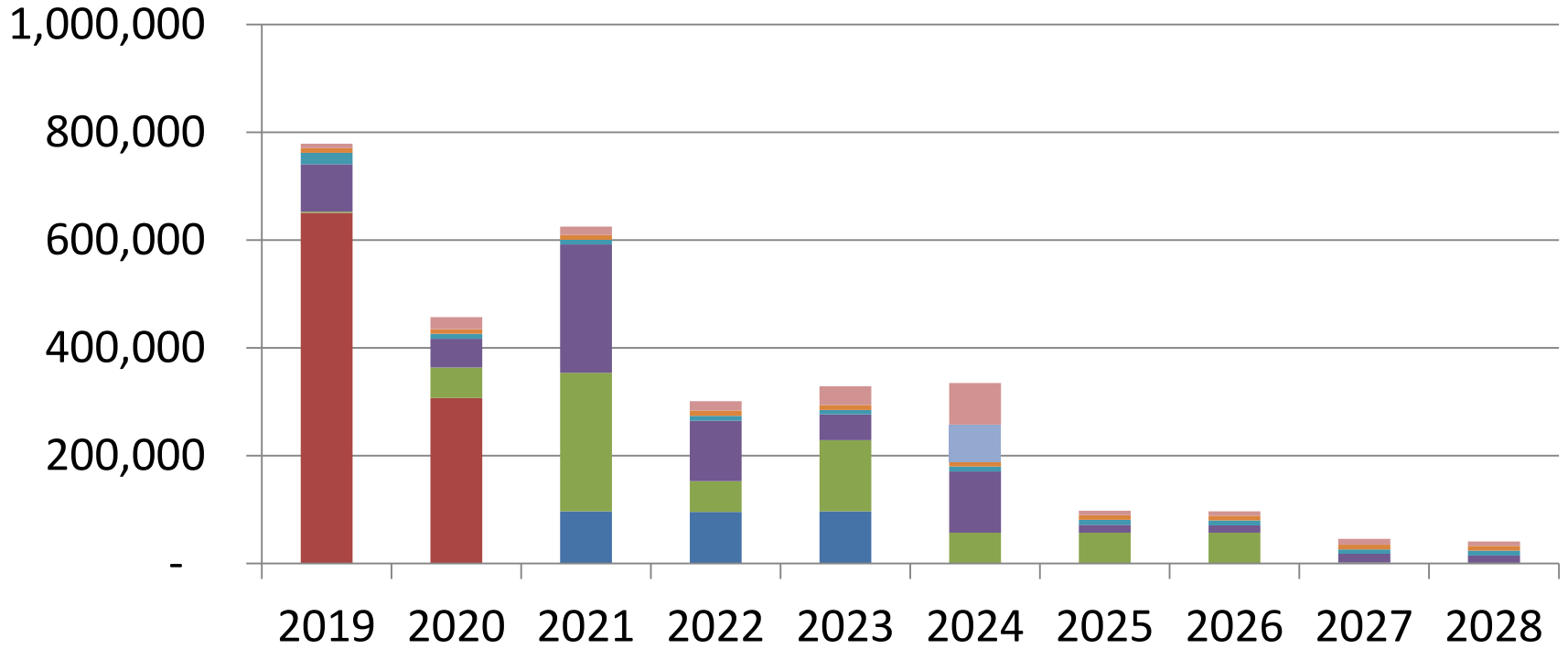
Operating Costs



\$23.5 million in additional operating costs over the 10 year period



Operating Costs



- Library
- Fire Services
- New Recreation Capital
- New Parks Capital
- Yards & Fleet
- Municipal Parking
- Waste Collection & Transfer
- Town-Wide Engineered Services



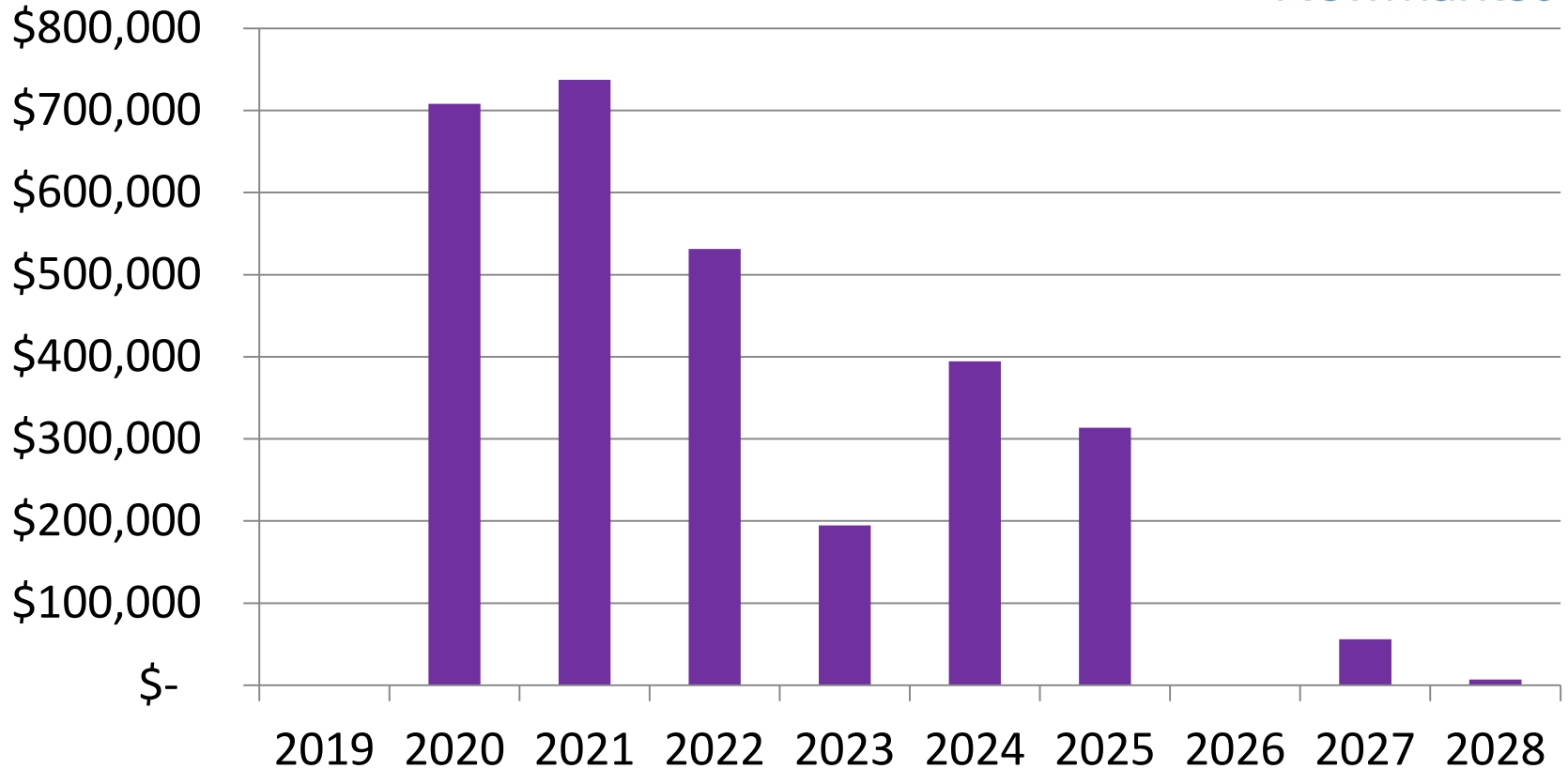
Amortization Costs



	Estimated Useful Life
Buildings	40 Years
Fire Trucks	15 Years
Vehicles	7 Years
Furniture	10 Years
Splash pads	20 Years
Trails	25 Years
Road Works	40 Years



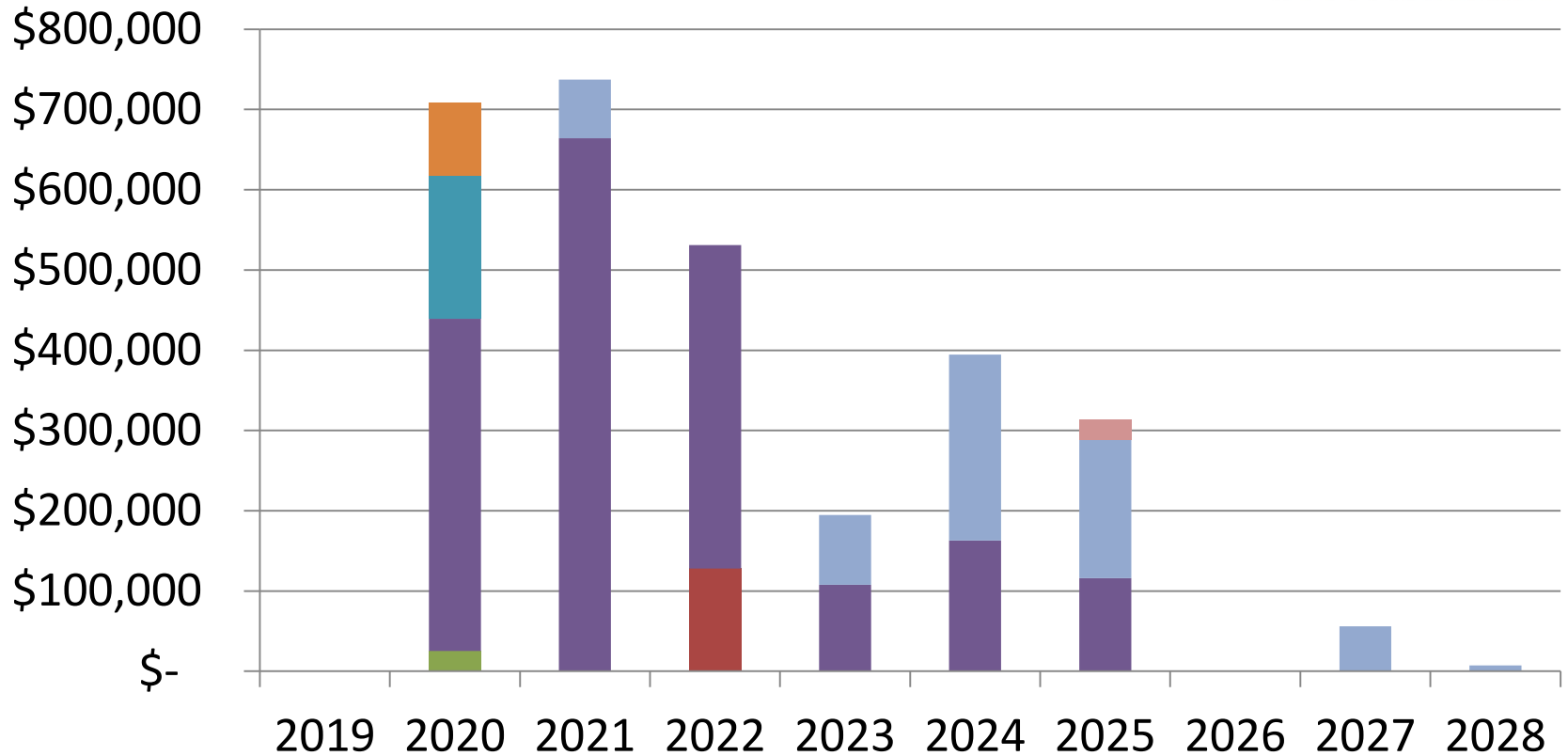
Amortization Costs



\$20.5 million in additional amortization costs over the 10 year period



Amortization Costs

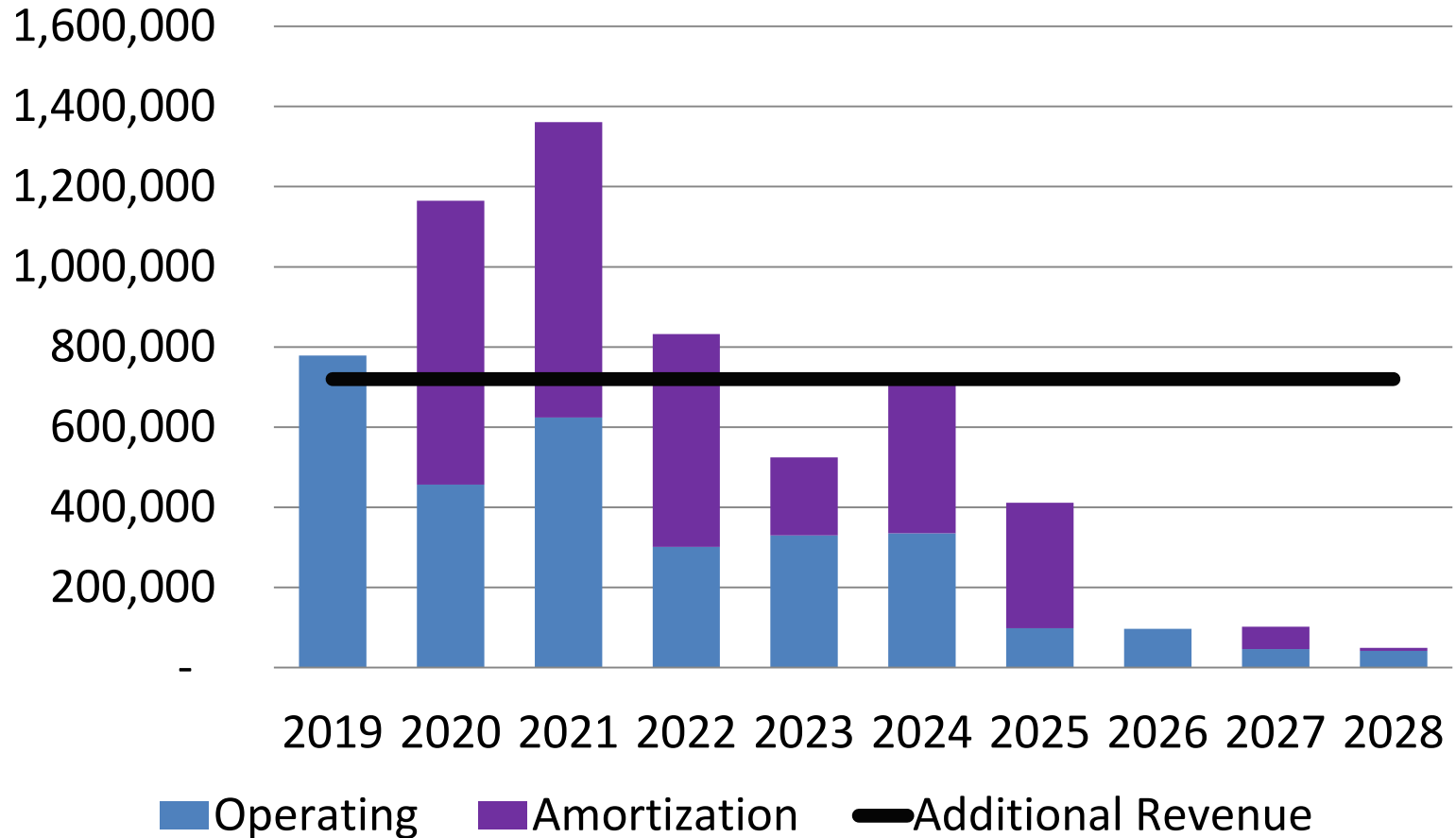


- General Government
- Fire
- Yards & Fleet
- Town-wide Engineered

- Library
- Parks & Recreation
- Municipal Parking
- Waste Collection & Transfer



Combined Costs



Projected Annual Impact

\$23.5 Million in Additional Operating Costs
+ \$20.5 Million in Additional Amortization Costs
- \$39.6 Million in Additional Assessment Revenue

= \$4.4 million or an annual cost increase impact of 0.14%



Rates



Preliminary Calculated Rates



	Current Rates	Preliminary Calculated Rates	Percent Change
Single- and semi-detached	\$ 22,240 / unit	\$ 31,000 / unit	39%
Rows and other multiples	\$ 17,641 / unit	\$ 24,000 / unit	36%
Large apartments	\$ 13,771 / unit	\$ 19,000 / unit	38%
Small apartments	\$ 11,179 / unit	\$ 13,000 / unit	16%
Non-residential	\$ 58.86 / m ²	\$ 68 / m ²	15%



Development Charges



22% of the capital budget
is funded from Development Charges
(DCs)



Impact of potential mandatory DC exemptions by Province



1. Expensive

- Capital to accommodate growth needs to be paid for somehow.

2. Ineffective

- There is insufficient evidence to support that lowering DCs lower housing prices.

3. Counterproductive

- Communities discourage growth when they do not see a benefit.



Process Going Forward



- Council presentation on April 8th
- Developer information session on April 18th
- Public meeting on May 21st
- By-law passage on June 24th



APPENDIX B.1
TABLE 1

TOWN OF NEWMARKET
DEVELOPMENT-RELATED CAPITAL PROGRAM
GENERAL GOVERNMENT

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
					BTE (%)	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019-2028	Post 2028
1.0 GENERAL GOVERNMENT											
1.1 Development-Related Studies (excl. Roads & Water/Sewer)											
1.1.1 Development Charges Study	2019 - 2019	\$ 56,000	\$ -	\$ 56,000	0%	\$ -	\$ 5,600	\$ 50,400	\$ 50,400	\$ -	\$ -
1.1.2 Green Energy Act Plan	2019 - 2019	\$ 89,000	\$ -	\$ 89,000	90%	\$ 80,100	\$ 890	\$ 8,010	\$ 8,010	\$ -	\$ -
1.1.3 Economic Development Plan Strategy	2019 - 2019	\$ 80,000	\$ -	\$ 80,000	50%	\$ 40,000	\$ 4,000	\$ 36,000	\$ 36,000	\$ -	\$ -
1.1.4 Woodlot Management Plan	2019 - 2019	\$ 75,000	\$ -	\$ 75,000	90%	\$ 67,500	\$ 750	\$ 6,750	\$ 6,750	\$ -	\$ -
1.1.5 Mulock GO Secondary Plan	2019 - 2019	\$ 250,000	\$ -	\$ 250,000	90%	\$ 225,000	\$ 2,500	\$ 22,500	\$ 22,500	\$ -	\$ -
1.1.6 Mulock Streetscaping Plan	2019 - 2019	\$ 200,000	\$ 100,000	\$ 100,000	0%	\$ -	\$ 10,000	\$ 90,000	\$ 90,000	\$ -	\$ -
1.1.7 Heritage Conservation Study	2019 - 2019	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 5,000	\$ 45,000	\$ 45,000	\$ -	\$ -
1.1.8 Fire Master Plan	2019 - 2019	\$ 125,000	\$ 51,250	\$ 73,750	50%	\$ 36,875	\$ 3,688	\$ 33,188	\$ 33,188	\$ -	\$ -
1.1.9 IT Strategic Plan	2019 - 2019	\$ 75,000	\$ -	\$ 75,000	0%	\$ -	\$ 7,500	\$ 67,500	\$ 67,500	\$ -	\$ -
1.1.10 GIS/Data Strategy	2019 - 2020	\$ 125,000	\$ -	\$ 125,000	0%	\$ -	\$ 12,500	\$ 112,500	\$ 112,500	\$ -	\$ -
1.1.11 Technology Roadmap	2019 - 2020	\$ 75,000	\$ -	\$ 75,000	90%	\$ 67,500	\$ 750	\$ 6,750	\$ 6,750	\$ -	\$ -
1.1.12 Urban Centres Centreline Study	2019 - 2019	\$ 75,000	\$ -	\$ 75,000	0%	\$ -	\$ 7,500	\$ 67,500	\$ 67,500	\$ -	\$ -
1.1.13 Climate Change Risk Plan	2019 - 2019	\$ 40,000	\$ 20,000	\$ 20,000	0%	\$ -	\$ 2,000	\$ 18,000	\$ 7,190	\$ 10,810	\$ -
1.1.14 Disaster Recovery Plan	2020 - 2021	\$ 150,000	\$ -	\$ 150,000	90%	\$ 135,000	\$ 1,500	\$ 13,500	\$ -	\$ 13,500	\$ -
1.1.15 Community Physical Activity Plan	2020 - 2021	\$ 50,000	\$ -	\$ 50,000	50%	\$ 25,000	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
1.1.16 Sport Vision and Strategy	2020 - 2021	\$ 50,000	\$ -	\$ 50,000	50%	\$ 25,000	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
1.1.17 OP Review	2021 - 2021	\$ 250,000	\$ -	\$ 250,000	25%	\$ 62,500	\$ 18,750	\$ 168,750	\$ -	\$ 168,750	\$ -
1.1.18 Zoning By-law Update	2021 - 2021	\$ 300,000	\$ -	\$ 300,000	25%	\$ 75,000	\$ 22,500	\$ 202,500	\$ -	\$ 202,500	\$ -
1.1.19 Community Energy Plan Implementation	2021 - 2021	\$ 75,000	\$ -	\$ 75,000	90%	\$ 67,500	\$ 750	\$ 6,750	\$ -	\$ 6,750	\$ -
1.1.20 Parkland Dedication By-law	2021 - 2021	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
1.1.21 Older Adults Strategy	2022 - 2022	\$ 30,000	\$ -	\$ 30,000	50%	\$ 15,000	\$ 1,500	\$ 13,500	\$ -	\$ 13,500	\$ -
1.1.22 Development Charges Study	2023 - 2023	\$ 56,000	\$ -	\$ 56,000	0%	\$ -	\$ 5,600	\$ 50,400	\$ -	\$ 50,400	\$ -
1.1.23 Community Improvement Plan in Secondary Plan Area	2023 - 2023	\$ 220,000	\$ -	\$ 220,000	0%	\$ -	\$ 22,000	\$ 198,000	\$ -	\$ 198,000	\$ -
1.1.24 Parks and Recreation Master Plan	2023 - 2023	\$ 150,000	\$ -	\$ 150,000	25%	\$ 37,500	\$ 11,250	\$ 101,250	\$ -	\$ 101,250	\$ -
1.1.25 Parkland Dedication By-law	2024 - 2024	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
1.1.26 Fire Master Plan	2024 - 2024	\$ 125,000	\$ 51,250	\$ 73,750	50%	\$ 36,875	\$ 3,688	\$ 33,188	\$ -	\$ 33,188	\$ -
1.1.27 Parkland Dedication By-law	2027 - 2027	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
TOTAL GENERAL GOVERNMENT		\$ 2,846,000	\$ 222,500	\$ 2,623,500		\$ 996,350	\$ 162,715	\$ 1,464,435	\$ 553,287	\$ 911,148	\$ -

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	71%	\$648,504
10 Year Growth in Population in New Units		9,176
Unadjusted Development Charge Per Capita (\$)		\$70.67
Non-Residential Development Charge Calculation		
Non-Res Share of 2019-2028 Discounted Growth-Related Capital Program	29%	\$262,644
10 Year Growth in Square Metres		198,364
Unadjusted Development Charge Per sq. m (\$)		\$1.32

Reserve Fund Balance	\$553,287
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APPENDIX B.2
TABLE 2

TOWN OF NEWMARKET
DEVELOPMENT-RELATED CAPITAL PROGRAM
LIBRARY

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
					BTE (%)	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019 - 2028	Post 2028
2.0 LIBRARY											
2.1 Buildings, Land & Furnishings											
2.1.1 New Library - Land	2021 - 2021	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ 100,000	\$ 900,000	\$ 900,000	\$ -	\$ -
2.1.2 New Library - Building (65,000 sq. ft.)	2021 - 2023	\$ 30,000,000	\$ -	\$ 30,000,000	55%	\$ 16,500,000	\$ 1,350,000	\$ 12,150,000	\$ 1,918,957.73	\$ 2,606,173	\$ 7,624,869
Subtotal Buildings, Land & Furnishings		\$ 31,000,000	\$ -	\$ 31,000,000		\$ 16,500,000	\$ 1,450,000	\$ 13,050,000	\$ 2,818,958	\$ 2,606,173	\$ 7,624,869
2.2 Equipment and Materials											
2.2.1 New Library - Materials	2019 - 2028	\$ 2,890,000	\$ -	\$ 2,890,000	0%	\$ -	\$ 289,000	\$ 2,601,000	\$ -	\$ -	\$ 2,601,000
Subtotal Equipment and Materials		\$ 2,890,000	\$ -	\$ 2,890,000		\$ -	\$ 289,000	\$ 2,601,000	\$ -	\$ -	\$ 2,601,000
TOTAL LIBRARY		\$ 33,890,000	\$ -	\$ 33,890,000		\$ 16,500,000	\$ 1,739,000	\$ 15,651,000	\$ 2,818,958	\$ 2,606,173	\$ 10,225,869

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	100%	\$2,606,173
10 Year Growth in Population in New Units		9,176
Unadjusted Development Charge Per Capita (\$)		\$284.02
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2028 Discounted Growth-Related Capital Program	0%	\$0
10 Year Growth in Square Metres		198,364
Unadjusted Development Charge Per sq. m (\$)		\$0.00

2019 - 2028 Net Funding Envelope	\$2,606,173
Reserve Fund Balance	\$2,818,958

APPENDIX B.3
TABLE 2

TOWN OF NEWMARKET
DEVELOPMENT-RELATED CAPITAL PROGRAM
FIRE SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
					BTE (%)	Replacement & BTE Shares	0% Reduction		Available DC Reserves	2019-2031	Post 2031
3.0 FIRE SERVICES											
3.1 Recovery of Negative Reserve Fund Baland											
3.1.1 Recovery of Negative Reserve Fund Balance	2019 - 2019	\$ 1,241,130	\$ -	\$ 1,241,130	0%	\$ -	\$ -	\$ 1,241,130	\$ -	\$ 1,241,130	\$ -
3.1 Buildings, Land and Furnishings											
3.1.1 New Fire Station 4-5 incl. Training - Building	2019 - 2020	\$ 8,797,317	\$ 3,606,900	\$ 5,190,417	50%	\$ 2,600,838	\$ -	\$ 2,589,579	\$ -	\$ 2,207,791	\$ 381,788
3.1.2 New North Station 4-6 - Land	2023 - 2023	\$ 2,000,000	\$ 820,000	\$ 1,180,000	0%	\$ -	\$ -	\$ 1,180,000	\$ -	\$ -	\$ 1,180,000
3.1.3 New North Station 4-6 - Building	2024 - 2025	\$ 4,000,000	\$ 1,640,000	\$ 2,360,000	0%	\$ -	\$ -	\$ 2,360,000	\$ -	\$ -	\$ 2,360,000
3.1.4 New South Station 4-7 - Land	2029 - 2029	\$ 2,000,000	\$ 820,000	\$ 1,180,000	0%	\$ -	\$ -	\$ 1,180,000	\$ -	\$ -	\$ 1,180,000
3.1.5 New South Station 4-7 - Building	2030 - 2031	\$ 4,000,000	\$ 1,640,000	\$ 2,360,000	0%	\$ -	\$ -	\$ 2,360,000	\$ -	\$ -	\$ 2,360,000
Subtotal Buildings, Land and Furnishings		\$ 20,797,317	\$ 8,526,900	\$ 12,270,417		\$ 2,600,838	\$ -	\$ 9,669,579	\$ -	\$ 2,207,791	\$ 7,461,788
3.2 Vehicles and Equipment											
3.2.1 Pumper for Station 4-5	2019 - 2019	\$ 1,000,000	\$ 410,000	\$ 590,000	0%	\$ -	\$ -	\$ 590,000	\$ -	\$ -	\$ 590,000
3.2.2 Station 4-5 Bunker Gear and Station Wear for New Crew	2020 - 2020	\$ 180,000	\$ 73,800	\$ 106,200	0%	\$ -	\$ -	\$ 106,200	\$ -	\$ -	\$ 106,200
3.2.3 Smaller Vehicles	2020 - 2021	\$ 65,000	\$ 26,650	\$ 38,350	0%	\$ -	\$ -	\$ 38,350	\$ -	\$ -	\$ 38,350
3.2.4 New North Station 4-6 - Vehicle	2025 - 2025	\$ 1,000,000	\$ 410,000	\$ 590,000	0%	\$ -	\$ -	\$ 590,000	\$ -	\$ -	\$ 590,000
3.2.5 Station 4-6 - Bunker Gear and Station Wear for New Crew	2025 - 2025	\$ 180,000	\$ 73,800	\$ 106,200	0%	\$ -	\$ -	\$ 106,200	\$ -	\$ -	\$ 106,200
3.2.6 New South Station 4-7 - Vehicle	2030 - 2030	\$ 1,000,000	\$ 410,000	\$ 590,000	0%	\$ -	\$ -	\$ 590,000	\$ -	\$ -	\$ 590,000
3.2.7 Station 4-7 - Bunker Gear and Station Wear for New Crew	2031 - 2031	\$ 180,000	\$ 32,800	\$ 147,200	0%	\$ -	\$ -	\$ 147,200	\$ -	\$ -	\$ 147,200
Subtotal Vehicles and Equipment		\$ 3,605,000	\$ 1,437,050	\$ 2,167,950		\$ -	\$ -	\$ 2,167,950	\$ -	\$ -	\$ 2,167,950
TOTAL FIRE SERVICES		\$ 25,643,447	\$ 9,963,950	\$ 15,679,497		\$ 2,600,838	\$ -	\$ 13,078,659	\$ -	\$ 3,448,922	\$ 9,629,738

Residential Development Charge Calculation		
Residential Share of 2019-2031 Discounted Growth-Related Capital Program	71%	\$2,457,130
12 Year Growth in Population in New Units		11,986
Unadjusted Development Charge Per Capita (\$)		\$205.00
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2031 Discounted Growth-Related Capital Program	29%	\$991,925
12 Year Growth in Square Metres		252,646
Unadjusted Development Charge Per sq. m (\$)		\$3.93

2019 - 2028 Net Funding Envelope	\$3,448,922
Reserve Fund Balance	(\$1,241,130)

APPENDIX B.4
TABLE 2

TOWN OF NEWMARKET
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS & RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
					BTE (%)	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019-2028	Post 2028
4.0 PARKS & RECREATION											
4.1 Recreation Buildings											
4.1.1 Provision for Mulock Estate Development (Phase 2)	2020 2026	\$ 25,000,000	\$ -	\$ 25,000,000	0%	\$ -	\$ 2,500,000	\$ 22,500,000	\$ 15,489,831	\$ 7,010,169	\$ -
4.1.2 Gymnasium (Full Sized)	2021 2021	\$ 4,000,000	\$ -	\$ 4,000,000	0%	\$ -	\$ 400,000	\$ 3,600,000	\$ -	\$ 3,600,000	\$ -
Subtotal Recreation Buildings		\$ 29,000,000	\$ -	\$ 29,000,000		\$ -	\$ 2,900,000	\$ 26,100,000	\$ 15,489,831	\$ 10,610,169	\$ -
4.2 Recreation Furniture & Equipment											
4.2.1 Provision for Additional Furniture	2019 2028	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 30,000	\$ 270,000	\$ -	\$ 270,000	\$ -
4.2.2 Provision for Fitness Facility (Incl. Equipment)	2023 2023	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ 150,000	\$ 1,350,000	\$ -	\$ 1,350,000	\$ -
Subtotal Recreation Furniture & Equipment		\$ 1,800,000	\$ -	\$ 1,800,000		\$ -	\$ 180,000	\$ 1,620,000	\$ -	\$ 1,620,000	\$ -
4.3 Debenture Payments Magna (Principal)											
4.3.1 Debt for Magna Centre	2019 2019	\$ 1,508,202	\$ -	\$ 1,508,202	0%	\$ -	\$ 150,820	\$ 1,357,382	\$ -	\$ 1,357,382	\$ -
4.3.2 Debt for Magna Centre	2020 2020	\$ 1,584,425	\$ -	\$ 1,584,425	0%	\$ -	\$ 158,442	\$ 1,425,982	\$ -	\$ 1,425,982	\$ -
4.3.3 Debt for Magna Centre	2021 2021	\$ 1,664,509	\$ -	\$ 1,664,509	0%	\$ -	\$ 166,451	\$ 1,498,058	\$ -	\$ 1,498,058	\$ -
4.3.4 Debt for Magna Centre	2022 2022	\$ 1,748,651	\$ -	\$ 1,748,651	0%	\$ -	\$ 174,865	\$ 1,573,786	\$ -	\$ 1,573,786	\$ -
4.3.5 Debt for Magna Centre	2023 2023	\$ 1,837,058	\$ -	\$ 1,837,058	0%	\$ -	\$ 183,706	\$ 1,653,352	\$ -	\$ 1,653,352	\$ -
4.3.6 Debt for Magna Centre	2024 2024	\$ 1,929,945	\$ -	\$ 1,929,945	0%	\$ -	\$ 192,994	\$ 1,736,950	\$ -	\$ 1,736,950	\$ -
4.3.7 Debt for Magna Centre	2025 2025	\$ 1,038,760	\$ -	\$ 1,038,760	0%	\$ -	\$ 103,876	\$ 934,884	\$ -	\$ -	\$ 934,884
4.3.8 Debt for Magna Centre	2026 2026	\$ 1,088,751	\$ -	\$ 1,088,751	0%	\$ -	\$ 108,875	\$ 979,876	\$ -	\$ -	\$ 979,876
Subtotal Debenture Payments Magna (Principal)		\$ 12,400,301	\$ -	\$ 12,400,301		\$ -	\$ 1,240,030	\$ 11,160,271	\$ -	\$ 9,245,510	\$ 1,914,760
4.4 Debenture Payments Youth Centre (Principal)											
4.4.1 Youth Centre Debt	2019 2019	\$ 35,170	\$ -	\$ 35,170	0%	\$ -	\$ 3,517	\$ 31,653	\$ -	\$ 31,653	\$ -
4.4.2 Youth Centre Debt	2020 2020	\$ 37,212	\$ -	\$ 37,212	0%	\$ -	\$ 3,721	\$ 33,491	\$ -	\$ 33,491	\$ -
4.4.3 Youth Centre Debt	2021 2021	\$ 39,373	\$ -	\$ 39,373	0%	\$ -	\$ 3,937	\$ 35,435	\$ -	\$ 35,435	\$ -
4.4.4 Youth Centre Debt	2022 2022	\$ 41,659	\$ -	\$ 41,659	0%	\$ -	\$ 4,166	\$ 37,493	\$ -	\$ 37,493	\$ -
4.4.5 Youth Centre Debt	2023 2023	\$ 44,077	\$ -	\$ 44,077	0%	\$ -	\$ 4,408	\$ 39,670	\$ -	\$ 39,670	\$ -
4.4.6 Youth Centre Debt	2024 2024	\$ 46,636	\$ -	\$ 46,636	0%	\$ -	\$ 4,664	\$ 41,973	\$ -	\$ -	\$ 41,973
Subtotal Debenture Payments Youth Centre (Principal)		\$ 244,128	\$ -	\$ 244,128		\$ -	\$ 24,413	\$ 219,715	\$ -	\$ 177,742	\$ 41,973

APPENDIX B.4
TABLE 2

TOWN OF NEWMARKET
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS & RECREATION

Project Description	Timing		Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs			
						BTE (%)	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019-2028	Post 2028	
4.0 PARKS & RECREATION													
4.5 Community-Wide Parkland Development													
4.5.1	Davis Drive Corridor Parks - Various	2019	2019	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ 100,000	\$ 900,000	\$ -	\$ 900,000	\$ -
4.5.2	Pickleball Courts	2020	2020	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 450,000	\$ -
4.5.3	Outdoor Artificial Rink	2021	2021	\$ 3,000,000	\$ -	\$ 3,000,000	0%	\$ -	\$ 300,000	\$ 2,700,000	\$ -	\$ 2,700,000	\$ -
4.5.4	Skate Park	2022	2022	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ 150,000	\$ 1,350,000	\$ -	\$ 1,350,000	\$ -
4.5.5	Splash Pads	2021	2021	\$ 1,666,667	\$ -	\$ 1,666,667	0%	\$ -	\$ 166,667	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -
4.5.6	Splash Pads	2022	2022	\$ 1,666,667	\$ -	\$ 1,666,667	0%	\$ -	\$ 166,667	\$ 1,500,000	\$ -	\$ 450,000	\$ 1,050,000
4.5.7	Yonge Davis Corridor Parks - Various	2019	2024	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ 100,000	\$ 900,000	\$ -	\$ 270,000	\$ 630,000
4.5.8	Ray Twinney Complex - Park Improvements	2019	2024	\$ 750,000	\$ -	\$ 750,000	0%	\$ -	\$ 75,000	\$ 675,000	\$ -	\$ 202,500	\$ 472,500
4.5.9	Fairgrounds Redevelopment - Field Upgrades	2024	2024	\$ 4,000,000	\$ -	\$ 4,000,000	25%	\$ 1,000,000	\$ 300,000	\$ 2,700,000	\$ -	\$ 810,000	\$ 1,890,000
4.5.10	Playing Field Upgrades - Community Wide	2019	2028	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ 150,000	\$ 1,350,000	\$ -	\$ 405,000	\$ 945,000
4.5.11	Green Field Park Development (4 Developments)	2019	2028	\$ 2,400,000	\$ -	\$ 2,400,000	0%	\$ -	\$ 240,000	\$ 2,160,000	\$ -	\$ 648,000	\$ 1,512,000
4.5.12	Field Irrigation	2019	2028	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 10,000	\$ 90,000	\$ -	\$ 27,000	\$ 63,000
4.5.13	Park Policy Manual Implementation of Trails in Parks	2019	2028	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 135,000	\$ 315,000
4.5.14	Other Park Development (Location TBD)	2019	2028	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ 100,000	\$ 900,000	\$ -	\$ 270,000	\$ 630,000
Subtotal Community-Wide Parkland Development				\$ 20,583,333	\$ -	\$ 20,583,333		\$ 1,000,000	\$ 1,958,333	\$ 17,625,000	\$ -	\$ 10,117,500	\$ 7,507,500
4.6 Trail Connections													
4.6.1	Haskett Park Trail connection to Davis	2019	2019	\$ 400,000	\$ -	\$ 400,000	0%	\$ -	\$ 40,000	\$ 360,000	\$ -	\$ 360,000	\$ -
4.6.2	Goldstein/Trinison East Trail Extension (move for trial)	2024	2024	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 450,000	\$ -
4.6.3	Magna/Rodeo Homes south to Stonehaven Ave Connection	2024	2024	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 327,342	\$ 122,658
4.6.4	South West - Oak Tree Cres to Yonge Street	2024	2024	\$ 750,000	\$ -	\$ 750,000	0%	\$ -	\$ 75,000	\$ 675,000	\$ -	\$ 202,500	\$ 472,500
4.6.5	Active Transportation Off Road Network	2019	2024	\$ 7,000,000	\$ -	\$ 7,000,000	0%	\$ -	\$ 700,000	\$ 6,300,000	\$ -	\$ 1,890,000	\$ 4,410,000
4.6.6	CNR Crossing At Silken Lauman Dr.	2019	2028	\$ 1,300,000	\$ -	\$ 1,300,000	0%	\$ -	\$ 130,000	\$ 1,170,000	\$ -	\$ 351,000	\$ 819,000
4.6.7	Bayview St. South of Stonehaven	2019	2028	\$ 1,300,000	\$ -	\$ 1,300,000	0%	\$ -	\$ 130,000	\$ 1,170,000	\$ -	\$ 351,000	\$ 819,000
4.6.8	Trail Grade Separation at Strigley St. over Holland River and GO Tracks (2 spans)	2019	2028	\$ 1,300,000	\$ -	\$ 1,300,000	0%	\$ -	\$ 130,000	\$ 1,170,000	\$ -	\$ 351,000	\$ 819,000
4.6.9	Leslie St. North of Mulock Dr.	2027	2027	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ -	\$ 450,000
Subtotal Trail Connections				\$ 13,550,000	\$ -	\$ 13,550,000		\$ -	\$ 1,355,000	\$ 12,195,000	\$ -	\$ 4,282,842	\$ 7,912,158
4.7 Neighbourhood Parks (Excl. in Northwest Charge)													
4.7.1	Provision for additional Playground Equipment	2019	2028	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 148,500	\$ 301,500
4.7.2	Provision for additional Parkette Development	2019	2028	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 148,500	\$ 301,500
Subtotal Neighbourhood Parks (Excl. in Northwest Charge)				\$ 1,000,000	\$ -	\$ 1,000,000		\$ -	\$ 100,000	\$ 900,000	\$ -	\$ 297,000	\$ 603,000

APPENDIX B.4
TABLE 2

TOWN OF NEWMARKET
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS & RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
					BTE (%)	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019-2028	Post 2028
4.0 PARKS & RECREATION											
4.8 Parks Fleet and Equipment											
4.8.1 Bucket Truck	2019 2028	\$ 200,000	\$ -	\$ 200,000	0%	\$ -	\$ 20,000	\$ 180,000	\$ -	\$ 54,000	\$ 126,000
4.8.2 Chipper	2019 2028	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ 16,200	\$ 37,800
4.8.3 1 x Grass Cutter Large	2019 2028	\$ 120,000	\$ -	\$ 120,000	0%	\$ -	\$ 12,000	\$ 108,000	\$ -	\$ 32,400	\$ 75,600
4.8.4 1 x Grass Cutter Medium	2019 2028	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ 16,200	\$ 37,800
4.8.5 2 x Grass Cutter Small @ 25000	2019 2028	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 13,500	\$ 31,500
4.8.6 3 X Sidewalk Tractor @130000	2019 2028	\$ 390,000	\$ -	\$ 390,000	0%	\$ -	\$ 39,000	\$ 351,000	\$ -	\$ 105,300	\$ 245,700
4.8.7 5 x Pickups @ 50000	2019 2028	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 25,000	\$ 225,000	\$ -	\$ 67,500	\$ 157,500
4.8.8 4 Ton Pickup	2019 2028	\$ 120,000	\$ -	\$ 120,000	0%	\$ -	\$ 12,000	\$ 108,000	\$ -	\$ 32,400	\$ 75,600
4.8.9 2 x Trailer @ 15000	2019 2028	\$ 30,000	\$ -	\$ 30,000	0%	\$ -	\$ 3,000	\$ 27,000	\$ -	\$ 8,100	\$ 18,900
4.8.10 Synthetic Field Groomer	2019 2028	\$ 20,000	\$ -	\$ 20,000	0%	\$ -	\$ 2,000	\$ 18,000	\$ -	\$ 5,400	\$ 12,600
4.8.11 Synthetic Field Sanitizer	2019 2028	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 10,800	\$ 25,200
4.8.12 Trails Tractor	2019 2028	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ 16,200	\$ 37,800
4.8.13 Multi-function utility CAT	2019 2028	\$ 75,000	\$ -	\$ 75,000	0%	\$ -	\$ 7,500	\$ 67,500	\$ -	\$ 20,250	\$ 47,250
4.8.14 Miscellaneous Minor Equipment	2019 2028	\$ 75,000	\$ -	\$ 75,000	0%	\$ -	\$ 7,500	\$ 67,500	\$ -	\$ 20,250	\$ 47,250
4.8.15 Ice Resurfacers	2019 2028	\$ 90,000	\$ -	\$ 90,000	0%	\$ -	\$ 9,000	\$ 81,000	\$ -	\$ 24,300	\$ 56,700
Subtotal Parks Fleet and Equipment		\$ 1,640,000	\$ -	\$ 1,640,000		\$ -	\$ 164,000	\$ 1,476,000	\$ -	\$ 442,800	\$ 1,033,200
4.90 Operations Centre Debt (25%)											
4.9.1 Operations Centre Debt (25%)	2019 2019	\$ 2,007,336	\$ -	\$ 2,007,336	0%	\$ -	\$ 200,734	\$ 1,806,602	\$ -	\$ -	\$ 1,806,602
Subtotal Operations Centre Debt (25%)		\$ 2,007,336	\$ -	\$ 2,007,336		\$ -	\$ 200,734	\$ 1,806,602	\$ -	\$ -	\$ 1,806,602
TOTAL PARKS & RECREATION		\$ 82,225,098	\$ -	\$ 82,225,098		\$ 1,000,000	\$ 8,122,510	\$ 73,102,588	\$ 15,489,831	\$ 36,793,564	\$ 20,819,193

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	100%	\$36,793,564
10 Year Growth in Population in New Units		9,176
Unadjusted Development Charge Per Capita (\$)		\$4,009.76
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2028 Discounted Growth-Related Capital Program	0%	\$0
10 Year Growth in Square Metres		198,364
Unadjusted Development Charge Per sq. m (\$)		\$0.00

2019 - 2028 Net Funding Envelope	\$36,793,564
Reserve Fund Balance	\$15,489,831

APPENDIX B.6
TABLE 2

TOWN OF NEWMARKET
DEVELOPMENT-RELATED CAPITAL PROGRAM
YARDS & FLEET

Project Description	Timing		Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
						BTE (%)	Replacement & BTE Shares	0% Reduction		Available DC Reserves	2019-2028	Post 2028
5.0 YARDS & FLEET												
5.1 Buildings												
5.1.1 Operations Centre Modifications	2019	2028	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ -	\$ 500,000	\$ 216,006	\$ 283,994	\$ -
5.1.2 Western Staging Facility for Operations (incl. land)	2019	2028	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
5.1.3 Snow Dump	2019	2028	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
Subtotal Buildings			\$ 1,250,000	\$ -	\$ 1,250,000		\$ -	\$ -	\$ 1,250,000	\$ 216,006	\$ 1,033,994	\$ -
5.2 Roads Fleet and Equipment												
5.2.1 3 Ton	2019	2028	\$ 90,000	\$ -	\$ 90,000	0%	\$ -	\$ -	\$ 90,000	\$ -	\$ 90,000	\$ -
5.2.2 6 Ton	2019	2028	\$ 450,000	\$ -	\$ 450,000	0%	\$ -	\$ -	\$ 450,000	\$ -	\$ 450,000	\$ -
5.2.3 Hot Box Trailer	2019	2028	\$ 80,000	\$ -	\$ 80,000	0%	\$ -	\$ -	\$ 80,000	\$ -	\$ 80,000	\$ -
5.2.4 Loader	2019	2028	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -
5.2.5 7 x Pickup/Vans	2019	2028	\$ 350,000	\$ -	\$ 350,000	0%	\$ -	\$ -	\$ 350,000	\$ -	\$ 350,000	\$ -
5.2.6 2 x Sidewalk Plows/Tractors	2019	2028	\$ 200,000	\$ -	\$ 200,000	0%	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -
5.2.7 Miscellaneous Minor Equipment	2019	2028	\$ 275,000	\$ -	\$ 275,000	0%	\$ -	\$ -	\$ 275,000	\$ -	\$ 275,000	\$ -
Subtotal Roads Fleet and Equipment			\$ 1,595,000	\$ -	\$ 1,595,000		\$ -	\$ -	\$ 1,595,000	\$ -	\$ 1,595,000	\$ -
6.2 Operations Centre Debt (75%)												
6.2.1 Operations Centre Debt (75%)	2019	2019	\$ 6,022,007	\$ -	\$ 6,022,007	0%	\$ -	\$ -	\$ 6,022,007	\$ -	\$ 375,603	\$ 5,646,405
Subtotal Operations Centre Debt (75%)			\$ 6,022,007	\$ -	\$ 6,022,007		\$ -	\$ -	\$ 6,022,007	\$ -	\$ 375,603	\$ 5,646,405
TOTAL YARDS & FLEET			\$ 8,867,007	\$ -	\$ 8,867,007		\$ -	\$ -	\$ 8,867,007	\$ 216,006	\$ 3,004,597	\$ 5,646,405

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	71%	\$2,138,503
10 Year Growth in Population in New Units		9,176
Unadjusted Development Charge Per Capita (\$)		\$233.05
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2028 Discounted Growth-Related Capital Program	29%	\$866,094
10 Year Growth in Square Metres		198,364
Unadjusted Development Charge Per sq. m (\$)		\$4.37

2019 - 2028 Net Funding Envelope	\$3,004,597
Reserve Fund Balance	\$216,006

APPENDIX B.7
TABLE 2

TOWN OF NEWMARKET
DEVELOPMENT-RELATED CAPITAL PROGRAM
MUNICIPAL PARKING

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs			
					BTE (%)	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019 & 2028	Post 2028	
6.0 MUNICIPAL PARKING												
6.1 Buildings, Land & Furnishings												
6.1.1 Parking Structure Incl land - Downtown (250 spaces)	2019 - 2028	\$ 10,000,000	\$ -	\$ 10,000,000	50%	\$ 5,000,000	\$ 500,000	\$ 4,500,000	\$ 1,660,473	\$ 1,643,365	\$ 1,196,162	
Subtotal Buildings, Land & Furnishings		\$ 10,000,000	\$ -	\$ 10,000,000		\$ 5,000,000	\$ 500,000	\$ 4,500,000	\$ 1,660,473	\$ 1,643,365	\$ 1,196,162	
6.2 Studies												
6.2.1 Long Range Parking Plan for Downtown Newmarket	2022 - 2022	\$ 100,000	\$ -	\$ 100,000	50%	\$ 50,000	\$ 5,000	\$ 45,000	\$ 45,000	\$ -	\$ -	
Subtotal Studies		\$ 100,000	\$ -	\$ 100,000		\$ 50,000	\$ 5,000	\$ 45,000	\$ 45,000	\$ -	\$ -	
TOTAL MUNICIPAL PARKING		\$ 10,100,000	\$ -	\$ 10,100,000		\$ 5,050,000	\$ 505,000	\$ 4,545,000	\$ 1,705,473	\$ 1,643,365	\$ 1,196,162	

Residential Development Charge Calculation			
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	71%	\$1,169,655	
10 Year Growth in Population in New Units		9,176	
Unadjusted Development Charge Per Capita (\$)		\$127.47	
Non-Residential Development Charge Calculation			
Non-Residential Share of 2019-2028 Discounted Growth-Related Capital Program	29%	\$473,710	
10 Year Growth in Square Metres		198,364	
Unadjusted Development Charge Per sq. m (\$)		\$2.39	

2019 - 2028 Net Funding Envelope	\$1,643,365
Reserve Fund Balance	\$1,705,473

APPENDIX B.8
TABLE 2

TOWN OF NEWMARKET
DEVELOPMENT-RELATED CAPITAL PROGRAM
WASTE COLLECTION & TRANSFER

Project Description	Timing		Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
						BTE (%)	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019-2028	Post 2028
7.0 WASTE COLLECTION & TRANSFER												
7.1 Buildings												
7.1.1 Provisoin for Growth Related Building	2024	2024	\$ 622,000	\$ -	\$ 622,000	0%	\$ -	\$ 62,200	\$ 559,800	\$ -	\$ 279,900	\$ 279,900
Subtotal Buildings			\$ 622,000	\$ -	\$ 622,000		\$ -	\$ 62,200	\$ 559,800	\$ -	\$ 279,900	\$ 279,900
7.2 Vehicles and Equipment												
7.2.1 Provision for Growth Related Vehicles	2024	2024	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 30,000	\$ 270,000	\$ -	\$ 135,000	\$ 135,000
Subtotal Vehicles and Equipment			\$ 300,000	\$ -	\$ 300,000		\$ -	\$ 30,000	\$ 270,000	\$ -	\$ 135,000	\$ 135,000
TOTAL WASTE COLLECTION & TRANSFER			\$ 922,000	\$ -	\$ 922,000		\$ -	\$ 92,200	\$ 829,800	\$ -	\$ 414,900	\$ 414,900

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	100%	\$414,900
10 Year Growth in Population in New Units		9,176
Unadjusted Development Charge Per Capita (\$)		\$45.22
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2028 Discounted Growth-Related Capital Program	0%	\$0
10 Year Growth in Square Metres		198,364
Unadjusted Development Charge Per sq. m (\$)		\$0.00

2019 - 2028 Net Funding Envelope	\$1,265,624
Reserve Fund Balance	\$0

APPENDIX C
TABLE 2

TOWN OF NEWMARKET
DEVELOPMENT-RELATED CAPITAL PROGRAM
TOWN-WIDE ENGINEERED SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs			
					BTE (%)	Replacement & BTE Shares	0% Reduction		Available DC Reserves	2019-2028	Post 2028	
8.0 TOWN-WIDE ENGINEERED SERVICES												
8.1 Road Works												
8.1.1 Road Urbanization (Incl. Stellar, Pony & Cane Prkwy)	2020 - 2023	\$ 11,050,000	\$ -	\$ 11,050,000	50%	\$ 5,525,000	\$ -	\$ 5,525,000	\$ 3,200,000	\$ 2,325,000	\$ -	
8.1.2 Youth Centre Driveway	2020 2020	\$ 750,000	\$ -	\$ 750,000	10%	\$ 75,000	\$ -	\$ 675,000	\$ -	\$ 675,000	\$ -	
8.1.3 Old Main Street North Reconstruction	2023 2023	\$ 2,532,000	\$ -	\$ 2,532,000	25%	\$ 633,000	\$ -	\$ 1,899,000	\$ -	\$ 1,899,000	\$ -	
8.1.4 Provision for Road Reconstruction to Accom. Dev.	2022 2022	\$ 2,500,000	\$ -	\$ 2,500,000	0%	\$ 2,258,255	\$ -	\$ 241,745	\$ -	\$ 241,745	\$ -	
8.1.5 Urban Centres Works 2024 - 2041 excl. Land	2024 2024	\$ 3,500,000	\$ -	\$ 3,500,000	0%	\$ -	\$ -	\$ 3,500,000	\$ -	\$ 3,500,000	\$ -	
8.1.6 Urban Centres Works 2024 - 2041 Land	2024 2024	\$ 2,750,000	\$ -	\$ 2,750,000	0%	\$ -	\$ -	\$ 2,750,000	\$ -	\$ 2,750,000	\$ -	
8.1.7 Provision for Road Reconstruction to Accom. Dev.	2027 2027	\$ 2,500,000	\$ -	\$ 2,500,000	0%	\$ 2,258,255	\$ -	\$ 241,745	\$ -	\$ 241,745	\$ -	
8.1.8 TDM & Bike Lanes Provision	2019 2028	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -	
Subtotal Road Works		\$ 27,082,000	\$ -	\$ 27,082,000		\$ 10,749,510	\$ -	\$ 16,332,490	\$ 3,200,000	\$ 13,132,490	\$ -	
8.2 Recovery of Harry Walker Parkway (Principal)												
8.2.1 Recovery of Harry Walker Parkway Extension (Principal)	2019 2020	\$ 14,204	\$ -	\$ 14,204	0%	\$ -	\$ -	\$ 14,204	\$ -	\$ 14,204	\$ -	
8.2.2 Recovery of Harry Walker Parkway Extension (Principal)	2020 2021	\$ 14,959	\$ -	\$ 14,959	0%	\$ -	\$ -	\$ 14,959	\$ -	\$ 14,959	\$ -	
8.2.3 Recovery of Harry Walker Parkway Extension (Principal)	2021 2022	\$ 15,754	\$ -	\$ 15,754	0%	\$ -	\$ -	\$ 15,754	\$ -	\$ 15,754	\$ -	
8.2.4 Recovery of Harry Walker Parkway Extension (Principal)	2022 2023	\$ 16,592	\$ -	\$ 16,592	0%	\$ -	\$ -	\$ 16,592	\$ -	\$ 16,592	\$ -	
8.2.4 Recovery of Harry Walker Parkway Extension (Principal)	2023 2024	\$ 17,473	\$ -	\$ 17,473	0%	\$ -	\$ -	\$ 17,473	\$ -	\$ 17,473	\$ -	
Subtotal Recovery of Harry Walker Parkway (Principal)		\$ 78,983	\$ -	\$ 78,983		\$ -	\$ -	\$ 78,983	\$ -	\$ 78,983	\$ -	
8.2 Signalization												
8.2.1 Signalizations	2019 2028	\$ 2,000,000	\$ -	\$ 2,000,000	0%	\$ -	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -	
Subtotal Signalization		\$ 2,000,000	\$ -	\$ 2,000,000		\$ -	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -	
8.3 Sidewalks/Pathways												
8.3.1 Mulock Dr Multiuse Pathway	2019 - 2023	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -	
8.3.2 Sidewalk Construction related to growth	2019 2028	\$ 3,375,000	\$ -	\$ 3,375,000	0%	\$ -	\$ -	\$ 3,375,000	\$ -	\$ 3,375,000	\$ -	
8.3.3 Yonge St. - Savage Rd. South to TTT	2019 2028	\$ 245,000	\$ -	\$ 245,000	0%	\$ -	\$ -	\$ 245,000	\$ -	\$ 245,000	\$ -	
Subtotal Sidewalks/Pathways		\$ 4,120,000	\$ -	\$ 4,120,000		\$ -	\$ -	\$ 4,120,000	\$ 500,000	\$ 3,620,000	\$ -	
8.4 Storm Water Management												
8.4.1 SWM Allowance (engineering)	2019 2028	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	
8.4.2 SWM Allowance (construction)	2019 2028	\$ 4,000,000	\$ -	\$ 4,000,000	0%	\$ -	\$ -	\$ 4,000,000	\$ -	\$ 4,000,000	\$ -	
Subtotal Storm Water Management		\$ 5,000,000	\$ -	\$ 5,000,000		\$ -	\$ -	\$ 5,000,000	\$ -	\$ 5,000,000	\$ -	

APPENDIX C
TABLE 2

TOWN OF NEWMARKET
DEVELOPMENT-RELATED CAPITAL PROGRAM
TOWN-WIDE ENGINEERED SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs			
					BTE (%)	Replacement & BTE Shares	0% Reduction		Available DC Reserves	2019-2028	Post 2028	
8.0 TOWN-WIDE ENGINEERED SERVICES												
8.5 Regional-Related Improvements												
8.5.1 vivaNext - Davis Drive	2020 2020	\$ 2,300,000	\$ -	\$ 2,300,000	35%	\$ 805,000	\$ -	\$ 1,495,000	\$ 1,495,000	\$ -	\$ -	
8.5.2 vivaNext - Other Costs (incl. streetscaping)	2020 2020	\$ 1,000,000	\$ -	\$ 1,000,000	35%	\$ 350,000	\$ -	\$ 650,000	\$ 650,000	\$ -	\$ -	
8.5.3 Yonge Street Revitalization - Watermain Work	2022 2022	\$ 3,000,000	\$ -	\$ 3,000,000	0%	\$ -	\$ -	\$ 3,000,000	\$ 2,114,021.78	\$ 885,978	\$ -	
8.5.5 Yonge Street Revitalization - Pedestrian Lighting	2023 2023	\$ 525,000	\$ -	\$ 525,000	53%	\$ 278,250	\$ -	\$ 246,750	\$ -	\$ 246,750	\$ -	
8.5.4 Yonge Street Revitalization - Streetscaping & Boulevards	2021 2026	\$ 4,100,000	\$ -	\$ 4,100,000	53%	\$ 2,173,000	\$ -	\$ 1,927,000	\$ -	\$ 1,927,000	\$ -	
Subtotal Regional-Related Improvements		\$ 10,925,000	\$ -	\$ 10,925,000		\$ 3,606,250	\$ -	\$ 7,318,750	\$ 4,259,022	\$ 3,059,728	\$ -	
8.6 Water & Wastewater (Excl. in Northwest)												
8.6.1 Water Upsize	2019 2028	\$ 5,460,000	\$ -	\$ 5,460,000	0%	\$ -	\$ -	\$ 5,460,000	\$ -	\$ 5,460,000	\$ -	
8.6.2 Wastewater Upsize	2019 2028	\$ 4,920,000	\$ -	\$ 4,920,000	0%	\$ -	\$ -	\$ 4,920,000	\$ -	\$ 4,920,000	\$ -	
Subtotal Water & Wastewater (Excl. in Northwest)		\$ 10,380,000	\$ -	\$ 10,380,000		\$ -	\$ -	\$ 10,380,000	\$ -	\$ 10,380,000	\$ -	
8.7 Studies												
8.7.1 Transportation Master Plan	2019 2019	\$ 174,000	\$ -	\$ 174,000	0%	\$ -	\$ -	\$ 174,000	\$ 174,000	\$ -	\$ -	
8.7.2 Road Management Plan	2019 2019	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -	
8.7.3 Water/Wastewater Master Plan	2019 2019	\$ 174,000	\$ -	\$ 174,000	0%	\$ -	\$ -	\$ 174,000	\$ 174,000	\$ -	\$ -	
8.7.4 Transportation Master Plan	2024 2024	\$ 174,000	\$ -	\$ 174,000	0%	\$ -	\$ -	\$ 174,000	\$ -	\$ 174,000	\$ -	
8.7.5 Water/Wastewater Master Plan	2024 2024	\$ 174,000	\$ -	\$ 174,000	0%	\$ -	\$ -	\$ 174,000	\$ -	\$ 174,000	\$ -	
8.7.6 SWM Master Plan	2024 2024	\$ 139,000	\$ -	\$ 139,000	0%	\$ -	\$ -	\$ 139,000	\$ -	\$ 139,000	\$ -	
Subtotal Studies		\$ 985,000	\$ -	\$ 985,000		\$ -	\$ -	\$ 985,000	\$ 498,000	\$ 487,000	\$ -	
TOTAL TOWN-WIDE ENGINEERED SERVICES		\$ 60,570,983	\$ -	\$ 60,570,983		\$ 14,355,760	\$ -	\$ 46,215,223	\$ 8,457,022	\$ 37,758,201	\$ -	

Residential Development Charge Calculation			
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	71%	\$26,900,243	
10 Year Growth in Population in New Units		9,176	
Unadjusted Development Charge Per Capita (\$)		\$2,931.59	
Non-Residential Development Charge Calculation			
Non-Residential Share of 2019-2028 Discounted Growth-Related Capital Program	29%	\$10,881,116	
10 Year Growth in Square Metres		198,364	
Unadjusted Development Charge Per sq. m (\$)		\$54.85	

2019 - 2028 Net Funding Envelope	\$33,229,120
Reserve Fund Balance	\$8,457,022