

HEMSON

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Sent Via E-mail

July 10, 2019

To: Daryl Keleher, Senior Director and Sarah Ezzio, Senior Analyst,
Altus Group Economic Consulting.

From: Nataliya Kelbas and Craig Binning

Re: Town of Newmarket Development Charges Study

This letter provides a response to the key items identified in the letter received from Altus Group Economic Consulting on June 5, 2019.

1. PARKS AND RECREATION

1. Section 2.1(1) of O. Reg. 82/98 deals with ineligible services, and lists the following two categories:
 - a. The provision of cultural or entertainment facilities, including museums, theatre and art galleries but not including public libraries
 - b. The provision of a hospital as defined in the Public Hospitals Act
 - c. The provision of headquarters for the general administration of municipalities and local boards.

Several items included in the inventory of capital assets for Parks and Recreation appear to fall under these categories:

- Old Town Hall – used as cultural space and art gallery,
- Doane House – appears to be the Doane House Hospice, which would be ineligible,
- Hollingshead House – appears to be used as a historic attraction,
- The Elman Campbell Museum – ineligible under the regulation as a museum,

- The Newmarket Theatre – ineligible under the regulation as a theatre,
- Municipal Offices – ineligible under the regulation as headquarters for the general administration of the Town,
- The Pioneer Burying Ground – ineligible due to being a historic/cultural facility,
- The Quaker Hill Cemetery – ineligible due to being a historical/cultural facility.

These items should be removed from the LOS inventory, as they are ineligible works and are significantly inflating the level of service calculation.

Answer: The following adjustments have been made to the inventory:

- *Doane House – The building space has been removed;*
- *The Elman Campbell Museum – building and land not included;*
- *The Newmarket Theatre – the building has been removed; and*
- *Municipal Offices – building has been removed but the related land has been adjusted to reflect the recreational uses and maintained in the inventory.*

In addition:

- *Scout Hall – land area has been adjusted from 2 acres to 0.33 acres to reflect the eligible land area.*

The changes above resulted in a decrease in the funding envelope, which is combined with further adjustments as detailed in the answers to questions below.

2. Several of these facilities have ‘additional maintenance area’ associated with them in the Outdoor Recreation LOS inventory, with a value of development on these lands estimated to be \$11,000 per acre. If the facilities are ineligible as they appear to be, then the development of adjoining lands would also be ineligible for inclusion.

Answer: The Additional Maintenance Areas are a network of small areas throughout the Town that is owned and maintained by staff to provide the parks service.

3. There are several outdoor recreation areas that are not owned by the Town but are owned by the Lake Simcoe Regional Conservation Authority, including Bailey

Ecological park and Mabel Davis Conservation Area. As these lands are not owned or leased by the Town, they should be removed from the LOS inventory.

Answer: Bailey Ecological Park and Mabel Davis Conservation Area are included in the inventory calculations as the Town has made capital contributions for the development of the parkland. The lands are also maintained by the Town and used to deliver the parks service to the existing residents.

4. The Town's website notes that the Fairy Lake Park is 13.4 hectares in size. However, the LOS inventory includes 55.0 acres for Fairy Lake, so this amount appears to include the lake itself, which presumably would not be able to be developed as parkland.

Answer: The lake area was previously included in the LOS inventory. An updated inventory is attached to this letter which excludes the lake area but includes the replacement value of the fountain feature.

5. Can the Town provide more details regarding the "Additional Open Space" item in the LOS inventory of 95.79 acres?

Answer: The Additional Open Space includes parcels that do not have specific names. Maps of these areas have been included in this letter.

6. The Parks & Recreation capital program includes debenture payments for the Magna Centre, Operations Centre and the Youth Centre. These two projects are included in the inventory of capital assets, and a proportionate deduction to the LOS amount in the inventory should be made to ensure that there is no overlap between the LOS inventory and the capital project list. It is noted that excess capacity associated with the Public Works component of the Operations Centre (both building and land) was deducted in the Public Works LOS inventory.

Answer: Adjustments to the Parks & Recreation inventory have been made to match the comment above. Excess capacity for the Operations Centre in the Yards & Fleet inventory has been modified as well to be consistent with the Parks & Recreation inventory.

7. Do any of the trail connections included in the parks and recreation capital program provide connections or linkages with areas which are already developed? If so, their associated BTE shares should be higher than 0%.

Answer: The service is planned for and delivered on a network wide basis. Portioning out individual section of the network to assign a BTE would be counter to the way in which the service is provided and therefore benefits development. The overall service level for existing residents would not increase as a result of the projects identified in the capital program.

8. The Parks & Recreation capital project list includes \$7.0 million for the Active Transportation Off Road Network. While identified as being off-road, are these paths going to be located outside of the road rights-of-way? If not, this item would be more appropriately funded via the Engineered Services DC.

Answer: Yes. The off-road network only includes portions of the network that are not in the road right-of-way. Town staff will continue to review the location of the active transportation network as more details become available, and in future DC Studies it may be included in the Roads and Related service.

9. Can the Town delineate what parkland improvements would be the responsibility of a local developer and what would be eligible to be funded by the Town's DC reserve?

Answer: As prescribed in the DCA, parkland improvements that would be the responsibility of the local developer are not eligible for DCs and therefore are not included in the capital costs.

2. MUNICIPAL PARKING

10. How was the need for the \$10 million, 250-space downtown parking structure identified, and how was the BTE for this project allocated? The Town's 2014-2018 Strategic Priorities Report mentions that a long-term downtown parking strategy is being developed. Can this report be made available?

Answer: The need for the parking structure was identified through the Strategic Priorities Report. The BTE share was maintained from the 2014 DC Study. There are some existing lots that may be replaced by the structure and therefore a BTE share has been allocated to the project. The strategy has not yet been completed but the current estimates for the parking structure are around \$10 million.

11. The LOS inventory for parking includes several parking facilities associated with fire stations, recreation centres, library and parks. We would want to ensure that the value of these parking spaces are not double counted in the value of facilities/land in the Parks and Recreation, Library, Fire LOS inventories.

Answer: That is correct. Inventories for the parking spaces were excluded from the value of the land and value of the facilities for any other service.

12. The LOS inventory for parking also includes parking facilities for ineligible items such as theatres, museums, hospitals, etc. these items should be removed from the inventory.

Answer: Parking at those facilities is part of the delivery of parking services to the residents. Many DC studies across Ontario include parking (both lot and structures) that are in proximity to an ineligible use. The proximity to the use does

not indicate that the infrastructure is not used for providing parking services to current residents, employees and future development.

3. WASTE COLLECTION & TRANSFER

13. The text of the DC Study identifies that the Town of Newmarket and five other municipalities have contracted Green for Life Environmental Inc. for the delivery of waste collection services. What sort of agreements have been made with this contactor regarding the use and ownership of waste collection vehicles? There is an item “Provision for Growth Related Vehicles” included in the capital program for this service. Once the terms of the contract end, does the Town own/retain ownership of the vehicles purchased via the DC? Or are the DC funds being used to purchase capital goods for a third party that the contractor will own once the contract ends?

Answer: Waste Diversion Service is an eligible service under the DCA. Furthermore section 5 (3) of the Act dictates the types of capital costs that may be included in the DC By-law. “...incurred or proposed to be incurred by a municipality or a local boards directly or by others on behalf of, and as authorized by, a municipality or local board...”. The agreement stipulates the Town may prior to the expiry date of the contract, serve notice on the service provider to acquire any or all of the collection vehicles and equipment owned or leased by the contractor.

At the time of the 2019 DC Background Study, no vehicles have been transferred to the Town.

4. ENGINEERED SERVICES

14. The calculated maximum allowable funding envelope for engineered services is \$33,229,120, yet the charge is calculated based on 2019-2028 total costs of \$51,758,201. This means that there are \$18,529,081 of costs incorporated into the charge that are ineligible under the DC Act, as anything recovered beyond the \$33.2 million would represent an increase in the level of service. Can you provide the reasoning for exceeding the calculated maximum allowable funding envelope?

Answer: The service “Town-wide Engineered Services” includes projects related to the following eligible categories from the DCA:

- *Services related to a highway (Roads and Related linear infrastructure component)*
- *Water supply services*
- *Wastewater services*
- *Storm water drainage and control services*

The make-up of the service category is consistent with the approach used in the 2014 DC Background Study.

Projects related to 8.1-8.4 and parts of 8.6 and 8.8 are “services related to a highway” and total \$30.79 million which is \$2.44 million below the calculated funding envelope for “Roads and Related”. The funding envelope only includes infrastructure related to the roads and related components of the Services Related to a Highway.

The Water, Wastewater and Storm Water services total \$16.58 million of the Town-wide Engineering program. These services are not subject to a funding envelope analysis as the delivery of the services are governed by other provincial legislation related to public health. Based on the Town’s 2014 Asset Management Plan, the funding envelopes for Water and Wastewater infrastructure would be approximately \$37 million in addition to the Roads and Related funding envelope.

As per DCA Section 7 (1), “A development charge by-law may provide for services to be grouped into a category of services” as has been the practice continued in the Town’s 2019 DC Background Study.

15. Under the Water & Wastewater heading, there are two projects – “Water Upsize” and “Wastewater Upsize.”

- a. What specifically is meant by upsize? Are the costs shown only for the share of costs related to the upsizing or should there be some recognition of replacing existing assets if that is the case. Are these projects that would be more appropriately included in the Region’s DC?

***Answer:** These are not Regional components and the costs included in the DC Background Study are related to the replacing and upsizing of the linear infrastructure. A benefit to existing share has been updated and included in the DC Background Study. An estimate of the upsizing and the useful life of the infrastructure indicates that 25% of the works may be attributable to the BTE share. The cost estimates for the works have also been updated.*

- b. Does the Town have a set of ‘local service’ guidelines that would determine whether a needed improvement to water or sanitary infrastructure is a developer responsibility or would be covered by these “upsizing” provisions in the Town’s DC.

***Answer:** At this time, the Town does not have a written set of “local service” guidelines. Any portion of the upsizing provision that is developer responsibility as outlined in an agreement would not be paid for from this project.*

16. Would the Yonge Street Revitalization – Watermain Work include the replacement of any existing infrastructure that would need to be replaced even

without any additional development in the Town? If so, there should be some acknowledgement of BTE, rather than the 0% allocated currently.

Answer: Upon further review, the project has been removed from the capital project list.

17. Has the Town identified where the “Sidewalk Construction Related to Growth” projects will be located, and if these are likely to be in areas where no existing sidewalk exists? This project has a gross cost of \$3.375 million, with no allocation to BTE.

Answer: Only new sections of sidewalk are included in this project cost. Therefore no benefit to existing share has been identified. Town staff will include details as they become available through the Town’s annual budgeting process.

18. What are the nature of the various “Regional-Related Improvements” identified as being for “vivaNext” Are these project costs shared with the Region, or are these works the Town is undertaking on Regional road rights-of-way?

- a. vivaNext – Davis Drive
- b. vivaNext – Other Costs (including Streetscaping)

Answer: These are Town-related costs associated within the Region’s right-of-way. No portion of the cost is intended to be used for Regional shares of the works. We should note, the project “vivaNext - Davis Drive” has been renamed to “vivaNext - Yonge Street” from the 2014 DC Background Study as the nature of the works has changed. The estimated costs of the project have remained the same. The benefit to existing share has been updated to 53% from 35% to be in-line with project 8.6.4 and 8.6.5.

19. Similarly, there is provision related to “Regional-related Improvements” for the revitalization of Yonge Street. The Regional DC study included provision for improvements to widen Yonge Street from Davis Drive to Green Lane – are the pedestrian lighting and streetscaping improvements in the Town’s DC study already rolled into this regional work?

- a. Yonge Street Revitalization – Watermain Work
- b. Yonge Street Revitalization – Pedestrian Lighting
- c. Yonge Street Revitalization – Streetscaping & Boulevards

Answer: These are costs anticipated to be borne by the Town in relation to the works to be completed by the Region. No portion of the cost will be used for York Region’s share or for replacing any existing infrastructure. The three projects have

been updated to be one line (Watermain Work has been removed) and the gross project cost has been updated to \$8 million with the Region's share at \$ 4 million.

20. The cost for the Yonge Street Revitalization – Streetscaping project has increased from \$875,000 in the 2014 DC Study to \$4,100,000 in the 2019 DC Study. What is the basis for this significant increase?

Answer: The 2014 DC Study was based on the best available estimate at the time. The cost of those works have been adjusted further. Please see answer to question 19 for details.

5. GENERAL GOVERNMENT

21. In addition to many of the studies being ineligible under the DC Act, there are numerous studies that have BTE allocations of 0% but appear to benefit residents across the entire town: Heritage Conservation Study, IT Strategic Plan, GIS/Data strategy, and Climate Change Risk Plan.

Answer: A share of 10% BTE has been assigned to the studies identified. The updated rates are shown in the attached table.

6. RATE COMPARISON TABLE

Rate Comparison	Single Detached Unit	Large Apartment Unit	Non-Residential Rate per Sq.M.
Discounted Services			
Background Study (April 24, 2019)	\$17,499	\$10,387	\$3.77
Revised	\$16,109	\$9,563	\$3.71
Difference (\$)	-\$1,390	-\$824	-\$0.06
Difference (%)	-9%	-9%	-2%
Non-Discounted Services			
Background Study (April 24, 2019)	\$16,067	\$9,538	\$83.19
Revised	\$12,793	\$7,595	\$66.09
Difference (\$)	-\$3,274	-\$1,943	-\$17.10
Difference (%)	-26%	-26%	-26%
Total			
Background Study (April 24, 2019)	\$33,566	\$19,925	\$86.96
Revised	\$28,902	\$17,158	\$69.80
Difference (\$)	-\$4,664	-\$2,767	-\$17.16
Difference (%)	-16%	-16%	-25%

RATE TABLES

***UPDATED RATES
(PHASED-IN)***

**TOWN OF NEWMARKET
TOWN-WIDE DEVELOPMENT CHARGES
EFFECTIVE JULY 22 2019 - AUGUST 31 2019, INCLUSIVE**

DISCOUNTED Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments		
			700 sq. ft. or Greater	Under 700 sq. ft.	
Discounted Services					
General Government	\$261	\$205	\$155	\$111	\$1.35
Library	\$934	\$733	\$554	\$396	\$0.00
Parks & Recreation	\$12,130	\$9,712	\$7,770	\$6,892	\$0.00
Municipal Parking	\$378	\$297	\$224	\$160	\$2.34
TOTAL CHARGE	\$13,703	\$10,946	\$8,704	\$7,559	\$3.69

NON-DISCOUNTED Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments		
			700 sq. ft. or Greater	Under 700 sq. ft.	
Fire Services	\$891	\$699	\$529	\$378	\$4.69
Waste Diversion Services	\$165	\$129	\$98	\$70	\$0.00
Services Related to a Highway, Water, Wastewater & Storm	\$7,481	\$5,868	\$4,441	\$3,172	\$50.48
TOTAL CHARGE	\$8,537	\$6,696	\$5,068	\$3,620	\$55.17

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TOWN OF NEWMARKET
TOWN-WIDE DEVELOPMENT CHARGES
EFFECTIVE SEPTEMBER 1 2019 - BY-LAW EXPIRY, INCLUSIVE

DISCOUNTED Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments		
			700 sq. ft. or Greater	Under 700 sq. ft.	
Discounted Services					
General Government	\$261	\$205	\$155	\$111	\$1.35
Library	\$995	\$781	\$591	\$422	\$0.00
Parks & Recreation	\$14,398	\$11,294	\$8,547	\$6,105	\$0.00
Municipal Parking	\$455	\$357	\$270	\$193	\$2.36
TOTAL CHARGE	\$16,109	\$12,637	\$9,563	\$6,831	\$3.71

NON-DISCOUNTED Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments		
			700 sq. ft. or Greater	Under 700 sq. ft.	
Fire Services	\$891	\$699	\$529	\$378	\$4.69
Waste Diversion Services	\$165	\$129	\$98	\$70	\$0.00
Services Related to a Highway, Water, Wastewater & Storm	\$11,737	\$9,207	\$6,968	\$4,977	\$61.40
TOTAL CHARGE	\$12,793	\$10,035	\$7,595	\$5,425	\$66.09

**TOWN OF NEWMARKET
NORTHWEST QUADRANT DEVELOPMENT CHARGES
EFFECTIVE JULY 22 2019 - AUGUST 31 2019, INCLUSIVE**

DISCOUNTED Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments		
			700 sq. ft. or Greater	Under 700 sq. ft.	
Discounted Services					
General Government	\$261	\$205	\$155	\$111	\$1.35
Library	\$934	\$733	\$554	\$396	\$0.00
Parks & Recreation	\$12,130	\$9,712	\$7,770	\$6,892	\$0.00
Municipal Parking	\$378	\$297	\$224	\$160	\$2.34
TOTAL CHARGE	\$13,703	\$10,946	\$8,704	\$7,559	\$3.69

NON-DISCOUNTED Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments		
			700 sq. ft. or Greater	Under 700 sq. ft.	
Fire Services	\$641	\$0	\$0	\$0	\$4.00
Waste Diversion Services	\$165	\$129	\$98	\$70	\$0.00
Services Related to a Highway, Water, Wastewater & Storm	\$6,870	\$5,884	\$4,436	\$3,118	\$48.69
TOTAL CHARGE	\$7,676	\$6,013	\$4,534	\$3,188	\$52.69

**TOWN OF NEWMARKET
NORTHWEST QUADRANT DEVELOPMENT CHARGES
EFFECTIVE SEPTEMBER 1 2019 - BY-LAW EXPIRY, INCLUSIVE**

DISCOUNTED Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments		
			700 sq. ft. or Greater	Under 700 sq. ft.	
Discounted Services					
General Government	\$261	\$205	\$155	\$111	\$1.35
Library	\$995	\$781	\$591	\$422	\$0.00
Parks & Recreation	\$14,398	\$11,294	\$8,547	\$6,105	\$0.00
Municipal Parking	\$455	\$357	\$270	\$193	\$2.36
TOTAL CHARGE	\$16,109	\$12,637	\$9,563	\$6,831	\$3.71

NON-DISCOUNTED Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments		
			700 sq. ft. or Greater	Under 700 sq. ft.	
Fire Services	\$891	\$699	\$529	\$378	\$4.69
Waste Diversion Services	\$165	\$129	\$98	\$70	\$0.00
Services Related to a Highway, Water, Wastewater & Storm	\$9,903	\$7,768	\$5,879	\$4,199	\$51.77
TOTAL CHARGE	\$10,959	\$8,596	\$6,506	\$4,647	\$56.46

APPENDIX B

GENERAL SERVICES TECHNICAL APPENDIX

APPENDIX B.1

GENERAL GOVERNMENT

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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	10%	\$ 5,000	\$ 4,500	\$ 40,500	\$ 40,500	\$ -	\$ -
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	10%	\$ 7,500	\$ 6,750	\$ 60,750	\$ 60,750	\$ -	\$ -
1.1.10 GIS/Data Strategy	2019 - 2020	\$ 125,000	\$ -	\$ 125,000	10%	\$ 12,500	\$ 11,250	\$ 101,250	\$ 101,250	\$ -	\$ -
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	10%	\$ 2,000	\$ 1,800	\$ 16,200	\$ 16,200	\$ -	\$ -
1.1.14 Disaster Recovery Plan	2020 - 2021	\$ 150,000	\$ -	\$ 150,000	90%	\$ 135,000	\$ 1,500	\$ 13,500	\$ 13,490	\$ 10	\$ -
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		\$ 1,023,350	\$ 160,015	\$ 1,440,135	\$ 553,287	\$ 886,848	\$ -

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	71%	\$631,257
10 Year Growth in Population in New Units		9,176
Unadjusted Development Charge Per Capita (\$)		\$68.79
Non-Residential Development Charge Calculation		
Non-Res Share of 2019-2028 Discounted Growth-Related Capital Program	29%	\$255,591
10 Year Growth in Square Metres		198,364
Unadjusted Development Charge Per sq. m (\$)		\$1.29

Reserve Fund Balance	\$553,287
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APPENDIX B.4

PARKS & RECREATION

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APPENDIX B.4
TABLE 1

**TOWN OF NEWMARKET
RECREATION FACILITIES
INVENTORY OF CAPITAL ASSETS
INDOOR RECREATION FACILITIES**

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
A. Ferguson Clubhouse	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	\$240
Armitage Recreation Centre	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	\$180
Community Ctr / Arena	40,012	7,626	7,626	7,626	7,626	7,626	7,626	7,626	7,626	7,626	\$450
Crossland Recreation Centre	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	\$180
Denne Recreation Centre	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	\$180
Civic Arena (Hollingsworth)	44,087	44,087	44,087	44,087	44,087	44,087	44,087	44,087	44,087	44,087	\$450
Gorman Pool / Lion's Outdoor Rink	10,416	10,416	10,416	10,416	10,416	10,416	10,416	10,416	10,416	10,416	\$310
Municipal Offices	-	-	-	-	-	-	-	-	-	-	\$320
Newmarket Theatre	-	-	-	-	-	-	-	-	-	-	\$440
Old Town Hall	7,296	7,296	7,296	-	-	-	-	6,458	6,458	6,458	\$430
Ray J Twinney Recreation Complex (Arena)	110,957	110,957	110,957	110,957	110,957	110,957	110,957	110,957	110,957	110,957	\$450
St. Nicholas Recreation Centre	1,998	1,998	1,998	1,998	1,998	1,998	1,998	1,998	1,998	1,998	\$180
Youth Centre/ Skate Park	23,285	23,285	23,285	23,285	23,285	23,285	23,285	23,285	23,285	23,285	\$310
<i>Youth Centre Excess Capacity</i>	<i>(709)</i>	\$310									
Seniors' Centre	15,200	15,200	15,200	15,200	15,200	15,200	15,200	15,200	15,200	15,200	\$310
Old Fire Hall	3,078	3,078	3,078	3,078	3,078	3,078	3,078	3,078	3,078	3,078	\$210
Old Train Station	2,139	2,139	2,139	2,139	2,139	2,139	2,139	2,139	2,139	2,139	\$430
Doane House	-	-	-	-	-	-	-	-	-	-	\$430
Keith Davis Tennis Clubhouse	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	\$240
Magna Centre	216,000	216,000	216,000	216,000	216,000	216,000	216,000	216,000	216,000	216,000	\$450
<i>Magna Centre Excess Capacity</i>	<i>(24,800)</i>	\$450									
Hollingshead House	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	\$430
Scout Hall	3,772	3,772	3,772	3,772	3,772	3,772	3,772	3,772	3,772	-	\$290
Lawn Bowling Club	5,056	5,056	5,056	5,056	5,056	5,056	5,056	5,056	5,056	5,056	\$240
Summer Camp Facilities	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	8,400	9,600	\$310
Total (sq.ft.)	476,077	443,691	443,691	436,395	436,395	436,395	436,395	442,853	443,553	440,981	
Total (\$000)	\$200,880.4	\$186,306.7	\$186,306.7	\$183,169.4	\$183,169.4	\$183,169.4	\$183,169.4	\$185,946.3	\$186,163.3	\$185,441.4	

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APPENDIX B.4
TABLE 1

TOWN OF NEWMARKET
RECREATION FACILITIES
INVENTORY OF CAPITAL ASSETS
INDOOR RECREATION FACILITIES

LAND Facility Name	# of Acres										UNIT COST (\$/acre)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
A. Ferguson Clubhouse	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$1,100,000
Community Ctr / Arena	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,100,000
Civic Arena (Hollingsworth)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,100,000
Gorman Pool / Lion's Outdoor Rink	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	\$1,100,000
Lion's Amphitheatre	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$1,100,000
Municipal Offices	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	\$1,100,000
Old Town Hall	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,100,000
Quaker Pool	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,100,000
Ray J Twinney Recreation Complex	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	\$1,100,000
Youth Centre	2.66	2.66	2.66	2.66	2.66	2.66	2.66	2.66	2.66	2.66	2.66	\$1,100,000
Seniors Centre	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$1,100,000
Old Fire Hall	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,100,000
Old Train Station	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$1,100,000
Doane House	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$1,100,000
Keith Davis Tennis Clubhouse	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	\$1,100,000
Magna Centre	4.98	4.98	4.98	4.98	4.98	4.98	4.98	4.98	4.98	4.98	4.98	\$1,100,000
Scout Hall	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	-	\$1,100,000
Lawn Bowling Club	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	\$1,100,000
Summer Camp Facilities	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.42	0.48	\$1,100,000
Total (acres)	26.61	26.64	26.37									
Total (\$000)	\$29,266.0	\$29,304.5	\$29,007.5									

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APPENDIX B.4
TABLE 1

TOWN OF NEWMARKET
RECREATION FACILITIES
INVENTORY OF CAPITAL ASSETS
INDOOR RECREATION FACILITIES

RECREATION FLEET AND EQUIPMENT Description	# of Vehicles										UNIT COST (\$/unit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
033 F3501Ton ExtCab Pickup 4x4	-	-	-	1	1	1	1	1	1	1	\$34,224
061 3/4 Ton Van 2500	-	-	-	-	1	1	1	1	1	1	\$29,039
061 3/4 Ton Van 2500	-	-	-	-	1	1	1	1	1	1	\$29,039
061 E 250 Cargo Van White	-	-	-	1	1	1	1	1	1	1	\$29,411
061 Transit 250 Extended Van	-	-	-	-	-	-	1	1	1	1	\$36,904
061 TRANSIT XL VAN	-	-	-	-	-	-	-	-	1	1	\$48,673
062 1 Ton Cube Van E350	-	-	-	-	1	1	1	1	1	1	\$58,000
10.5 HP Power Edger Elec Start	-	-	1	1	1	-	-	-	-	-	\$4,500
10.5 HP Power Edger Elec.Start	-	-	1	1	1	1	1	-	-	-	\$4,500
10.5 HP Power Edger Elec.Start	-	-	1	1	1	1	-	-	-	-	\$4,500
10.5 Hp Propane Ice Edger	-	-	-	-	-	1	1	1	-	-	\$4,715
10.5 Hp Propane Ice Edger	-	-	-	-	-	-	-	1	1	1	\$4,880
10.5 Hp Propane Ice Edger	-	-	-	-	-	-	-	1	1	1	\$4,880
10.5 HP Propane Ice Edger	-	-	-	-	1	1	1	1	1	-	\$4,715
10.5 HP Propane Ice Edger	-	-	-	-	-	1	1	1	-	-	\$4,715
10.5 HP Propane Power Edger	-	-	-	-	1	1	1	1	1	1	\$5,379
101 6410 EZE LiftTandemTrailer	-	-	-	-	1	1	1	1	1	1	\$12,989
101 Tandem Ax HighSidedTrailer	-	-	1	1	1	1	1	1	1	1	\$8,854
105 Hp Propane Power Edger	1	1	1	-	-	-	-	-	-	-	\$5,000
105 Hp Propane Power Edger	1	1	1	1	-	-	-	-	-	-	\$5,000
105 Hp Propane Power Edger	1	1	1	1	-	-	-	-	-	-	\$5,000
3/4 Ton 2500 Ext Cab 4x4	-	-	-	1	1	1	1	1	1	1	\$28,477
3/4 Ton Ext Pickup 2500 White	1	1	-	-	-	-	-	-	-	-	\$38,299
3/4 Ton Ext Pickup 2500 White	1	1	1	-	-	-	-	-	-	-	\$40,815
3/4 Ton Ext Van 2500 White	1	1	1	1	1	1	-	-	-	-	\$27,484
3/4 Ton Van 2500	1	1	1	1	-	-	-	-	-	-	\$27,548
3/4 Ton Van 2500	1	1	1	1	-	-	-	-	-	-	\$32,119
46 Ft. Elec Boom Lift.	1	1	1	1	1	1	1	1	1	-	\$48,999
5000 Watt Generator EM3500x	1	1	1	1	1	-	-	-	-	-	\$1,903
5000 Watt Generator EZ5000C	1	1	1	1	1	1	1	1	1	-	\$2,127
6 Cu Ft Mortor Mixer MM658H	-	-	-	-	1	1	1	1	1	-	\$2,500
9HP LPG Power Edger Elec.Start	1	1	-	-	-	-	-	-	-	-	\$4,153
9HP LPG Power Edger Elec.Start	1	1	1	-	-	-	-	-	-	-	\$4,153
Electric Edger EZ 36V	-	-	-	-	-	1	1	1	1	-	\$5,305
Electric Edger EZ111 36V	-	-	-	-	-	-	-	1	1	1	\$5,305
Electric Edger EZ111 36V	-	-	-	-	-	-	-	1	1	1	\$5,305

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APPENDIX B.4
TABLE 1

TOWN OF NEWMARKET
RECREATION FACILITIES
INVENTORY OF CAPITAL ASSETS
INDOOR RECREATION FACILITIES

RECREATION FLEET AND EQUIPMENT CONTINUED Description	# of Vehicles										UNIT COST (\$/unit)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Genie Lift	1	-	-	-	-	-	-	-	-	-	-	\$46,064
Hyster 50XT Propane Fork Lift	-	-	-	-	-	-	-	-	-	1	1	\$38,831
Propane Fork Lift FG25T-12	1	1	1	1	-	-	-	-	-	-	-	\$31,722
Propane Fork Lift FG25T-16	1	1	1	1	1	1	1	-	-	-	-	\$27,967
Red Snowblower HS724TC	1	1	1	1	1	1	1	1	1	1	-	\$2,727
S10	1	1	1	-	-	-	-	-	-	-	-	\$12,342
Scissor Lift / Electrical	1	1	1	1	1	1	1	1	1	1	-	\$17,400
Scissor Lift/Elec SJ1113226	-	-	-	1	1	1	1	1	1	1	1	\$17,418
UtilityTruck \Spray Applicator	1	1	1	1	1	1	1	1	1	-	-	\$24,300
Zamboni 445	1	1	1	1	1	1	1	1	1	1	1	\$78,000
Zamboni 445	1	1	1	1	1	1	1	1	1	1	1	\$78,000
Zamboni 445	-	-	1	1	1	1	1	1	1	1	1	\$81,490
Zamboni 520	1	1	1	1	1	-	-	-	-	-	-	\$69,444
Zamboni 520	1	1	1	1	1	1	-	-	-	-	-	\$78,934
Zamboni 520	1	1	1	1	1	1	1	-	-	-	-	\$79,094
Zamboni 525	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Zamboni 525	1	1	1	1	1	1	1	1	1	1	-	\$85,000
Zamboni 525	-	-	-	-	-	1	1	1	1	1	1	\$86,495
Zamboni 526	-	-	-	-	-	-	1	1	1	1	1	\$88,000
Zamboni 526	-	-	-	-	-	-	-	1	1	1	1	\$79,094
Zamboni 526	-	-	-	-	-	-	-	-	-	-	1	\$79,094
Zamboni Edger 8.5	1	-	-	-	-	-	-	-	-	-	-	\$3,918
Total (#)	28.00	26.00	29.00	29.00	31.00	32.00	31.00	33.00	32.00	25.00		
Total (\$000)	\$962.5	\$912.5	\$973.9	\$1,021.1	\$1,061.4	\$1,086.8	\$1,100.8	\$1,088.7	\$1,142.5	\$1,052.8		

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APPENDIX B.4
TABLE 1

**TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PARK DEVELOPMENT**

NEIGHBORHOOD PARKS Park Name	# of Acres of Developed Land										Development Cost (\$/acre)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
All Our Kids Playpark	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	\$127,500
Armstrong Park	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	\$127,500
Arnhem Park (Formerly Legresley & Bondi Parks)	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	\$127,500
Art Ferguson Park	5.79	5.79	5.79	5.79	5.79	5.79	5.79	5.79	5.79	5.79	5.79	\$127,500
Audrey Sanderson Park	9.76	9.76	9.76	9.76	9.76	9.76	9.76	9.76	9.76	9.76	9.76	\$127,500
Bailey Ecological Park	68.80	68.80	68.80	68.80	68.80	68.80	68.80	68.80	68.80	68.80	68.80	\$127,500
Barrington Park	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$127,500
Best Family Parkette	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	\$127,500
Beswick Park	4.22	4.22	4.22	4.22	4.22	4.22	4.22	4.22	4.22	4.22	4.22	\$127,500
Bonshaw Avenue Park	8.71	8.71	8.71	8.71	8.71	8.71	8.71	8.71	8.71	8.71	8.71	\$127,500
Cardinal Parkette	-	-	-	-	-	-	-	-	-	-	0.63	\$127,500
Charles Boyd Park	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	\$127,500
Clare Salisbury Parkette	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	\$127,500
College Manor Park	12.18	12.18	12.18	12.18	12.18	12.18	12.18	12.18	12.18	12.18	12.18	\$127,500
Comfort Lane Parkette	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$127,500
Community Centre and Riverwalk Commons	-	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	\$127,500
Dennis Park	-	-	-	-	-	-	-	-	11.83	11.83	11.83	\$127,500
Dr. Margaret Arkininstall Park	4.76	4.76	4.76	4.76	4.76	4.76	4.76	4.76	4.76	4.76	4.76	\$127,500
Drew Doak Park	-	-	-	-	-	-	4.60	4.60	4.60	4.60	4.60	\$127,500
Environmental Park	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	\$127,500
Evanslea Parkette	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	\$127,500
Fairgrounds Park	12.13	12.13	12.13	12.13	12.13	12.13	12.13	12.13	12.13	12.13	12.13	\$127,500
Foxtail Ridge Parkette	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99	\$127,500
Frank Stronach Park	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	\$127,500
George Luesby Park	-	-	-	-	-	-	-	2.47	2.47	2.47	2.47	\$127,500
George Richardson Park	49.92	49.92	49.92	49.92	49.92	49.92	49.92	49.92	49.92	49.92	49.92	\$157,200
Global Pet Foods Dog Park	-	-	-	-	-	-	-	1.08	1.08	1.08	1.08	\$127,500
Haskett Park	20.14	20.14	20.14	20.14	20.14	20.14	20.14	20.14	20.14	20.14	20.14	\$157,200
Heritage Farm & Community Garden	20.99	20.99	20.99	20.99	20.99	20.99	20.99	20.99	20.99	20.99	20.99	\$127,500
Jacarandah Parkette	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86	\$127,500
Jim Bond Park	3.52	3.52	3.52	3.52	3.52	3.52	3.52	3.52	3.52	3.52	3.52	\$127,500
Joe Persechini Park	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	\$127,500
John Georgas Park	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$127,500

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APPENDIX B.4
TABLE 1

**TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PARK DEVELOPMENT**

NEIGHBORHOOD PARKS CONTINUED Park Name	# of Acres of Developed Land										Development Cost (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Keffer Parkette	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	\$127,500
Ken Sturgeon Park	8.01	8.01	8.01	8.01	8.01	8.01	8.01	8.01	8.01	8.01	\$127,500
Kirby Crescent Park	-	-	-	-	-	4.45	4.45	4.45	4.45	4.45	\$127,500
Laurelwood Gate Parkette	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	\$127,500
Lawton Bros Parkette	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	\$127,500
Leslie Valley Park	4.29	4.29	4.29	4.29	4.29	4.29	4.29	4.29	4.29	4.29	\$127,500
Lions Park	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	\$127,500
M J Stiles Park	3.31	3.31	3.31	3.31	3.31	3.31	3.31	3.31	3.31	3.09	\$127,500
Magna Centre	-	21.14	21.14	21.14	21.14	21.14	21.14	21.14	21.14	21.14	\$127,500
Marilyn Powell Park	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	\$127,500
Marsh Park	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	\$127,500
Mosaik Park	-	-	-	-	-	-	-	-	-	3.32	\$127,500
Newmarket Heights Community Parkette	-	-	-	-	-	-	0.59	0.59	0.59	0.59	\$127,500
Paul Semple Park	-	12.60	12.60	12.60	12.60	12.60	12.60	12.60	12.60	12.60	\$127,500
Philmore Hamilton Park	-	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	\$127,500
Proctor Park	6.14	6.14	6.14	6.14	6.14	6.14	6.14	6.14	6.14	6.14	\$127,500
Quaker Hill Park	4.92	4.92	4.92	4.92	4.92	4.92	4.92	4.92	4.92	4.92	\$127,500
Ray Twinney Recreation Complex	-	31.48	31.48	31.48	31.48	31.48	31.48	31.48	31.48	31.48	\$127,500
Rene Bray Park	8.60	8.60	8.60	8.60	8.60	8.60	8.60	8.60	8.60	8.60	\$127,500
Riverwalk Commons	-	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	\$127,500
Rogers Park	6.78	6.78	6.78	6.78	6.78	6.78	6.78	6.78	6.78	6.78	\$127,500
Sandford Parkette	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	\$127,500
Seneca Cook Parkette	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	\$127,500
Sunnyhill Park	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	\$127,500
Unnamed Park (Poppy Lane)	-	-	-	-	0.80	0.80	0.80	0.80	0.80	0.80	\$127,500
Unnamed Park (Hilton Byrne Court)	-	-	-	-	2.59	2.59	2.59	2.59	2.59	2.59	\$127,500
Whipper Billy Watson Park	13.80	13.80	13.80	13.80	13.80	13.80	13.80	13.80	13.80	13.70	\$127,500
Willowick Park	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	3.03	\$127,500
Woodland Hills Labyrinth Park	-	7.57	7.57	7.57	7.57	7.57	7.57	7.57	7.57	7.57	\$127,500
Town Maintained Other											
Fairy Lake	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	\$157,200
Fairy Lake Fountain	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$50,000
Mabel Davis Conservation Area	4.74	4.74	4.74	4.74	4.74	4.74	4.74	4.74	4.74	4.74	\$157,200
Total (acres)	391.41	469.07	469.07	469.07	472.46	481.51	485.65	497.48	497.48	502.63	
Total (\$000)	\$53,058.8	\$62,960.0	\$62,960.0	\$62,960.0	\$63,392.3	\$64,546.5	\$65,073.7	\$66,582.6	\$66,582.6	\$67,239.6	

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APPENDIX B.4
TABLE 1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PARK DEVELOPMENT

OPEN SPACE Park Name	# of Acres of Open Space										Development Cost (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
BAYVIEW AVENUE OPEN SPACE	3.77	3.77	3.77	3.77	3.77	3.77	3.77	3.77	3.77	3.77	\$23,200
BAYVIEW PARKWAY OPEN SPACE	33.95	33.95	33.95	33.95	33.95	33.95	33.95	33.95	33.95	33.95	\$23,200
BONDI AVE OPEN SPACE	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$23,200
COLLEGE MANOR DRIVE OPEN SPACE	3.62	3.62	3.62	3.62	3.62	3.62	3.62	3.62	3.62	3.62	\$23,200
ELGIN STREET OPEN SPACE	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	\$23,200
FOXTAIL RIDGE REAR	34.94	34.94	34.94	34.94	34.94	34.94	34.94	34.94	34.94	34.94	\$23,200
GORHAM STREET OPEN SPACE	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	\$23,200
KINRARA COURT OPEN SPACE	7.13	7.13	7.13	7.13	7.13	7.13	7.13	7.13	7.13	7.13	\$23,200
LESLIE VALLEY DRIVE OPEN SPACE	5.42	5.42	5.42	5.42	5.42	5.42	5.42	5.42	5.42	5.42	\$23,200
LESLIE VALLEY PARK OPEN SPACE	5.16	5.16	5.16	5.16	5.16	5.16	5.16	5.16	5.16	5.16	\$23,200
LEWIS DRIVE OPEN SPACE	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	\$23,200
LORNE AVENUE OPEN SPACE	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	\$23,200
MAGNOLIA OPEN SPACE	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	\$23,200
NIAGARA STREET OPEN SPACE	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$23,200
ADDITIONAL OPEN SPACE	95.79	95.79	95.79	95.79	95.79	95.79	95.79	95.79	95.79	95.79	\$23,200
PREMIER PLACE OPEN SPACE	5.63	5.63	5.63	5.63	5.63	5.63	5.63	5.63	5.63	5.63	\$23,200
RED DEER STREET OPEN SPACE	3.64	3.64	3.64	3.64	3.64	3.64	3.64	3.64	3.64	3.64	\$23,200
ROXBOROUGH ROAD OPEN SPACE	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$23,200
SRIGLEY STREET OPEN SPACE	2.64	2.64	2.64	2.64	2.64	2.64	2.64	2.64	2.64	2.64	\$23,200
ST ELIZABETH SETON SCHOOL OPEN SPACE	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	\$23,200
WARATAH OPEN SPACE	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	\$23,200
WELLINGTON STREET OPEN SPACE	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$23,200
WILLIAM THOMAS MULOCK PARK	18.06	18.06	18.06	18.06	18.06	18.06	18.06	18.06	18.06	18.06	\$23,200
Total (acres)	229.20	229.20	229.20	229.20	229.20	229.20	229.20	229.20	229.20	229.21	
Total (\$000)	5,317.52	\$5,317.5	\$5,317.6								

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APPENDIX B.4
TABLE 1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PARK DEVELOPMENT

ADDITIONAL MAINTENANCE AREA Park Name	# of Acres of Developed Land										Development Cost (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
CENOTAPH	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	\$11,580
ELMAN CAMPBELL MUSEUM	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$11,580
GORMAN OUTDOOR POOL	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	\$11,580
HOLLINGSWORTH CIVIC ARENA	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	\$11,580
KEITH DAVIS TENNIS CENTRE	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28	\$11,580
LAWN BOWLING CLUB	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	\$11,580
MUNICIPAL OFFICES	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	\$11,580
NEWMARKET SENIORS MEETING PLACE	4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	\$11,580
NEWMARKET THEATRE	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	\$11,580
PIONEER BURYING GROUND	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	\$11,580
QUAKER HILL CEMETERY	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	\$11,580
Total (acres)	18.49	18.49	18.49	18.49	18.49	18.49	18.49	18.49	18.49	18.49	
Total (\$000)	\$214.2	\$214.2	\$214.2	\$214.2	\$214.2	\$214.2	\$214.2	\$214.2	\$214.2	\$214.2	

WOODLOTS Park Name	# of Acres of Woodlot										Development Cost (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
CHARLES VAN ZANT WOODLOT	12.42	12.42	12.42	12.42	12.42	12.42	12.42	12.42	12.42	12.42	\$11,580
DENNE WOODLOT	11.52	11.52	11.52	11.52	11.52	11.52	11.52	11.52	11.52	11.52	\$11,580
NORTH WEST QUADRANT WOODLOT	160.41	160.41	160.41	160.41	160.41	160.41	160.41	160.41	160.41	160.41	\$11,580
Total (acres)	184.35	184.35	184.35	184.35	184.35	184.35	184.35	184.35	184.35	184.35	
Total (\$000)	\$2,134.8	\$2,134.8	\$2,134.8	\$2,134.8	\$2,134.8	\$2,134.8	\$2,134.8	\$2,134.8	\$2,134.8	\$2,134.8	

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APPENDIX B.4
TABLE 1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PARK DEVELOPMENT

PARK TRAILS AND WALKWAYS Surface Type	# of Metres of Trails and Walkways										Development Cost (\$/m)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Asphalt	37,930	38,050	38,170	38,290	38,410	38,530	38,650	38,770	38,890	38,890	\$69
Asphalt / Stone	195	196	196	197	198	198	199	199	200	200	\$221
Bridge	78	78	79	79	79	79	80	80	80	80	\$2,450
Concrete	888	890	893	896	899	902	904	907	910	910	\$98
Granular	595	597	599	601	602	604	606	608	610	610	\$49
Granular / Asphalt	1,317	1,321	1,325	1,329	1,333	1,338	1,342	1,346	1,350	1,350	\$49
Limestone	917	920	923	926	928	931	934	937	940	940	\$221
Natural	322	323	324	325	326	327	328	329	330	330	\$49
Street	1,122	1,125	1,129	1,132	1,136	1,139	1,143	1,146	1,150	1,150	\$69
Woodchip	634	636	638	640	642	644	646	648	650	650	\$49
Trail Lighting	5,500	5,850	6,200	6,550	6,900	7,250	7,600	7,950	8,100	8,280	\$160
Total (m)	43,997	44,136	44,275	44,414	44,554	44,693	44,832	44,971	45,110	45,110	
Total (\$000)	\$4,239.0	\$4,305.6	\$4,372.2	\$4,438.8	\$4,505.5	\$4,572.1	\$4,638.7	\$4,705.3	\$4,739.9	\$4,768.7	

Additional Maintenance Areas, Open Space are calculated by subtracting Park Features (ie - Ball Diamonds, soccer fields, playgrounds, etc.) and buildings from overall area of the park

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APPENDIX B.4
TABLE 1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PARKS MAINTENANCE FACILITIES

PARKS MAINTENANCE FACILITIES Type of Structure	Total Value of Park Maintenance Facilities (\$)									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Greenhouse	\$57,000	\$57,000	\$57,000	\$57,000	\$57,000	\$57,000	\$57,000	\$57,000	\$57,000	\$57,000
Newmarket Lawnbowling Storage	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300
Newmarket Lawnbowling Utility Shed	\$39,600	\$39,600	\$39,600	\$39,600	\$39,600	\$39,600	\$39,600	\$39,600	\$39,600	\$39,600
Scout Hall Storage Building	\$26,600	\$26,600	\$26,600	\$26,600	\$26,600	\$26,600	\$26,600	\$26,600	\$26,600	\$26,600
Seniors Centre Garage	\$60,200	\$60,200	\$60,200	\$60,200	\$60,200	\$60,200	\$60,200	\$60,200	\$60,200	\$60,200
Seniors Centre Storage Building	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000
Parks Shop	\$686,900	\$686,900	\$686,900	\$686,900	\$686,900	\$686,900	\$686,900	\$0	\$0	\$0
Operation Centre - Building (Parks Share)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,165,825	\$6,165,825	\$6,165,825
Operations Centre - Building Excess Capacity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,806,602)	(\$1,806,602)	(\$1,806,602)
Operation Centre - Greenhouse	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,530	\$700,530	\$700,530
Total (\$000)	\$900.6	\$900.6	\$900.6	\$900.6	\$900.6	\$900.6	\$900.6	\$5,273.5	\$5,273.5	\$5,273.5

LAND Facility Name	# of Acres										UNIT COST (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Works Yard	0.95	0.95	0.95	0.95	0.95	0.95	0.95	-	-	-	\$1,042,100
Operations Centre	-	-	-	-	-	-	-	2.88	2.88	2.88	\$1,042,100
Total (acre)	0.95	2.88	2.88	2.88							
Total (\$000)	\$990.0	\$2,996.0	\$2,996.0	\$2,996.0							

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APPENDIX B.4
TABLE 1

TOWN OF NEWMARKET
CALCULATION OF SERVICE LEVELS
PARKS & RECREATION

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Historical Population	77,654	78,807	79,978	80,810	81,650	82,499	83,357	84,224	85,296	86,382

INVENTORY SUMMARY (\$000)

Buildings	\$202,792.9	\$188,219.2	\$188,219.2	\$185,081.9	\$185,081.9	\$185,081.9	\$185,081.9	\$187,858.8	\$188,075.8	\$187,353.9
Land	\$29,266.0	\$29,266.0	\$29,266.0	\$29,266.0	\$29,266.0	\$29,266.0	\$29,266.0	\$29,266.0	\$29,304.5	\$29,007.5
Recreation Fleet And Equipment	\$962.5	\$912.5	\$973.9	\$1,021.1	\$1,061.4	\$1,086.8	\$1,100.8	\$1,088.7	\$1,142.5	\$1,052.8
Park Development	\$64,964.2	\$74,932.1	\$74,998.7	\$75,065.3	\$75,564.2	\$76,785.0	\$77,378.9	\$78,954.4	\$78,989.0	\$79,674.9
Play Fields	\$41,720.0	\$42,187.6	\$42,540.2	\$42,976.4	\$43,910.3	\$44,124.1	\$46,127.3	\$47,719.9	\$48,057.4	\$51,761.4
Parks Maintenance Facilities	\$1,890.6	\$1,890.6	\$1,890.6	\$1,890.6	\$1,890.6	\$1,890.6	\$1,890.6	\$8,269.5	\$8,269.5	\$8,269.5
Parks Fleet	\$2,889.4	\$2,597.6	\$2,794.1	\$3,121.3	\$3,187.8	\$3,311.8	\$3,736.5	\$3,886.4	\$3,807.5	\$4,049.5
Total (\$000)	\$344,485.6	\$340,005.6	\$340,682.7	\$338,422.7	\$339,962.2	\$341,546.3	\$344,582.0	\$357,043.7	\$357,646.3	\$361,169.6

SERVICE LEVEL (\$/capita)

Average
Service
Level

Buildings	\$2,611.49	\$2,388.4	\$2,353.4	\$2,290.3	\$2,266.8	\$2,243.4	\$2,220.4	\$2,230.5	\$2,205.0	\$2,168.9	\$2,297.9
Land	\$376.88	\$371.4	\$365.9	\$362.2	\$358.4	\$354.7	\$351.1	\$347.5	\$343.6	\$335.8	\$356.7
Recreation Fleet And Equipment	\$12.39	\$11.6	\$12.2	\$12.6	\$13.0	\$13.2	\$13.2	\$12.9	\$13.4	\$12.2	\$12.7
Park Development	\$836.6	\$950.8	\$937.7	\$928.9	\$925.5	\$930.7	\$928.3	\$937.4	\$926.1	\$922.4	\$922.4
Play Fields	\$537.3	\$535.3	\$531.9	\$531.8	\$537.8	\$534.8	\$553.4	\$566.6	\$563.4	\$599.2	\$549.2
Parks Maintenance Facilities	\$24.3	\$24.0	\$23.6	\$23.4	\$23.2	\$22.9	\$22.7	\$98.2	\$97.0	\$95.7	\$45.5
Parks Fleet	\$37.2	\$33.0	\$34.9	\$38.6	\$39.0	\$40.1	\$44.8	\$46.1	\$44.6	\$46.9	\$40.5
Total (\$/capita)	\$4,436.16	\$4,314.41	\$4,259.71	\$4,187.88	\$4,163.65	\$4,140.00	\$4,133.81	\$4,239.22	\$4,193.00	\$4,181.07	\$4,224.89

TOWN OF NEWMARKET
CALCULATION OF MAXIMUM ALLOWABLE
PARKS & RECREATION

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2009 - 2018	\$4,224.89
Net Population Growth 2019 - 2028	8,832
Maximum Allowable Funding Envelope	\$37,314,228
Less: 10% Legislated Reduction	\$3,731,423
Discounted Maximum Allowable Funding Envelope	\$33,582,806

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)	2021 - 2021	\$ 6,250,000	\$ -	\$ 6,250,000	0%	\$ -	\$ 625,000	\$ 5,625,000	\$ 3,872,458	\$ 1,752,542	\$ -
4.1.2 Provision for Mulock Estate Development (Phase 2)	2022 - 2022	\$ 6,250,000	\$ -	\$ 6,250,000	0%	\$ -	\$ 625,000	\$ 5,625,000	\$ 3,872,458	\$ 1,752,542	\$ -
4.1.3 Provision for Mulock Estate Development (Phase 2)	2023 - 2023	\$ 6,250,000	\$ -	\$ 6,250,000	0%	\$ -	\$ 625,000	\$ 5,625,000	\$ 3,872,458	\$ 1,752,542	\$ -
4.1.4 Provision for Mulock Estate Development (Phase 2)	2024 - 2024	\$ 6,250,000	\$ -	\$ 6,250,000	0%	\$ -	\$ 625,000	\$ 5,625,000	\$ 3,872,458	\$ 1,752,542	\$ -
Subtotal Recreation Buildings		\$ 25,000,000	\$ -	\$ 25,000,000		\$ -	\$ 2,500,000	\$ 22,500,000	\$ 15,489,831	\$ 7,010,169	\$ -
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	\$ -
Subtotal Recreation Furniture & Equipment		\$ 300,000	\$ -	\$ 300,000		\$ -	\$ 30,000	\$ 270,000	\$ -	\$ 270,000	\$ -
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	\$ -	\$ 11,160,271	\$ -
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	\$ -	\$ 219,715	\$ -

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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 Pickleball Courts	2020 - 2020	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 450,000	\$ -
4.5.2 Skate Park	2022 - 2022	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ 150,000	\$ 1,350,000	\$ -	\$ 1,350,000	\$ -
4.5.3 Splash Pads	2021 - 2021	\$ 1,666,667	\$ -	\$ 1,666,667	0%	\$ -	\$ 166,667	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -
4.5.4 Splash Pads	2022 - 2022	\$ 1,666,667	\$ -	\$ 1,666,667	0%	\$ -	\$ 166,667	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -
4.5.5 Field Irrigation	2019 - 2028	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
4.5.6 Park Policy Manual Implementation of Trails in Parks	2019 - 2028	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 450,000	\$ -
Subtotal Community-Wide Parkland Development		\$ 5,933,333	\$ -	\$ 5,933,333		\$ -	\$ 593,333	\$ 5,340,000	\$ -	\$ 5,340,000	\$ -
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	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	\$ -	\$ 450,000	\$ -
4.6.4 South West - Oak Tree Cres to Yonge Street	2024 - 2024	\$ 750,000	\$ -	\$ 750,000	0%	\$ -	\$ 75,000	\$ 675,000	\$ -	\$ 675,000	\$ -
4.6.5 Active Transportation Off Road Network	2019 - 2024	\$ 7,000,000	\$ -	\$ 7,000,000	0%	\$ -	\$ 700,000	\$ 6,300,000	\$ -	\$ 6,300,000	\$ -
4.6.6 Bayview St. South of Stonehaven	2019 - 2028	\$ 1,300,000	\$ -	\$ 1,300,000	0%	\$ -	\$ 130,000	\$ 1,170,000	\$ -	\$ 1,170,000	\$ -
4.6.7 Leslie St. North of Mulock Dr.	2027 - 2027	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 177,651	\$ 272,349
Subtotal Trail Connections		\$ 10,950,000	\$ -	\$ 10,950,000		\$ -	\$ 1,095,000	\$ 9,855,000	\$ -	\$ 9,582,651	\$ 272,349

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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											
4.7 Parks Fleet and Equipment											
4.7.1 Bucket Truck	2019 - 2028	\$ 200,000	\$ -	\$ 200,000	0%	\$ -	\$ 20,000	\$ 180,000	\$ -	\$ -	\$ 180,000
4.7.2 Chipper	2019 - 2028	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ -	\$ 54,000
4.7.3 1 x Grass Cutter Large	2019 - 2028	\$ 120,000	\$ -	\$ 120,000	0%	\$ -	\$ 12,000	\$ 108,000	\$ -	\$ -	\$ 108,000
4.7.4 1 x Grass Cutter Medium	2019 - 2028	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ -	\$ 54,000
4.7.5 2 x Grass Cutter Small @ 25000	2019 - 2028	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ -	\$ 45,000
4.7.6 3 X Sidewalk Tractor @130000	2019 - 2028	\$ 390,000	\$ -	\$ 390,000	0%	\$ -	\$ 39,000	\$ 351,000	\$ -	\$ -	\$ 351,000
4.7.7 5 x Pickups @ 50000	2019 - 2028	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 25,000	\$ 225,000	\$ -	\$ -	\$ 225,000
4.7.8 4 Ton Pickup	2019 - 2028	\$ 120,000	\$ -	\$ 120,000	0%	\$ -	\$ 12,000	\$ 108,000	\$ -	\$ -	\$ 108,000
4.7.9 2 x Trailer @ 15000	2019 - 2028	\$ 30,000	\$ -	\$ 30,000	0%	\$ -	\$ 3,000	\$ 27,000	\$ -	\$ -	\$ 27,000
4.7.10 Synthetic Field Groomer	2019 - 2028	\$ 20,000	\$ -	\$ 20,000	0%	\$ -	\$ 2,000	\$ 18,000	\$ -	\$ -	\$ 18,000
4.7.11 Synthetic Field Sanitizer	2019 - 2028	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ -	\$ 36,000
4.7.12 Trails Tractor	2019 - 2028	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ -	\$ 54,000
4.7.13 Multi-function Utility CAT	2019 - 2028	\$ 75,000	\$ -	\$ 75,000	0%	\$ -	\$ 7,500	\$ 67,500	\$ -	\$ -	\$ 67,500
4.7.14 Ice Resurfacers	2019 - 2028	\$ 90,000	\$ -	\$ 90,000	0%	\$ -	\$ 9,000	\$ 81,000	\$ -	\$ -	\$ 81,000
Subtotal Parks Fleet and Equipment		\$ 1,565,000	\$ -	\$ 1,565,000		\$ -	\$ 156,500	\$ 1,408,500	\$ -	\$ -	\$ 1,408,500
4.8 Operations Centre Debt (25%)											
4.8.1 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		\$ 58,400,098	\$ -	\$ 58,400,098		\$ -	\$ 5,840,010	\$ 52,560,088	\$ 15,489,831	\$ 33,582,806	\$ 3,487,452

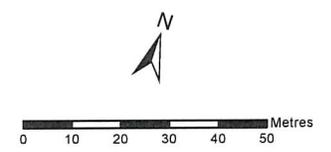
Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	100%	\$33,582,806
10 Year Growth in Population in New Units		9,176
Unadjusted Development Charge Per Capita (\$)		\$3,659.85
Non-Residential Development Charge Calculation		
Non-Residential 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	\$33,582,806
Reserve Fund Balance	\$15,489,831



NEW_ID: 82
OPEN SPACE

-  Subject Site
-  Parking Area
-  Building Footprint
- Park Areas**
-  Park
-  Open Space
-  Woodlot
-  Additional Maintenance Area



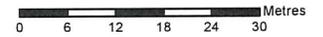
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NEW_ID: 83
 OPEN SPACE
 45 FORD WILSON BLVD

-  Subject Site
-  Parking Area
-  Building Footprint
- Park Areas**
-  Park
-  Open Space
-  Woodlot
-  Additional Maintenance Area



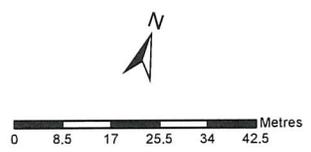
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NEW_ID: 84
OPEN SPACE

-  Subject Site
-  Parking Area
-  Building Footprint
- Park Areas**
-  Park
-  Open Space
-  Woodlot
-  Additional Maintenance Area



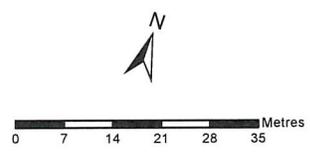
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NEW_ID: 85
 OPEN SPACE

-  Subject Site
-  Parking Area
-  Building Footprint
- Park Areas**
-  Park
-  Open Space
-  Woodlot
-  Additional Maintenance Area



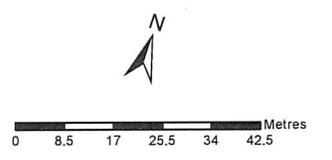
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NEW_ID: 86
OPEN SPACE
421 GILPIN DR

-  Subject Site
-  Parking Area
-  Building Footprint
- Park Areas**
-  Park
-  Open Space
-  Woodlot
-  Additional Maintenance Area



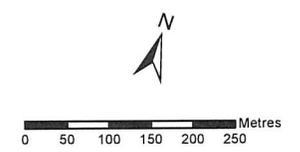
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NEW_ID: 87
OPEN SPACE

- Subject Site
- Parking Area
- Building Footprint
- Park Areas**
- Park
- Open Space
- Woodlot
- Additional Maintenance Area



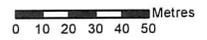
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NEW_ID: 88
OPEN SPACE

-  Subject Site
-  Parking Area
-  Building Footprint
- Park Areas**
-  Park
-  Open Space
-  Woodlot
-  Additional Maintenance Area



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APPENDIX B.5

YARDS AND FLEET

40
APPENDIX B.5
TABLE 1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
YARDS & FLEET

BUILDINGS Facility Name	Total Value of Public Works Buildings (\$)									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Works Storage (West)	\$788,900	\$788,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Works / Office	\$1,640,900	\$1,640,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanic Shop / Vehicle Storage	\$1,030,800	\$1,030,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Salt Dome	\$325,800	\$547,300	\$547,300	\$547,300	\$547,300	\$547,300	\$547,300	\$547,300	\$547,300	\$547,300
Operations Centre - Building (Yards & Fleet)	\$0	\$0	\$18,497,475	\$18,497,475	\$18,497,475	\$18,497,475	\$18,497,475	\$18,497,475	\$18,497,475	\$18,497,475
Operations Centre - Excess Capacity	\$0	\$0	\$ -6,022,007	\$ -6,022,007	\$ -6,022,007	\$ -6,022,007	\$ -6,022,007	\$ -6,022,007	\$ -6,022,007	\$ -6,022,007
Operations Centre - Salt Dome	\$0	\$0	\$1,750,700	\$1,750,700	\$1,750,700	\$1,750,700	\$1,750,700	\$1,750,700	\$1,750,700	\$1,750,700
Total (\$000)	\$3,786.4	\$4,007.9	\$14,773.5							

LAND Facility Name	# of Acres										UNIT COST (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Works Yard	2.85	2.85	-	-	-	-	-	-	-	-	\$1,100,000
Operations Centre	-	-	8.63	8.63	8.63	8.63	8.63	8.63	8.63	8.63	\$1,100,000
Total (acre)	2.85	2.85	8.63								
Total (\$000)	\$3,135.0	\$3,135.0	\$9,487.5								

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APPENDIX B.5
TABLE 1

**TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
YARDS & FLEET**

FURNITURE & EQUIPMENT Description	Total Value of Furniture & Equipment (\$)									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
2 Fuel Tanks & 1 Oil Disposal Tank-Aboveground	\$52,700	\$52,700	\$52,700	\$52,700	\$52,700	\$52,700	\$52,700	\$52,700	\$52,700	\$52,700
94-01 Culvert Steamer	\$11,300	\$11,300	\$11,300	\$11,300	\$11,300	\$11,300	\$11,300	\$11,300	\$11,300	\$11,300
1988 Hydraulic Boring Machine	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100
07-06 Portable Sewage Pump	\$63,300	\$63,300	\$63,300	\$63,300	\$63,300	\$63,300	\$63,300	\$63,300	\$63,300	\$63,300
2001 Paint Striper & Trailer Linelazer 2 - 3900	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500
Chainsaws, Wackers, etc	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100
CCTV, Tracing Equip, Post pounder, misc items	\$63,900	\$63,900	\$63,900	\$63,900	\$63,900	\$63,900	\$63,900	\$63,900	\$63,900	\$63,900
07-10 Speed Board Sign and Trailer	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700
99-41 Speed Board Sign and Trailer	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700
06-08 Asphalt Hot Box	\$25,600	\$25,600	\$25,600	\$25,600	\$25,600	\$25,600	\$25,600	\$25,600	\$25,600	\$25,600
Mechanics Bay Air Exhaust System - 2003	\$22,600	\$22,600	\$22,600	\$22,600	\$22,600	\$22,600	\$22,600	\$22,600	\$22,600	\$22,600
Steel Trench Box - 1998	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800
PVC Trench Box -2004	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
Video Inspection System - Ratech Camera 2004	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300
03-13 Rigid J 1600 Jet Washer/Sprayer	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
Locating and Leak Detection Units	\$22,300	\$22,300	\$22,300	\$22,300	\$22,300	\$22,300	\$22,300	\$22,300	\$22,300	\$22,300
Mechanics Misc Equipment	\$43,900	\$43,900	\$43,900	\$43,900	\$43,900	\$43,900	\$43,900	\$43,900	\$43,900	\$43,900
GPS Equipment	\$25,100	\$25,100	\$25,100	\$25,100	\$25,100	\$25,100	\$25,100	\$25,100	\$25,100	\$25,100
Operations Plotter/Printer - 2007	\$22,900	\$22,900	\$22,900	\$22,900	\$22,900	\$22,900	\$22,900	\$22,900	\$22,900	\$22,900
Total (\$000)	\$525.9	\$525.9	\$525.9	\$525.9	\$525.9	\$525.9	\$525.9	\$525.9	\$525.9	\$525.9

SNOW PLOWS	Total Equipment (#)										UNIT COST (\$/unit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Casher Trucks	2	2	2	2	2	2	2	4	4	2	\$170,000
Special Equipment	1	1	1	1	1	1	1	1	1	1	\$50,000
Contractor Trucks	-	-	-	-	-	-	-	4	4	6	\$100,000
In-house Road Plows	4	4	6	6	6	6	6	6	6	7	\$173,335
Contracted Road Plows	4	4	5	5	5	5	5	5	5	5	\$173,335
Total (#)	11	11	14	14	14	14	14	20	20	21	
Total (\$000)	\$1,776.7	\$1,776.7	\$2,296.7	\$2,296.7	\$2,296.7	\$2,296.7	\$2,296.7	\$3,036.7	\$3,036.7	\$3,070.0	

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APPENDIX B.5
TABLE 1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
YARDS & FLEET

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Historical Population	77,654	78,807	79,978	80,810	81,650	82,499	83,357	84,224	85,296	86,382
Historical Employment	<u>39,249</u>	<u>38,974</u>	<u>38,722</u>	<u>38,873</u>	<u>39,026</u>	<u>39,180</u>	<u>39,335</u>	<u>39,493</u>	<u>39,936</u>	<u>40,384</u>
Total Historical Population & Employment	116,903	117,781	118,700	119,683	120,676	121,679	122,692	123,717	125,232	126,766

INVENTORY SUMMARY (\$000)

Buildings	\$3,786.4	\$4,007.9	\$14,773.5	\$14,773.5	\$14,773.5	\$14,773.5	\$14,773.5	\$14,773.5	\$14,773.5	\$14,773.5
Land	\$3,135.0	\$3,135.0	\$9,487.5	\$9,487.5	\$9,487.5	\$9,487.5	\$9,487.5	\$9,487.5	\$9,487.5	\$9,487.5
Furniture & Equipment	\$525.9	\$525.9	\$525.9	\$525.9	\$525.9	\$525.9	\$525.9	\$525.9	\$525.9	\$525.9
Snow Plows	\$1,776.7	\$1,776.7	\$2,296.7	\$2,296.7	\$2,296.7	\$2,296.7	\$2,296.7	\$3,036.7	\$3,036.7	\$3,070.0
Fleet	\$2,850.3	\$2,643.5	\$3,082.9	\$3,268.3	\$3,286.4	\$3,339.9	\$3,608.5	\$3,623.9	\$3,053.4	\$3,419.5
Total (\$000)	\$12,074.3	\$12,089.0	\$30,166.5	\$30,351.9	\$30,370.0	\$30,423.4	\$30,692.1	\$31,447.5	\$30,876.9	\$31,276.4

SERVICE LEVEL (\$/pop & emp)

Average
Service
Level

Buildings	\$32.39	\$34.03	\$124.46	\$123.44	\$122.42	\$121.41	\$120.41	\$119.41	\$117.97	\$116.54	\$103.25
Land	\$26.82	\$26.62	\$79.93	\$79.27	\$78.62	\$77.97	\$77.33	\$76.69	\$75.76	\$74.84	\$67.38
Furniture & Equipment	\$4.50	\$4.47	\$4.43	\$4.39	\$4.36	\$4.32	\$4.29	\$4.25	\$4.20	\$4.15	\$4.34
Snow Plows	\$15.20	\$15.08	\$19.35	\$19.19	\$19.03	\$18.87	\$18.72	\$24.55	\$24.25	\$24.22	\$19.85
Fleet	\$24.38	\$22.44	\$25.97	\$27.31	\$27.23	\$27.45	\$29.41	\$29.29	\$24.38	\$26.97	\$26.48
Total (\$/pop & emp)	\$103.28	\$102.64	\$254.14	\$253.60	\$251.67	\$250.03	\$250.16	\$254.19	\$246.56	\$246.73	\$221.30

TOWN OF NEWMARKET
CALCULATION OF MAXIMUM ALLOWABLE
YARDS & FLEET

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2009 - 2018	\$221.30
Net Population & Employment Growth 2019 - 2028	12,408
Discounted Maximum Allowable Funding Envelope	\$2,745,890

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	\$ -
5.3 Operations Centre Debt (75%)											
5.3.1 Operations Centre Debt (75%)	2019 - 2019	\$ 6,022,007	\$ -	\$ 6,022,007	0%	\$ -	\$ -	\$ 6,022,007	\$ -	\$ 25,000	\$ 5,997,007
Subtotal Operations Centre Debt (75%)		\$ 6,022,007	\$ -	\$ 6,022,007		\$ -	\$ -	\$ 6,022,007	\$ -	\$ 25,000	\$ 5,997,007
TOTAL YARDS & FLEET		\$ 8,867,007	\$ -	\$ 8,867,007		\$ -	\$ -	\$ 8,867,007	\$ 216,006	\$ 2,653,994	\$ 5,997,007

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	71%	\$1,889,110
10 Year Growth in Population in New Units		9,176
Unadjusted Development Charge Per Capita (\$)		\$205.88
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2028 Discounted Growth-Related Capital Program	29%	\$764,884
10 Year Growth in Square Metres		198,364
Unadjusted Development Charge Per sq. m (\$)		\$3.86

2019 - 2028 Net Funding Envelope	\$2,745,890
Reserve Fund Balance	\$216,006

APPENDIX C

TOWN-WIDE ENGINEERED SERVICES

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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	\$ 341,021.78	\$ 333,978	\$ -
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	90%	\$ 2,258,255	\$ -	\$ 241,745	\$ -	\$ 241,745	\$ -
8.1.5 Urban Centres Works 2024 - 2028 excl. Land	2024 - 2028	\$ 11,340,000	\$ -	\$ 11,340,000	0%	\$ -	\$ -	\$ 11,340,000	\$ -	\$ 8,881,166	\$ 2,458,834
8.1.6 Urban Centres Works 2024 - 2028 Land	2024 - 2028	\$ 8,910,000	\$ -	\$ 8,910,000	0%	\$ -	\$ -	\$ 8,910,000	\$ -	\$ 6,978,059	\$ 1,931,941
8.1.7 Prvision for Urban Centre Works Post-2028	2028 - 2028	\$ 20,000,000	\$ -	\$ 20,000,000	0%	\$ -	\$ -	\$ 20,000,000	\$ -	\$ -	\$ 20,000,000
8.1.8 Provision for Road Reconstruction to Accom. Dev.	2027 - 2027	\$ 2,500,000	\$ -	\$ 2,500,000	90%	\$ 2,258,255	\$ -	\$ 241,745	\$ -	\$ 241,745	\$ -
8.1.9 TDM & Bike Lanes Provision	2019 - 2028	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -
Subtotal Road Works		\$ 61,082,000	\$ -	\$ 61,082,000		\$ 10,749,510	\$ -	\$ 50,332,490	\$ 3,541,022	\$ 22,400,694	\$ 24,390,775
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	\$ -
8.2.5 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	\$ -
8.3 Signalization											
8.3.1 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	\$ -
8.4 Sidewalks/Pathways											
8.4.1 Mulock Dr Multiuse Pathway	2019 - 2023	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -
8.4.2 Sidewalk Construction related to growth	2019 - 2028	\$ 3,375,000	\$ -	\$ 3,375,000	0%	\$ -	\$ -	\$ 3,375,000	\$ -	\$ 3,375,000	\$ -
8.4.3 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	\$ -
8.5 Storm Water Management											
8.5.1 SWM Allowance (engineering)	2019 - 2028	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
8.5.2 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	\$ -

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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											
8.6 Regional-Related Improvements											
8.6.1 vivaNext - Yonge Street	2020 - 2020	\$ 2,300,000	\$ -	\$ 2,300,000	53%	\$ 1,219,000	\$ -	\$ 1,081,000	\$ 1,081,000	\$ -	\$ -
8.6.2 vivaNext - Other Costs (incl. streetscaping)	2020 - 2020	\$ 1,000,000	\$ -	\$ 1,000,000	53%	\$ 530,000	\$ -	\$ 470,000	\$ 470,000	\$ -	\$ -
8.6.3 Yonge Street Revitalization - Pedestrian Lighting, Streetscaping & Boulevards	2021 - 2026	\$ 8,000,000	\$ 4,000,000	\$ 4,000,000	53%	\$ 2,120,000	\$ -	\$ 1,880,000	\$ 1,880,000	\$ -	\$ -
Subtotal Regional-Related Improvements		\$ 11,300,000	\$ 4,000,000	\$ 7,300,000		\$ 3,869,000	\$ -	\$ 3,431,000	\$ 3,431,000	\$ -	\$ -
8.7 Water & Wastewater (Excl. in Northwest)											
8.7.1 Water Upsize	2019 - 2028	\$ 2,600,000	\$ -	\$ 2,600,000	25%	\$ 650,000	\$ -	\$ 1,950,000	\$ -	\$ 1,950,000	\$ -
8.7.2 Wastewater Upsize	2019 - 2028	\$ 6,900,000	\$ -	\$ 6,900,000	25%	\$ 1,725,000	\$ -	\$ 5,175,000	\$ -	\$ 5,175,000	\$ -
Subtotal Water & Wastewater (Excl. in Northwest)		\$ 9,500,000	\$ -	\$ 9,500,000		\$ 2,375,000	\$ -	\$ 7,125,000	\$ -	\$ 7,125,000	\$ -
8.8 Studies											
8.8.1 Transportation Master Plan	2019 - 2019	\$ 174,000	\$ -	\$ 174,000	0%	\$ -	\$ -	\$ 174,000	\$ 174,000	\$ -	\$ -
8.8.2 Road Management Plan	2019 - 2019	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -
8.8.3 Water/Wastewater Master Plan	2019 - 2019	\$ 174,000	\$ -	\$ 174,000	0%	\$ -	\$ -	\$ 174,000	\$ 174,000	\$ -	\$ -
8.8.4 Transportation Master Plan	2024 - 2024	\$ 174,000	\$ -	\$ 174,000	0%	\$ -	\$ -	\$ 174,000	\$ 174,000	\$ -	\$ -
8.8.5 Water/Wastewater Master Plan	2024 - 2024	\$ 174,000	\$ -	\$ 174,000	0%	\$ -	\$ -	\$ 174,000	\$ 174,000	\$ -	\$ -
8.8.6 SWM Master Plan	2024 - 2024	\$ 139,000	\$ -	\$ 139,000	0%	\$ -	\$ -	\$ 139,000	\$ 139,000	\$ -	\$ -
Subtotal Studies		\$ 985,000	\$ -	\$ 985,000		\$ -	\$ -	\$ 985,000	\$ 985,000	\$ -	\$ -
TOTAL TOWN-WIDE ENGINEERED SERVICES		\$ 94,065,983	\$ 4,000,000	\$ 90,065,983		\$ 16,993,510	\$ -	\$ 73,072,473	\$ 8,457,022	\$ 40,224,676	\$ 24,390,775

Residential Development Charge Calculation			
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	71%	\$28,631,878	
10 Year Growth in Population in New Units		9,176	
Unadjusted Development Charge Per Capita (\$)		\$3,120.30	
Non-Residential Development Charge Calculation			
Non-Residential Share of 2019-2028 Discounted Growth-Related Capital Program	29%	\$11,592,798	
10 Year Growth in Square Metres		198,364	
Unadjusted Development Charge Per sq. m (\$)		\$58.44	

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