

Report for Public Meeting

Prepared by Hemson for the Town of Newmarket



2022 Development Charges Study

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Contents

Executive Summary	1
1. Introduction	5
2. A Town-Wide Approach is Proposed	7
A. Town-Wide Services	7
B. Key Steps in Determining Development Charges for Future Development-Related Projects	8
3. Development Forecasts	13
A. Population, Dwelling, and Employment Growth	13
B. Residential Forecast	14
C. Non-Residential Space Forecast	14
4. Summary of Historical Capital Service Levels	17
5. The Development-Related Capital Program	19
A. A Development-Related Capital Program is Provided for Council's Approval	19
B. The Development-Related Capital Program for Town-Wide Services	20
6. Proposed Development Charges are Calculated in Accordance with the DCA	22
A. Unadjusted Development Charge Calculation	22
7. Comparison of Calculated and Existing Development Charges	27
8. Long-Term Capital and Operating Costs	30

A.	Asset Management Plan	30
B.	Net Operating Costs for the Town's Services Estimated to Increase by \$1.20 Million over the Forecast Period	32
C.	Long-Term Capital Financing from Non-DC Sources Totals \$14.00 Million	32
9.	Development Charges Administration	34
A.	Development Charges Administration	34
B.	Consideration for Area Rating	34

Appendix List

Appendix A – Development Forecast	36
Appendix B – General Services Technical Appendix	54
Appendix B.1 – Development-Related Studies	60
Appendix B.2 – Library	66
Appendix B.3 – Parks & Recreation	74
Appendix B.4 – Waste Diversion Services	104
Appendix C – Reserve Funds	111
Appendix D – Cost of Growth Analysis	114
Appendix E – Draft 2022 Development Charges By-Laws (Available Under Separate Cover)	123

List of Acronyms

AMP Asset Management Plan

BTE Benefit to Existing

CBC Community Benefits Charge

COG Cost of Growth

DCA Development Charges Act

DC Development Charges

GFA Gross Floor Area

PPB Post-Period Benefit

PPU Persons Per Unit

Executive Summary

A. Purpose of 2022 Development Charges Background Study Update

i. Legislative Context

The Town of Newmarket's 2022 Development Charges (DC) Background Study Update is presented as part of the process to lead to the approval of an updated DC by-law. The study is prepared in accordance with the DCA and associated Regulations, including the amendments that came into force on January 1st, 2020.

ii. Key Steps in Determining Future Development-Related Projects

In accordance with the DCA and associated regulation, several key steps are required to calculate development charges. This includes preparing a development forecast, establishing historical service levels, determining the increase in need for services arising from development and appropriate shares of costs, attribution to development types (i.e. residential and non-residential) and the final adjustment to the calculated rate of a cash flow analysis.

iii. DC Eligible and Ineligible Costs

Development charges are intended to pay for the initial round of capital costs needed to service new development over an identified planning period. This is based on the overarching principle that "growth pays for growth". The DCA and associated regulation, however, include several statutory adjustments and deductions that prevent these costs from being fully recovered through development charges. Such adjustments include, but are not limited to: operating and maintenance costs, costs related to ineligible services according to the DCA (i.e. tourism, public art, and parking to name a

few), deductions for costs that exceed historical service level caps, and statutory exemptions for specific uses (i.e. industrial expansions).

iv. The Development-Related Capital Program is Subject to Change

It is recommended that Council adopt the development-related capital program developed for the purposes of the 2022 DC Background Study Update. However, it is recognized that the DC Study is a point-in-time analysis and there may be changes to project timing, scope and costs through the Town's regular annual budget process.

B. Development Forecast

The table below provides a summary of the anticipated residential and non-residential growth over the 2022 – 2028 planning period. The development forecast is further discussed in Appendix A.

Growth Forecast	2021	2022 - 2028	
		Growth	Total at 2028
Residential			
Total Occupied Dwellings	30,791	2,747	33,539
Total Population			
Census	89,724	5,490	95,214
<i>Population In New Dwellings</i>		<i>5,899</i>	
Non-Residential			
Employment	41,755	2,205	43,961
Non-Residential Building Space (sq.m.)		122,287	

C. Calculated Development Charges

The table below provides the development charges for residential and non-residential development based on the aforementioned forecasts.

Service	Residential Charge By Unit Type (1)				Non-Residential
	Singles & Semis	Rows & Other Multiples	Apartments 700 sq. ft. or Greater	Small Units Under 700 sq. ft.	Charge per Square Metre
Development-Related Studies	\$322	\$253	\$191	\$137	\$1.78
Library	\$1,121	\$880	\$666	\$476	\$0.00
Parks & Recreation	\$15,867	\$12,446	\$9,419	\$6,728	\$0.00
Waste Diversion Services	\$198	\$155	\$118	\$84	\$0.00
Subtotal	\$17,508	\$13,734	\$10,394	\$7,425	\$1.78
<i>Other Town-Wide Services</i>	\$13,405	\$10,515	\$7,959	\$5,684	\$70.16
Fire Services*	\$946	\$742	\$562	\$401	\$4.98
Services Related to a Highway, Water, Wasterwater & Storm*	\$12,459	\$9,773	\$7,397	\$5,283	\$65.18
TOTAL CHARGE	\$30,913	\$24,249	\$18,353	\$13,109	\$71.94
(1) Based on Persons Per Unit Of:	3.54	2.78	2.10	1.50	

* Previously calculated.

D. Long-Term Capital and Operating Costs

On overview of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the DC by-law is provided in the study. This examination is required as one of the provisions of the DCA. Additional details on the long-term capital and operating impact analysis is found in Appendix D. By 2028 the Town's net operating costs are estimated to increase by about \$1.20 million.

E. Asset Management Plan

A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle.

By 2029, the Town will need to fund an additional \$891,000 per annum in order to properly fund the full life cycle costs of the new assets for all scoped services included in this DC study update.

F. Development Charges Administration

v. Town-Wide vs Area-Specific DCs

As required by the DCA, consideration was given to the use of area rating. Consistent with the Town's historical practice, the infrastructure identified for all services has been calculated on a Town-wide basis.

vi. 2022 Draft DC By-law Available Under Separate Cover

The Town is proposing to modify the current development charges by-law. The proposed draft by-law will be made available on the Town's website prior to the statutory public meeting in accordance with the legislation.

1. Introduction

This Town of Newmarket 2022 Development Charges Background Study is presented as part of a process to lead to the approval of new development charge by-laws in compliance with the DCA. The DCA and Ontario Regulation 82/98 (O. Reg. 82/98) require that a development charges background study be prepared in which development charges are determined with reference to:

- A forecast of the amount, type and location of housing units, population and non-residential development anticipated in the Town;
- The average capital service levels provided in the Town over the ten-year period immediately preceding the preparation of the background study;
- A review of capital works in progress and anticipated future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred, or to be incurred, by the Town or its local boards to provide for the expected development including the determination of the development and non-development-related components of the capital projects;
- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate.

This study presents the results of the review which determines the development-related net capital costs which are attributable to new development that is forecast to occur in the Town of Newmarket. These development-related net capital costs are then apportioned across residential and non-residential development in a manner that reflects the increase in need for each service attributable to each type of development.

The study then arrives at proposed development charges for each type of development.

The DCA provides for a period of public review and comment regarding the proposed development charges. Following completion of this process, in accordance with the DCA and Council's review of this study and the comments it receives regarding this study or other information brought to its attention about the proposed charges, it is intended that Council will pass new development charges for the Town.

The remainder of this study sets out the information and analysis upon which the proposed development charges are based.

2. A Town-Wide Approach is Proposed

Circumstances specific to each municipality are taken into account when calculating a development charge. As such, the analysis set out in this background study is tailored to meet the unique needs arising from new development in the Town of Newmarket. The approach to the proposed development charges is focussed on providing a reasonable alignment of development-related costs with the development that necessitates them.

A. Town-Wide Services

The Town provides a wide range of services to the community it serves and has an extensive inventory of facilities, land, infrastructure, vehicles and equipment. The DCA provides municipalities with the flexibility to define services that will be included in the development charges by-laws, provided that other provisions of the Act and its associated regulations are met. The DCA also requires that by-laws designate the areas which the by-laws shall be imposed. The development charges may apply to all lands in the municipality or to designated development areas as specified in the by-laws.

i. Services Based on a Town-Wide Approach

For the majority of services provided by the Town of Newmarket, a range of capital facilities, land, equipment and infrastructure is available throughout the entire Town. As new development occurs, new facilities will need to be added in order to maintain the same level of service in the existing communities.

A widely accepted method for sharing the development-related capital costs for Town services is to apportion them over all new development anticipated in the Town.

The following services have been updated and calculated on a Town-wide basis:

- Development Related Studies
- Library
- Parks & Recreation
- Waste Diversion Services

It is noted that the analysis of each of the listed services examines the individual capital facilities and equipment that make them up. For example, Parks & Recreation services includes various indoor facilities such as community centres, pools, arenas; associated land requirements as allowed under the DCA; and equipment.

The resulting development charge for these services would be imposed against all development anywhere in the Town.

B. Key Steps in Determining Development Charges for Future Development-Related Projects

Several key steps are required to calculate development charges for future development-related projects. These are summarized below.

i. Growth Forecast

The first step in the methodology requires a development forecast to be prepared for the seven-year study period, 2022 – 2028, for all general services considered in this DC update. The forecast of future residential and non-residential development is based on development anticipated to occur within approved Official Plan designated urban areas. The forecast reflects recent Census data and development activity. The forecasts of population, households and employment are based on the 2031 targets for the Town as identified in York Region 2041 Preferred Growth Scenario (Growth Scenario) that reflects a 45 per cent intensification scenario.

For the residential portion of the forecast, the net (or Census) population growth and population growth in new units is estimated. Net population growth equals the population in new housing units reduced by the decline in population in the existing base anticipated over the seven-year period (due to reducing household sizes as the community ages). Net population is used to calculate the development charges funding envelopes, however, to calculate the per capita development charge, the population growth in new housing units is used.

The non-residential portion of the forecast estimates the Gross Floor Area (GFA) of building space to be developed over the forecast period. The non-residential forecast provides estimates for three categories: population-related development, employment land development, and major office development. The forecast of GFA is based on the employment forecast for the Town. Factors for floor space per worker by category are used to convert the employment forecast into gross floor areas for the purposes of the development charges study.

ii. Service Categories and Historical Service Levels

The DCA provides the increase in the need for service attributable to anticipated development:

... must not include an increase that would result in the level of service exceeding the average level of that service provided in the municipality over the 10-year period immediately preceding the preparation of the background study...(s. 5. (1) 4.)

Historical ten-year average service levels thus form the basis for development charges. A review of Town's capital service levels for buildings, land, vehicles, and so on has therefore been prepared as a reference for the calculation in order to determine the portion of future capital projects that may be included in the development charge. The historical service levels used in this study have been calculated based on the period 2012 – 2021.

iii. Development-Related Capital Program and Analysis of Net Capital Costs to be Included in the Development Charges

A development-related capital program has been prepared by the Town's departments and boards as part of the present study. The forecast identifies development-related projects and their gross and net costs, after allowing for capital grants, subsidies or other contributions as required by the Act (DCA, s. 5. (2)). The capital program provides another cornerstone upon which development charges are based. The DCA requires the increase in the need for service attributable to the anticipated development may include an increase:

... only if the council of the municipality has indicated that it intends to ensure that such an increase in need will be met. (s. 5. (1) 3.)

In conjunction with DCA, s. 5. (1) 4. referenced above, these sections have the effect of requiring the development charge be calculated on the lesser of the historical ten-year average service levels or the service levels embodied in future plans of the Town. The development-related capital program prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built to accommodate anticipated development. It is not sufficient in the calculation of development charges to merely have had the service in the past, there must also be a demonstrated commitment to continue to emplace facilities or infrastructure in future. In this regard, O. Reg. 82/98, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the *Act*, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital program or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

For some projects in the development-related capital program, a portion of the project may confer benefits to existing residents. As required by the DCA, s. 5. (1) 6., these portions of projects and their associated net costs are the funding responsibility of the Town from non-development charge sources. The amount of Town funding for such non-growth shares of projects is also identified as part of the preparation of the development-related capital program.

The development-related net capital costs no longer requires a 10 per cent reduction for any services.

iv. Attribution to Types of Development

For the Town-wide development charge, the next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and the non-residential sectors. This is done by using different apportionments for services to reflect anticipated demand in the residential and non-residential sectors.

Where reasonable data exist, the apportionment is based on the expected demand for, and use of, the service by each sector (e.g. shares of population and employment).

Finally, the residential component of the Town-wide development charge is applied to different housing types on the basis of average occupancy factors. The non-residential component is applied on the basis of gross building space in square metres.

v. Final Adjustment

The final determination of the development charge results from adjustments made to development-related net capital costs for each service and sector resulting from the application of any unallocated development-related reserve fund balances that are available to finance the development-related capital costs in the capital program. A cash flow analysis is also undertaken

to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs are therefore accounted for in the calculation as allowed under the DCA.

3. Development Forecasts

This section provides the basis for the development forecasts used in calculating the development charges and provides a summary of the forecast results. The growth forecast in the development charges background study is based on estimates of growth occurring within approved Official Plan designated urban areas.

This section begins with a brief discussion of recent growth trends in the GTA and in Newmarket followed by a summary of housing unit and population forecasts, as well as non-residential employment and space forecasts. Details of the forecasts are provided in Appendix A.

A. Population, Dwelling, and Employment Growth

During the ten-year period from 2012 to 2021, the Town of Newmarket experienced strong population and employment growth. Population grew from 80,810 to 89,725, an increase of approximately 9,745 people. This growth was fuelled by a strong GTA economy and continued migration into the metropolitan region. Moving forward, Newmarket is expected to maintain its stable population growth, however, it will likely shift from lower density to higher density built forms as the Town's remaining greenfield land supply is developed.

The number of housing units in Newmarket has grown at the same rate as population (12 per cent) between 2012 and 2021. The number of households reached 30,790 in 2021, growing by 3,380 over the last 10 years.

Between 2012 and 2021 Newmarket experienced stable employment growth resulting in the addition of 3,035 jobs over the last decade yielding an activity rate (percentage of the population that is employed) of 47 per cent.

B. Residential Forecast

As noted above, the residential development forecast is based on development that is expected in designated urban areas of Newmarket's Official Plan. A description of the forecast methodology is detailed in Appendix A.

Table 1 provides a summary of the residential forecast for the seven-year planning period between 2022 and 2028. The Town's Census population is expected to increase by about 5,490 people over the next seven years, reaching about 95,215 by 2028. The population in new dwellings figures referred to above reflect the "net" increase in population. This is the increase after taking into account the expected continuation of the decline in occupancy factors in existing housing units. The population residing in new housing units is expected to increase by about 5,900 people over the seven-year planning period.

Annual households are expected to increase by 9 per cent between 2022 and 2028 to reach 33,540 occupied households by 2028. The composition of the new units is forecast to average 61 per cent singles/semis, 14 per cent rows and other multiples, and 25 per cent apartments.

C. Non-Residential Space Forecast

The non-residential space forecast is based on the forecast of employment, since most new non-residential space is required to accommodate new employment growth.

Non-residential space is forecast according to three categories: Population-Related Employment, Employment Land Employment, and Major Office Employment. Population-Related Employment includes traditional retail forms, such as regional centres, district centres, neighbourhood convenience, highway commercial, big box and power centres occupied by

retail and local service uses. Population-Related Employment also includes institutional space consisting of all community institutional uses such as schools, places of worship and hospitals. Employment Land Employment consists of buildings in Newmarket’s “industrial” areas and may include some non-traditional retail space and office space associated with industrial or storage uses. Major Office Employment is defined as that working in free-standing office buildings of 20,000 square feet or greater.

Because new non-residential space is required primarily to accommodate new employment growth, employment and space are expected to grow at similar rates over the forecast period.

The non-residential space forecast prepared for development charges purposes is summarized in Table 1. Over the next seven years, employment is projected to grow by 2,205 employees, an increase of about 5 per cent. A major share of employment is forecast to be population-related, 51 per cent. Approximately 45 per cent of future employment is anticipated to be in employment land areas (i.e. industrial). The remaining employment is expected to be in the major office category.

The table also shows that about 122,290 square metres of Gross Floor Area (GFA) is forecast to come online between 2022 and 2028.

TABLE 1

**TOWN OF NEWMARKET
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
DEVELOPMENT FORECAST**

Growth Forecast	2021	2022 - 2028	
		Growth	Total at 2028
Residential			
Total Occupied Dwellings	30,791	2,747	33,539
Total Population			
Census	89,724	5,490	95,214
<i>Population In New Dwellings</i>		<i>5,899</i>	
Non-Residential			
Employment	41,755	2,205	43,961
Non-Residential Building Space (sq.m.)		122,287	

4. Summary of Historical Capital Service Levels

The DCA and O. Reg. 82/98 require that the development charges be set at a level no higher than the average service level provided in the municipality over the ten-year period immediately preceding the preparation of the background study, on a service by service basis.

For non-engineered services (library, parks & recreation, waste diversion services) the legislative requirement is met by documenting historical service levels for the preceding ten years, in this case, for the period 2012 – 2021. Typically, service levels for non-engineered services are measured as a ratio of inputs per capita (or per population plus employment).

O. Reg. 82/98 requires that, when determining historical service levels, both quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms; for example, service levels for buildings are presented in terms of square feet per capita. The qualitative aspect is introduced by the consideration of the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of \$/square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be charged to new development reflect not only the quantity (number and size) but also the quality (value or replacement cost) of service provided historically by the Town. Both the quantitative and qualitative aspects of service levels used in the present analysis are based on information provided by Town staff and considers historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure as of 2021.

Table 2 summarizes service levels for all Town-wide services included in the development charge calculation. Appendix B provides detailed historical inventory data upon which the calculation of each service levels is based.

TABLE 2
TOWN OF NEWMARKET
SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS 2012 - 2021

Service	2012 - 2021 Service Level Indicator
1.0 DEVELOPMENT-RELATED STUDIES	N/A
2.0 LIBRARY	\$407.96 per capita
Buildings	\$213.90 per capita
Land	\$9.39 per capita
Materials	\$159.68 per capita
Furniture & Equipment	\$24.99 per capita
3.0 PARKS & RECREATION	\$4,548.47 per capita
Buildings	\$2,000.25 per capita
Land	\$494.58 per capita
Recreation Fleet And Equipment	\$16.07 per capita
Park Development	\$1,171.09 per capita
Play Fields	\$698.08 per capita
Parks Maintenance Facilities	\$106.70 per capita
Parks Fleet	\$61.70 per capita
4.0 WASTE DIVERSION SERVICES	\$194.54 per capita
Buildings	\$92.01 per capita
Land	\$95.93 per capita
Vehicles	\$6.60 per capita

5. The Development-Related Capital Program

A. A Development-Related Capital Program is Provided for Council's Approval

The DCA requires the Council of a municipality to express its intent to provide future capital facilities at the level incorporated in the development charges calculation. As noted above in Section II, O. Reg. 82/98, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

Based on the development forecasts summarized in Section 3 and detailed in Appendix A, Town staff in collaboration with the consultants established a development-related capital program setting out projects that are required to service anticipated development over the 2022 – 2028 planning horizon.

One of the recommendations contained in this background study is for Council to adopt the development-related capital program which was created for the purposes of the development charges calculation. It is assumed that future capital budgets and forecasts will continue to bring forward the development-related projects contained herein that are consistent with the growth occurring in the Town. It is acknowledged that changes to the forecast presented here may occur through the Town's normal capital budget process.

B. The Development-Related Capital Program for Town-Wide Services

A summary of the Development-Related Capital Program is presented in Table 3.

TABLE 3

**TOWN OF NEWMARKET
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
ALL SERVICES
(in \$000)**

Service	Gross Cost	Grants/ Subsidies	Municipal Cost
1.0 DEVELOPMENT-RELATED STUDIES	\$3,140.0	\$102.5	\$3,037.5
1.1 Development-Related Studies	\$3,140.0	\$102.5	\$3,037.5
2.0 LIBRARY	\$35,623.0	\$0.0	\$35,623.0
2.1 Buildings, Land & Furnishings	\$31,000.0	\$0.0	\$31,000.0
2.2 Equipment & Materials	\$3,523.0	\$0.0	\$3,523.0
2.3 New Projects	\$1,100.0	\$0.0	\$1,100.0
3.0 PARKS & RECREATION	\$76,675.5	\$0.0	\$76,675.5
3.1 Mulock Estate	\$42,000.0	\$0.0	\$42,000.0
3.2 Ray J Twinney Recreation Complex	\$8,600.0	\$0.0	\$8,600.0
3.3 Recreation Furniture & Equipment	\$300.0	\$0.0	\$300.0
3.4 Debenture Payments Magna (Principal)	\$7,643.2	\$0.0	\$7,643.2
3.5 Debenture Payments Youth Centre (Principal)	\$132.4	\$0.0	\$132.4
3.6 Community-Wide Parkland Development	\$4,800.0	\$0.0	\$4,800.0
3.7 Trail Connections	\$10,950.0	\$0.0	\$10,950.0
3.7 Parks Fleet and Equipment	\$2,250.0	\$0.0	\$2,250.0
4.0 WASTE DIVERSION SERVICES	\$753.5	\$0.0	\$753.5
4.1 Buildings	\$372.0	\$0.0	\$372.0
4.2 Vehicles and Equipment	\$381.5	\$0.0	\$381.5
TOTAL	\$116,192.0	\$102.5	\$116,089.5

The Development-Related Capital program includes infrastructure with a total gross cost of \$116.19 million. Approximately \$102,500 in grants, subsidies or other recoveries are expected to offset the cost of the program. Therefore, the net municipal cost of the capital program is \$116.09 million.

This capital program incorporates projects related to development anticipated in the next seven years. It is not implied that all of these costs are to be recovered from new development by way of development charges (see the following Section 6 for the method and determination of net capital costs attributable to growth). Portions of this capital plan may relate to providing servicing for development which has occurred prior to 2022 (for which development charge reserve fund balances exist), for replacement of existing capital facilities, or for growth anticipated to occur beyond the 2028 planning horizon.

Of the \$116.09 million in net municipal capital costs, \$76.68 million (66 per cent) is related to the provision of Parks & Recreation infrastructure. This includes future projects such as recreation buildings, fleet and equipment acquisitions, trail development, and parkland improvements as well as the continued recovery of the Magna Centre debenture payments.

The development-related capital program for the Library services totals about \$35.62 million (31 per cent). The program includes the construction of a new larger central library as well as associated equipment and materials.

Development Related Studies is included at \$3.04 million (3 per cent) and consists of various development-related studies.

Lastly, Waste Diversion Services, is included with a \$753,500 net capital cost. This provides for growth-related vehicles and facilities.

6. Proposed Development Charges are Calculated in Accordance with the DCA

This section summarizes the calculation of development charges for each service category and the resulting total development charge by type of development. For Town-wide services, the calculation of the “unadjusted” per capita (residential) and per square metre (non-residential) charges is reviewed. Adjustments to these amounts resulting from a cash flow analysis considers interest earnings and borrowing costs.

For residential development, the adjusted total per capita amount is then converted to a variable charge by housing unit type using the appropriate unit occupancy factors. For non-residential development the charge is based on gross floor area (GFA) of building space.

It is noted that the calculation of the Town-wide development charges does not include any provision for exemptions required under the DCA such as the exemption for enlargements of up to 50 per cent on existing industrial buildings. Such legislated exemptions, or other exemptions which Council may choose to provide, will result in loss of development charge revenue for the affected types of development. Any such revenue loss may not be made up, however, by offsetting increases in other portions of the calculated charge.

A. Unadjusted Development Charge Calculation

A summary of the “unadjusted” residential and non-residential development charges for Town-wide services is presented in Table 4. Further details of the calculation for each individual Town service category are available in Appendix B.

TABLE 4

TOWN OF NEWMARKET
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
CAPITAL PROGRAM FOR TOWN-WIDE SERVICES

7 Year Growth in Population in New Units	5,899
7 Year Growth in Square Metres	122,287

Service	Development-Related Capital Program (2022 - 2028)								
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Other Dev- Related (\$000)	Total DC Eligible Costs for Recovery (\$000)				
	Residential Share		Non-Residential Share						
%	(\$000)	%	(\$000)						
1.0 DEVELOPMENT-RELATED STUDIES	\$3,037.5	\$1,317.4	\$89.2	\$919.4	\$711.6	71%	\$507.7	29%	\$203.9
Unadjusted Development Charge Per Capita						\$86.06			
Unadjusted Development Charge Per Sq.M						\$1.67			
2.0 LIBRARY	\$35,623.0	\$16,633.0	\$3,589.0	\$13,161.1	\$2,239.9	100%	\$2,239.9	0%	\$0.0
Unadjusted Development Charge Per Capita						\$379.70			
Unadjusted Development Charge Per Sq.M						\$0.00			
3.0 PARKS & RECREATION	\$76,675.5	\$4,300.0	\$15,532.1	\$31,870.3	\$24,973.1	100%	\$24,973.1	0%	\$0.0
Unadjusted Development Charge Per Capita						\$4,233.45			
Unadjusted Development Charge Per Sq.M						\$0.00			
4.0 WASTE DIVERSION SERVICES	\$753.5	\$0.0	\$109.6	\$322.0	\$322.0	100%	\$322.0	0%	\$0.0
Unadjusted Development Charge Per Capita						\$54.58			
Unadjusted Development Charge Per Sq.M						\$0.00			
TOTAL	\$116,089.5	\$22,250.4	\$19,319.9	\$46,272.7	\$28,246.5	\$28,042.6		\$203.9	
Unadjusted Development Charge Per Capita						\$4,753.79			
Unadjusted Development Charge Per Sq.M						\$1.67			

i. Town-Wide Unadjusted Charge

A summary of the “unadjusted” residential and non-residential development charges for the Town-wide services is presented in Table 4.

The capital program for Town-wide services incorporates projects identified to be related to development anticipated in the next seven years, however, not all of the capital costs are to be recovered from new development by way of development charges. Table 4 shows that \$22.25 million of the capital program relates to replacement of existing capital facilities or for shares of projects that provide benefit to the existing community. This amount primarily relates to development-related studies and the new library building. These portions of capital costs will need to be funded from non-development charge revenue sources.

An additional share of \$19.32 million has been identified as available development charges reserves and represents the revenues collected from previous development charges. This portion has been netted out of the chargeable capital costs. Another share of the forecast, \$46.27 million, is related to development but not recovered under this 2022 DC by-law. This amount may be recovered through Community Benefits Charges, other growth funding tools and potentially be recovered under future development charge studies.

After deductions, the total costs eligible for recovery through development for Town-wide services is \$28.25 million. This amount is allocated between the residential and non-residential sectors to derive the unadjusted development charges. Library, Parks & Recreation, and Waste Diversion services are all deemed to benefit residential development only, while the General Government is allocated between both sectors based on shares of population in new units and employment growth. Approximately \$28.04 million of the development charges eligible capital program is deemed to benefit residential development. When this amount is divided by the seven-

year population growth in new units of 5,899, an unadjusted charge of \$4,753.79 per capita is the result. The non-residential share of the general services capital program totals \$203,900 and, when divided by the seven-year forecast of non-residential space growth of 122,287 square metres, an unadjusted charge of \$1.67 per square metre is the result.

ii. Adjusted Rates for Town-Wide Residential and Non-Residential Development Charges

Final adjustments to the “unadjusted” development charge rates summarized above are made through a cash flow analysis. Details of the analysis are included in the appendices and include consideration of the borrowing cost and interest earnings associated with the timing of expenditures and receipt of development charges.

Tables 5 and 6 summarize the results of the adjustment for the residential and non-residential components of the Town-wide rates respectively. As shown in Table 5, the adjusted per capita rate for the Town-wide services considered in this update increases from \$4,754 to \$4,949 after the cash flow analysis. Residential Town-wide development charges are proposed to vary by dwelling unit type to reflect their different occupancy factors and resulting demand for services. Table 5 also shows the proposed residential charge for Town-wide services ranges from \$13,109 for small units (less than 700 sq. ft.) to \$30,913 for single-detached and semi-detached units. The proposed charge for rows (and other multiple units) is \$24,249 and \$18,353 for large apartments (700 sq. ft. or greater).

Table 6 shows the adjusted rate for non-residential development increases from \$1.67 to \$1.78 per square metre for scoped services; this yields a total adjusted non-residential development charge of \$71.94 per square metre.

TABLE 5

**TOWN OF NEWMARKET
TOWN-WIDE DEVELOPMENT CHARGES
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE**

Service	Unadjusted Charge Per Capita	Adjusted Charge Per Capita	Residential Charge By Unit Type (1)			
			Singles & Semis	Rows & Other Multiples	Apartments 700 sq. ft. or Greater	Small Units Under 700 sq. ft.
Development-Related Studies	\$86	\$91	\$322	\$253	\$191	\$137
Library	\$380	\$317	\$1,121	\$880	\$666	\$476
Parks & Recreation	\$4,233	\$4,485	\$15,867	\$12,446	\$9,419	\$6,728
Waste Diversion Services	\$55	\$56	\$198	\$155	\$118	\$84
Subtotal	\$4,754	\$4,949	\$17,508	\$13,734	\$10,394	\$7,425
<i>Other Town-Wide Services</i>			\$13,405	\$10,515	\$7,959	\$5,684
Fire Services*			\$946	\$742	\$562	\$401
Services Related to a Highway, Water, Wasterwater & Storm*			\$12,459	\$9,773	\$7,397	\$5,283
TOTAL CHARGE			\$30,913	\$24,249	\$18,353	\$13,109
(1) Based on Persons Per Unit Of:			3.54	2.78	2.10	1.50

* Previously calculated.

TABLE 6

**TOWN OF NEWMARKET
TOWN-WIDE DEVELOPMENT CHARGES
NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE**

Service	Non-Residential Charge per Sq.M		Percentage of Charge
	Unadjusted Charge per Square Metre	Charge per Square Metre	
Development-Related Studies	\$1.67	\$1.78	2.5%
Library	\$0.00	\$0.00	0.0%
Parks & Recreation	\$0.00	\$0.00	0.0%
Waste Diversion Services	\$0.00	\$0.00	0.0%
Subtotal	\$1.67	\$1.78	2%
<i>Other Town-Wide Services</i>		\$70.16	98%
Fire Services*		\$4.98	6.9%
Services Related to a Highway, Water, Wasterwater & Storm*		\$65.18	90.6%
TOTAL CHARGE		\$71.94	100%

* Previously calculated.

7. Comparison of Calculated and Existing Development Charges

Tables 7 and 8 present a comparison of total proposed Town-wide development charges for a single or semi-detached unit and per square metre respectively with the Town's existing charges (as of January 1st, 2022).

Table 7 shows the calculated charge per single or semi-detached unit is equal to \$30,913 which represents an increase of \$233, or 1 per cent, over the present development charge (\$30,680).

Table 8 shows the calculated charge for the non-residential sector. The calculated charge of \$71.94 per square metre represents a decrease of \$2.16, or 3 per cent, over the existing rate of \$74.10.

TABLE 7

TOWN OF NEWMARKET

COMPARISON OF CURRENT AND CALCULATED

RESIDENTIAL DEVELOPMENT CHARGES

Service	Residential (\$/SDU)			
	Current Residential Charge	Calculated Residential Charge	Difference in Charge	
Development-Related Studies	\$277	\$322	\$45	16%
Library	\$1,056	\$1,121	\$65	6%
Parks & Recreation	\$15,284	\$15,867	\$583	4%
Waste Diversion Services	\$175	\$198	\$23	13%
Municipal Parking**	\$483	\$0	(\$483)	-100%
Subtotal	\$17,275	\$17,508	\$233	1%
<i>Other Town-Wide Services</i>	\$13,405	\$13,405	\$0	0%
Fire Services*	\$946	\$946	\$0	0%
Services Related to a Highway, Water, Wasterwater & Storm*	\$12,459	\$12,459	\$0	0%
TOTAL CHARGE	\$30,680	\$30,913	\$233	1%

* Previously calculated.

**No longer eligible for recovery under the DCA.

TABLE 8

**TOWN OF NEWMARKET
COMPARISON OF CURRENT AND CALCULATED
NON-RESIDENTIAL DEVELOPMENT CHARGES**

Service	Non-Residential (\$/Square Metre)			
	Current Non-Residential Charge	Calculated Non-Residential Charge	Difference in Charge	
Development-Related Studies	\$1.43	\$1.78	\$0.35	24%
Library	\$0.00	\$0.00	\$0.00	n/a
Parks & Recreation	\$0.00	\$0.00	\$0.00	n/a
Waste Diversion Services	\$0.00	\$0.00	\$0.00	n/a
Municipal Parking**	\$2.51	\$0.00	(\$2.51)	-100%
Subtotal Development-Related Studies	\$3.94	\$1.78	(\$2.16)	-55%
<i>Other Town-Wide Services</i>	\$70.16	\$70.16	\$0.00	0%
Fire Services*	\$4.98	\$4.98	\$0.00	0%
Services Related to a Highway, Water, Wasterwater & Storm	\$65.18	\$65.18	\$0.00	0%
TOTAL CHARGE	\$74.10	\$71.94	(\$2.16)	-3%

* Previously calculated.

**No longer eligible for recovery under the DCA.

8. Long-Term Capital and Operating Costs

This section provides a brief examination of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the development charges by-law. This examination is required as one of the features of the DCA.

A. Asset Management Plan

The DCA now requires that municipalities complete an Asset Management Plan before the passing of a development charges by-law. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle.

Table 9 summarizes the annual capital provisions required to replace the development eligible and ineligible costs associated with the capital infrastructure identified in the DC Background Study. This estimate is based on information obtained through discussions with municipal staff regarding useful life assumptions and the capital cost of acquiring and/or emplacing each asset.

Table 9 illustrates that, by 2029, the Town will need to fund an additional \$891,000 per annum in order to properly fund the full life cycle costs of the new assets related to the seven-year capital program supported under the proposed 2022 Development Charges By-Law.

The calculated annual funding provision should be considered within the context of the Town's projected growth. Over the next seven years the Town is projected to increase by approximately 5,900 households. In addition, the Town will also add roughly 2,205 new employees that will result in approximately 122,290 square metres of additional non-residential building

space. Additional population in new households and non-residential building space is detailed in Appendix A. This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the proposed Development Charges by-law.

The calculated annual provisions identified are considered to be financially sustainable as it is expected that the increased capital asset management requirements can be absorbed by the tax and user base over the long-term.

i. Projects are Deemed to be Financially Sustainable

The calculated annual provision identified in Table 9 is considered to be financially sustainable as it is expected that the increased capital asset management requirements can be absorbed by the tax and user base over the long-term.

**TABLE 9
CALCULATED ANNUAL PROVISIONS
TOWN-WIDE SERVICES**

Service	2022 - 2028 Capital Program		Calculated AMP Annual Provision by 2029	
	DC- Recoverable	Non-DC Funded	DC-Related	Non-DC-Related
Development-Related Studies	\$ 712,000	\$ 2,428,000	\$ -	\$ -
Library	\$ 2,240,000	\$ 33,383,000	\$ 55,000	\$ 302,000
Parks & Recreation	\$ 24,973,000	\$ 51,702,000	\$ 818,000	\$ 423,000
Waste Diversion Services	\$ 322,000	\$ 432,000	\$ 18,000	\$ 17,000
Total 2029 Provision			\$ 891,000	\$ 742,000

B. Net Operating Costs for the Town's Services Estimated to Increase by \$1.20 Million over the Forecast Period

Table 10 summarizes the estimated increase in net operating costs that the Town will experience for additions associated with the planned capital program. These estimates are based on average costs derived from the Town's Financial Information Return (additional details are included in Appendix D).

As shown in Table 10, by 2028 the Town's net operating costs are estimated to increase by \$1.20 million. Significant increases in net operating costs will be experienced as new facilities such as the new library and recreation facility are opened.

C. Long-Term Capital Financing from Non-DC Sources Totals \$14.00 Million

Table 10 summarizes the components of the Development-Related Capital Program that will require funding from non-development charge sources as discussed above in Section 6. In total \$14.00 million will need to be financed from non-development charge sources over the next ten years. Appendix D provides a breakdown of the non-development charge financing requirements by service.

TABLE 10

TOWN OF NEWMARKET
SUMMARY OF LONG TERM CAPITAL AND
OPERATING COST IMPACTS FOR GENERAL SERVICES
(in thousands of constant dollars)

	2022	2023	2024	2025	2026	2027	2028	Total
Net Operating Impacts (1)								
Development-Related Studies	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
Library	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$78.6	\$224.0	
Parks & Recreation	\$191.4	\$739.9	\$894.0	\$901.4	\$908.8	\$916.3	\$923.7	
Waste Diversion Services	\$0.0	\$0.0	\$48.3	\$48.3	\$48.3	\$48.3	\$48.3	
NET OPERATING IMPACTS	\$191.4	\$739.9	\$942.3	\$949.7	\$957.1	\$1,043.1	\$1,196.0	n/a
Long-term Capital Impact								
Total Net Cost	\$15,926.5	\$23,808.7	\$21,795.7	\$15,208.2	\$2,558.2	\$10,281.3	\$9,480.6	\$99,059.0
Net Cost From Development Charges	\$4,983.8	\$15,856.1	\$4,378.1	\$197.1	\$197.1	\$983.1	\$1,651.1	\$28,246.5
Prior Growth Share from DC Reserve Balances (2)	\$8,124.7	\$4,771.0	\$669.7	\$666.4	\$499.7	\$4,088.7	\$499.7	\$19,319.9
Portion for Other Development Related (3)	\$500.0	\$742.0	\$16,443.0	\$14,129.5	\$1,675.9	\$940.6	\$3,061.1	\$37,492.3
Funding From Non-DC Sources								
Replacement	\$2,318.0	\$2,439.5	\$304.8	\$215.1	\$185.4	\$4,268.8	\$4,268.8	\$14,000.4
FUNDING FROM NON-DC SOURCES	\$2,318.0	\$2,439.5	\$304.8	\$215.1	\$185.4	\$4,268.8	\$4,268.8	\$14,000.4
TOTAL NET OPERATING & CAPITAL IMPACTS	\$2,509.4	\$3,179.4	\$1,247.1	\$1,164.8	\$1,142.5	\$5,311.9	\$5,464.8	n/a

Notes:

- (1) See Appendix D for further details.
- (2) Existing development charge reserve fund balances collected from growth prior to 2022 are applied to fund initial projects in development-related capital forecast.
- (3) Other Development Related costs are anticipated to be recovered from other sources such as CBCs, future DC by-laws, or others but interim financing of this share may be required.

9. Development Charges Administration

A. Development Charges Administration

No significant changes are recommended to the Town's current policies and practices regarding development charge administration however minor changes are proposed. In this regard:

- It is recommended that the collection and administration policies be as consistent as practicable with those of the Regional Municipality of York in order to simplify by-law administration and aid understanding for those required to pay the charges.
- It is proposed that what was previously referred to as small apartment units be expanded to include all small units under 700 square feet regardless of built form. This is consistent with the approach by York Region.
- The treatment of stacked townhomes to be updated from the current application of the row unit category to apartments to be in-line with the treatment of such units in York Region's 2022 DC By-law.
- Updates to the DC By-law policies impacted by legislative changes since January 1, 2020 such as subsections 26.1 and 26.2 of the DCA.

B. Consideration for Area Rating

In accordance with the DCA, Council must give consideration to the use of area rating, also known as area-specific development charges, as part of the DC Background Study. As part of the Town's 2022 DC update, the appropriateness of implementing area-specific development charges for the various Town services was examined.

The DCA permits the Municipality to designate, in its DC by-law, the areas where development charges shall be imposed. The charges may apply to all lands in the Town or to other designated development areas as specified in the DC by-law.

Based on discussions with staff, and the analysis of the delivery of services, it is proposed that the Town continue to calculate and collect DCs on a uniform, Town-wide basis. The rationale for maintaining a uniform Town-wide approach is based primarily on the fact that 10-year historical service levels can be calculated on a Town-wide basis to ensure the emplacement of a service or infrastructure in one particular area of the Town does not exceed the service level of that specific community. As well, Town-wide DCs ensure a consistent approach to financing the cost of development-related projects, from both a DC and non-DC revenue source perspective. Finally, an attempt to impose area-specific DCs to a DC regime which has imposed Town-wide DCs for a long length of time would cause equity issues during transitions.

The Town currently utilizes area-specific DCs to recover for engineering infrastructure in Northwest Quadrant and there is no change to that practice being proposed from this DC Study.

Appendix A

Development Forecast

Appendix A – Development Forecast

This appendix provides the details of the development forecast used to prepare the 2022 Development Charges Background Study update for the Town of Newmarket. The forecast method and key assumptions are discussed. The results of the forecast are presented in the following tables:

Historical Development

Table A-1	Historical Population, Occupied Dwellings & Employment Summary
Table A-2	Historical Annual Housing Completions (CMHC)
Table A-3	Households by Period of Construction Showing Household Size
Table A-4	Historical Place of Work Employment

Forecast Development

Table A-5	Forecast Population, Household and Employment Growth Summary
Table A-6	Forecast of Household Growth by Unit Type
Table A-7	Annual Growth in Occupied Households by Unit Type
Table A-8	Forecast Population in New Households by Unit Type
Table A-9	Forecast Place of Work Employment
Table A-10	Forecast Non-Residential Space Growth (Sq.M. of GFA)

The development forecasts achieve the 2031 population and employment targets established for the Town by York Region in its 2041 Preferred Growth Scenario, approved by Regional Council on November 19th, 2015. This scenario is predicated on the Region achieving an intensification rate of 45 per cent over the long term. Short-term forecasts for residential and non-residential development have been adjusted to account for recent Census and housing market data as well as known development proposals for Newmarket.

A. Forecast approach and key assumptions

The Development Charges Act (DCA) requires the Town to estimate “the anticipated amount, type and location of development” for which development charges may be imposed. The development forecast must cover both residential and non-residential development and be specific enough with regards to the quantum, built form, location and timing of development to allow the Town to prepare a reasonable development-related capital program.

The development forecast is based on expectations for development occurring only within areas approved for development in the Town’s Official Plan. A ten-year development forecast, from mid-year 2019 to mid-year 2028, has been used for all services.

A “Census-based” definition of population is used for the purpose of this Background Study. This definition does not include the Census net undercoverage, which is typically included in the definition of “total” population commonly used in municipal planning documents in the Region.

Employment figures used this Background Study are based on Regional Employment Survey place of work data. Place of work employment figures record where people work rather than their place of residence. It includes all employment with a regular or no fixed place of work. However, for development charge purposes work-at-home employment is excluded from the figures as this type of employment is considered not to require building floorspace for its activities.

B. Historical Growth

Historical growth and development figures presented in this section are based on Statistics Canada Census data and Canada Mortgage Housing Corporation (CMHC) housing market information. For development charges

purposes, the ten-year period of 2012 to 2021 is used for calculating historical service levels.

The Town has experienced steady population and household growth over the last ten years. The growth was fuelled by the Town's role as an established urban centre in a rapidly growing part of the Greater Toronto Area. Table A-1 shows that the Town's population increased from about 80,810 in 2012 to about 89,720 in 2021; this represents an increase of 12 per cent.

The number of occupied dwellings (households) increased at a similar rate over the 2012 – 2021 period, from about 27,660 units in 2012 to about 30,790 in 2021. The similar rates of population and household growth suggest the average household size (persons per unit or PPU) has remained the same since 2012.

Table A-1 shows that job growth in the Town has remained relatively steady over the last ten years. Overall, employment has increased from about 38,870 jobs in 2012 to about 41,760 jobs in 2021; this represents an increase of 8 per cent. The Town's activity rate (the ratio of employment to population) has fallen in recent years due to employment growing at a slower rate than population.

Details on housing completions in the Town since 2012 are provided in Table A-2. Overall, the dominant type of housing in Newmarket over the last ten years has been single and semi-detached dwellings (78 per cent). The share of the market taken up by smaller row house and apartment forms was 12 per cent and 10 per cent respectively.

Table A-3 provides the historical occupancy patterns in the Town. The overall average occupancy level in Newmarket is 2.88 persons per unit (PPU). Occupancy levels for recently constructed units are typically higher than the overall average and are used in the development charge calculation since they better reflect the number of people that will reside in new

development. The average PPU of single and semi-detached units built in the Town between 2006 and 2016 is 3.54. Average PPUs for recently constructed row housing and apartments (excluding duplexes) are 2.78 and 1.36 respectively.

Table A-4 summarizes employment growth by land use category since 2012. The categories are:

- Population-Related Employment – employment scattered throughout the community, including most retail and institutional employment (and excluding work at home employment);
- Employment Land Employment – the mix of commercial and industrial activities occurring in what are typically called industrial areas and business parks;
- Major Office Employment – employment in office buildings of 20,000 square feet or more; and

Of the three employment categories, largest gains in employment has been realized in major office employment which has seen an increase of 220 jobs (13 per cent increase) since 2012. Employment land employment and Population-Related employment have seen increases of 1,650 jobs (10 per cent) and 1,170 jobs (6 per cent) respectively.

C. Forecast Results

This section describes the method used to establish the development forecast for the periods of 2022 to 2028. Forecast out to 2031 have been included as reference is made to the 2031 planning horizon in the Town of Newmarket's Community Benefits Chagres Strategy.

Development charges are levied on residential development as a charge per new unit; therefore, for the residential forecast, a projection of both the population growth¹ as well as the population in new housing is required.

- The population growth determines the need for additional facilities and provides the foundation for the development-related capital program.
- When calculating the development charge, however, the development-related net capital costs are spread over the total additional population that occupies new dwelling units. This population in new units represents the population from which development charges will be collected.

Development charges are levied on non-residential development as a charge per unit of gross floor area (GFA). The non-residential forecast includes both a projection of employment growth as well as a projection of the floor space associated with employment growth in the Town.

i. Residential Forecast

The residential development forecast is consistent with forecasts of population and households established for the Town by Regional Council through its approved Preferred Growth Scenario and used by the Region in its 2017 Development Charge Background Study update. Tables A-5 to A-10 summarize the population, household, and employment forecasts.

As illustrate in Table A-5, the Town of Newmarket's population is forecast to increase by 5,490 between 2022 and 2028. Occupied dwelling units and employment are forecast to increase by 2,750 and 2,210 respectively over the same planning period.

In keeping with planning policies that seek to promote intensification, the proportion of high and medium density units is expected to increase over time so that row houses represent 14 per cent of new housing and

¹ Commonly referred to as “net population growth” in the context of development charges.

apartment units represent 25 per cent of new housing by 2028. The share of single and semi-detached units is forecast to decline from 65 per cent today to 61 per cent in 2028.

Population growth in new units is displayed in Table A-8 and estimated by applying PPUs to the housing unit forecast based on information set out in Table A-3. Apartment PPUs are set at 1.68 PPU (the overall apartment PPU for the Town) as the sample size for apartments constructed between 2006 and 2016 is too small to base a reasonable assumption. In total, the forecast population in new dwelling units is 5,900 over the seven-year planning period.

ii. Non-Residential Development Forecast

Non-residential development charges are calculated on a per unit of gross floor area (GFA) basis. As such, a forecast of future non-residential building space has been developed. As with the residential forecast, the GFA forecast covers the period from 2022 to 2028 for all services considered in this Development Charges Study update.

The GFA forecast is based on York Region's 2017 Development Charge Background Study employment forecast. The base year data is derived from the Region's Employment Survey. An assumed floorspace per worker (FSW) is applied to each category of employment in order to estimate the associated floorspace.

The non-residential forecasts are set out in Tables A-9 and A-10:

- Population-related employment- In 2022, approximately 21,385 or 51 per cent of the Town's 42,065 jobs (excluding work at home) were employed by population-related activities. Population-related employment is forecast to grow by 5 per cent between 2022 and 2028 to a total of 22,350 jobs. To convert population-related employment growth to building space, a floor space per worker (FSW) of 50 square metres per

employee is used. Over the seven-year planning period, 56,055 square metres of building space is forecast to be added in this category.

- Employment land employment - Employment within designated employment lands is the second largest category of employment in Newmarket, and this is expected to remain the case throughout the forecast period. In 2022, an estimated 18,760 employees, or 45 per cent of the Town's total employment, were employed in the employment land category. This amount is expected to grow by 5 per cent over the period between 2022 and 2028. Growth in building space on employment lands is forecast by applying an FSW of 65 square metres per employee. Approximately 63,915 square metres associated with employment land employment is forecast to be added by 2028.
- Major office employment - In 2022, 1,920 employees or 5 per cent of the Town's total employment was employed in the major office category. In the seven-year forecast period, Newmarket's major office employment is forecast to increase by 5 per cent to 2,010 employees. An FSW of 23 square metres is used to estimate future major office building space. Approximately 2,315 square metres of major office space is forecast to be added by 2028.

APPENDIX A
TABLE A-1

TOWN OF NEWMARKET
HISTORICAL POPULATION, OCCUPIED DWELLINGS & EMPLOYMENT SUMMARY

Mid-Year	Census Population	Annual Growth	Occupied Households	Annual Growth	Av. Household Size (PPU)	DC Place of Work Employment	Annual Growth	Activity Rate
2012	80,810	832	27,657	248	2.92	38,873	151	48%
2013	81,650	840	27,908	251	2.93	39,026	153	48%
2014	82,499	849	28,161	253	2.93	39,180	154	47%
2015	83,357	858	28,416	255	2.93	39,335	155	47%
2016	84,224	867	28,673	257	2.94	39,493	158	47%
2017	85,296	1,072	29,136	463	2.93	39,936	443	47%
2018	86,382	1,086	29,513	377	2.93	40,384	448	47%
2019	87,482	1,100	29,930	417	2.92	40,836	452	47%
2020	88,596	1,114	30,352	423	2.92	41,293	458	47%
2021	89,724	1,128	30,791	439	2.91	41,755	462	47%
Growth 2012 - 2021		9,746		3,382			3,034	

Source: Statistics Canada, Census of Canada, 2011 and 2016

APPENDIX A

TABLE A-2

TOWN OF NEWMARKET
HISTORICAL ANNUAL HOUSING COMPLETIONS (CMHC)

Year	CMHC Annual Housing Completions				Shares by Unit Type			
	Singles/Semis	Rows	Apts.	Total	Singles/Semis	Rows	Apts.	Total
2012	348	26	4	378	92%	7%	1%	100%
2013	443	39	0	482	92%	8%	0%	100%
2014	297	51	0	348	85%	15%	0%	100%
2015	49	59	0	108	45%	55%	0%	100%
2016	352	23	16	391	90%	6%	4%	100%
2017	204	31	231	466	44%	7%	50%	100%
2018	301	76	0	377	80%	20%	0%	100%
2019	68	284	0	352	19%	81%	0%	100%
2020	32	70	0	102	31%	69%	0%	100%
2021	63	100	0	163	39%	61%	0%	100%
Growth 2012 - 2021	1,994	305	251	2,550	78%	12%	10%	100%

Source: Canada Mortgage and Housing Corporation (CMHC), Housing Market Information

APPENDIX A
TABLE A-3

TOWN OF NEWMARKET
HISTORICAL HOUSEHOLDS BY PERIOD OF CONSTRUCTION SHOWING HOUSEHOLD SIZE

Dwelling Unit Type	Period of Construction										Period of Construction Summary		
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	Pre 2006	2006-2016	Total
<i>Singles/Semis</i>													
Household Population	1,845	2,615	3,215	7,760	13,100	6,680	7,530	7,660	6,550	4930	50,405	11,480	61,885
Households	700	1,065	1,170	2,630	4,115	1,960	2,285	2,175	1,870	1375	16,100	3,245	19,345
Household Size	2.64	2.46	2.75	2.95	3.18	3.41	3.30	3.52	3.50	3.59	3.13	3.54	3.20
<i>Rows</i>													
Household Population	0	75	85	380	1,130	1,615	1,590	2,420	1,705	515	7,295	2,220	9,515
Households	0	25	30	120	395	670	625	930	590	210	2,795	800	3,595
Household Size	0	3.00	2.83	3.17	2.86	2.41	2.54	2.60	2.89	2.45	2.61	2.78	2.65
<i>Apartments (excl. Duplexes)</i>													
Household Population	610	965	935	1,260	1,030	705	350	385	135	15	6,240	150	6,390
Households	385	470	520	825	630	390	215	265	95	15	3,700	110	3,810
Household Size	1.58	2.05	1.80	1.53	1.63	1.81	1.63	1.45	1.42	1.00	1.69	1.36	1.68
<i>Apartments 0-1 Bedrooms (excl. Duplexes)</i>													
Household Population	230	170	245	405	230	185	65	70	55	0	1,600	55	1,655
Households	220	145	220	325	175	150	70	60	50	0	1,365	50	1,415
Household Size	1.05	1.17	1.11	1.25	1.31	1.23	0.93	1.17	1.10	0	1.17	1.10	1.17
<i>Apartments 2+ Bedrooms (excl. Duplexes)</i>													
Household Population	330	715	575	810	775	500	245	240	70	0	4,190	70	4,260
Households	170	325	315	490	450	250	140	215	45	15	2,355	60	2,415
Household Size	1.94	2.20	1.83	1.65	1.72	2.00	1.75	1.12	1.56	0.00	1.78	1.17	1.76
<i>Duplex</i>													
Household Population	580	810	765	900	855	370	265	230	40	0	4,775	40	4,815
Households	230	340	325	380	290	115	100	95	25	10	1,875	35	1,910
Household Size	2.52	2.38	2.35	2.37	2.95	3.22	2.65	2.42	1.60	0.00	2.55	1.14	2.52
<i>All Units</i>													
Household Population	3,065	4,465	5,000	10,300	16,125	9,375	9,755	10,725	8,440	5480	68,810	13,920	82,730
Households	1,315	1,895	2,040	3,975	5,425	3,145	3,225	3,455	2,590	1615	24,475	4,205	28,680
Household Size	2.33	2.36	2.45	2.59	2.97	2.98	3.02	3.10	3.26	3.39	2.81	3.31	2.88

Source: Statistics Canada, 2016 Census Special Run

APPENDIX A
TABLE A-4

TOWN OF NEWMARKET
HISTORICAL PLACE OF WORK EMPLOYMENT

Mid-Year	Population- Related	Annual Growth	Employment Land	Annual	Major Office	Annual Growth	Total for DC Study	Annual Growth	Work at Home	Annual Growth	Total W/ Work At Home	Annual Growth
2012	20,065	3	17,097	126	1,711	22	38,873	151	3,173	163	42,046	314
2013	20,068	3	17,224	127	1,734	23	39,026	153	3,345	172	42,371	325
2014	20,071	3	17,352	128	1,757	23	39,180	154	3,526	181	42,706	335
2015	20,074	3	17,481	129	1,780	23	39,335	155	3,717	191	43,052	346
2016	20,079	5	17,611	130	1,804	24	39,493	158	3,920	203	43,413	361
2017	20,304	225	17,809	197	1,824	20	39,936	443	3,964	44	43,900	487
2018	20,531	228	18,008	200	1,844	20	40,384	448	4,008	44	44,392	492
2019	20,761	230	18,210	202	1,865	21	40,836	452	4,053	45	44,889	497
2020	20,994	233	18,414	204	1,886	21	41,293	458	4,099	45	45,392	503
2021	21,229	235	18,620	206	1,907	21	41,755	462	4,145	46	45,900	508
Growth 2012 - 2021		1,167		1,649		218		3,034		1,135		4,168

Source: Statistics Canada, 2016 Census Special Run

APPENDIX A
TABLE A-5

TOWN OF NEWMARKET
FORECAST POPULATION, HOUSEHOLD & EMPLOYMENT GROWTH SUMMARY

Mid-Year	Census Population	Annual Growth	Total Occupied Dwellings	Annual Growth	Av. Household Size (PPU)	Place of Work Employment	Annual Growth	Activity Rate
2022	90,488	764	31,214	423	2.90	42,064	308	46.5%
2023	91,259	771	31,644	430	2.88	42,374	310	46.4%
2024	92,037	778	32,081	437	2.87	42,687	313	46.4%
2025	92,821	784	32,524	443	2.85	43,002	315	46.3%
2026	93,612	791	32,975	450	2.84	43,319	317	46.3%
2027	94,410	798	33,256	281	2.84	43,639	319	46.2%
2028	95,214	804	33,539	283	2.84	43,961	322	46.2%
2029	96,025	811	33,825	286	2.84	44,284	324	46.1%
2030	96,843	818	34,113	288	2.84	44,611	327	46.1%
2031	97,669	826	34,586	474	2.82	44,939	328	46.0%
Growth 2022 - 2028		5,490		2,747			2,205	
Growth 2022 - 2031		7,945		3,795			3,184	

Source: Hemson Consulting Ltd., 2022

APPENDIX A
TABLE A-6

TOWN OF NEWMARKET
FORECAST OF HOUSEHOLD GROWTH BY UNIT TYPE

Mid-Year	Total Occupied Households				Shares by Unit Type			
	Singles/Semis	Rows & Other	Apartments	Total Occupied	Singles &	Rows & Other	Apartments	Total Occupied
	Semis	Multiples		Dwellings	Semis	Multiples		Dwellings
2022	20,174	4,167	6,873	31,214	65%	13%	22%	100%
2023	20,239	4,296	7,109	31,644	64%	14%	22%	100%
2024	20,304	4,427	7,349	32,081	63%	14%	23%	100%
2025	20,326	4,560	7,638	32,524	62%	14%	23%	100%
2026	20,349	4,695	7,930	32,975	62%	14%	24%	100%
2027	20,363	4,780	8,113	33,256	61%	14%	24%	100%
2028	20,377	4,836	8,325	33,539	61%	14%	25%	100%

Source: Hemson Consulting Ltd., 2022

APPENDIX A
TABLE A-7

TOWN OF NEWMARKET
ANNUAL GROWTH IN OCCUPIED HOUSEHOLDS BY UNIT TYPE

Mid-Year	Annual Growth in Total Occupied Households				Shares by Unit Type			
	Singles & Semis	Rows & Other Multiples	Apartments	Total Occupied Dwellings	Singles & Semis	Rows & Other Multiples	Apartments	Total Occupied Dwellings
2022	63	127	233	423	15%	30%	55%	100%
2023	64	129	236	430	15%	30%	55%	100%
2024	65	131	240	437	15%	30%	55%	100%
2025	22	133	288	443	5%	30%	65%	100%
2026	23	135	293	450	5%	30%	65%	100%
2027	14	84	183	281	5%	30%	65%	100%
2028	14	57	212	283	5%	20%	75%	100%
2029	14	43	229	286	5%	15%	80%	100%
2030	14	43	231	288	5%	15%	80%	100%
2031	24	71	379	474	5%	15%	80%	100%
Growth 2022 - 2028	266	796	1,685	2,747	10%	29%	61%	100%
Growth 2022 - 2031	319	953	2,523	3,795	8%	25%	66%	100%

Source: Hemson Consulting Ltd., 2022

APPENDIX A
TABLE A-8

TOWN OF NEWMARKET
FORECAST POPULATION IN NEW HOUSEHOLD BY UNIT TYPE

Mid-Year	Singles & Semis	Rows & Other Multiples	Apartments	Total	Singles & Semis	Rows & Other Multiples	Apartments	Population in New Dwellings
2022	3.49	2.74	1.68	2.27	222	348	390	960
2023	3.47	2.72	1.68	2.26	224	351	396	971
2024	3.45	2.71	1.68	2.25	226	355	403	984
2025	3.44	2.70	1.68	2.07	76	359	483	918
2026	3.42	2.68	1.68	2.07	77	362	491	930
2027	3.42	2.68	1.68	2.07	48	226	306	580
2028	3.42	2.68	1.68	1.97	48	152	356	556
2029	3.42	2.68	1.68	1.91	49	115	383	547
2030	3.42	2.68	1.68	1.91	49	116	387	552
2031	3.40	2.67	1.68	2.13	81	190	636	907
Growth 2022 - 2028	3.46	2.71	1.68	2.15	921	2,153	2,825	5,899

Source: Hemson Consulting Ltd., 2022

APPENDIX A
TABLE A-9

TOWN OF NEWMARKET
FORECAST PLACE OF WORK EMPLOYMENT

Mid-Year	Population Related	Annual Growth	Employment Land	Annual Growth	Major Office	Annual Growth	Total for DC Study	Annual Growth	Work at Home Emp	Annual Growth	Total with Work at Home	Annual Growth
2022	21,385	157	18,757	138	1,921	14	42,064	308	4,175	31	46,239	339
2023	21,543	158	18,896	138	1,935	14	42,374	310	4,206	31	46,580	341
2024	21,702	159	19,035	140	1,949	14	42,687	313	4,237	31	46,924	344
2025	21,862	160	19,176	140	1,964	14	43,002	315	4,268	31	47,270	346
2026	22,024	161	19,317	142	1,978	14	43,319	317	4,300	32	47,619	349
2027	22,186	162	19,460	142	1,993	15	43,639	319	4,331	32	47,970	351
2028	22,350	164	19,603	144	2,008	15	43,961	322	4,363	32	48,324	354
Growth 2022 - 2028		1,121		983		101		2,205		219		2,424

Source: Hemson Consulting Ltd., 2022

**APPENDIX A
TABLE A-10**

**TOWN OF NEWMARKET
FORECAST NON-RESIDENTIAL SPACE (SQUARE METRES OF GROSS FLOOR AREA)**

Employment Density Floor Space per Worker (FSW)	
Population-Related Employment	50.0 m ² per employee
Employment Land Employment	65.0 m ² per employee
Major Office Employment	23.0 m ² per employee

Mid-Year	Population-Related	Employment	Major	Total for DC Study
2022	7,839	8,939	324	17,102
2023	7,886	8,992	326	17,203
2024	7,955	9,071	329	17,354
2025	8,001	9,123	331	17,455
2026	8,071	9,202	333	17,607
2027	8,117	9,255	335	17,707
2028	8,186	9,334	338	17,859
Growth 2022 - 2028	56,055	63,916	2,316	122,287

Source: Hemson Consulting Ltd., 2022

Appendix B

General Services

Technical Appendix

Appendix B – General Services Technical Appendix

The following appendix provides the detailed analysis undertaken to establish the development charge rates for each of the general services in the Town of Newmarket. Four general services have been analysed as part of the development charges study update:

Appendix B.1	Development-Related Studies
Appendix B.2	Library
Appendix B.3	Parks & Recreation
Appendix B.4	Waste Diversion Services

Every service contains a set of three tables with the exception of Development-Related Studies. The tables provide the background data and analysis undertaken to arrive at the calculated development charge rates for that particular service. An overview of the content and purpose of each of the tables is given below.

Table 1 Historical Service Levels

Table 1 in each service present the data used to determine the ten-year historical service level. The DCA and Ontario Regulation 82/98 (O.Reg. 82/98) require that development charges be set at a level no higher than the average service level provided in the municipality over the ten-year period immediately preceding the preparation of the background study, on a service by service basis. For the purpose of this study, the historical inventory period is defined as 2012 – 2021.

O. Reg. 82/98 requires that when defining and determining historical service levels, both the quantity and quality of service be taken into

consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet. The qualitative aspect is introduced by considering the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of cost per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be funded by new growth reflect not only the quantity (number and size) but also the quality (replacement value or cost) of service provided by the municipality in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by Town staff in consultation with Hemson. This information is generally based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

Table 1 also shows the calculation of the “maximum allowable” funding envelope. The maximum allowable funding envelope is defined as the ten-year historical service level (expressed as either \$/capita or \$/population & employment) multiplied by the forecast increase in net population growth or net population and employment growth, over the future planning period. The resulting figure is the value of capital infrastructure that would have to be constructed for that particular service so that the ten-year historical service level is maintained.

Table 2 2022 – 2028 Development-Related Capital Program & Calculation of the Unadjusted Development Charge

In order to impose a development charge it is not sufficient to merely base the charge on historical service levels. The DCA requires that Council express its intent to provide future capital facilities to support future growth. Based on the growth forecasts presented in Appendix A, Town

staff, in collaboration with consultants, have developed a development-related capital program that sets out the projects required to service anticipated growth for the period from 2022 – 2028 for all services.

A replacement share occurs when a new facility will, at least in part, replace a facility that is demolished, redeployed or will otherwise not be available to serve its former function. The replacement share of the capital program is not development-related and is therefore removed from the development charge calculation. The capital cost for replacement will require funding from non-development charge sources, typically property taxes.

The capital program less any grants, subsidies, replacement, and benefit to existing shares yields the development-related costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the 2022 – 2028 period. For some services, reserve fund balances may be available to fund a share of the program. In addition, a portion of the capital program for some services may not be eligible for funding within the 2022 to 2028 period due to legislative restrictions. This portion of the capital program is deemed “other development-related” and is considered beneficial to growth occurring beyond the 2028 planning horizon or other funding sources such as Community Benefits Charges. While these shares are not eligible for recovery through development charges over the 2022 – 2028 planning period, they may be recovered under future development charges. As such, the capital costs that are considered other development-related shares are also removed from the development charge calculation.

The remaining portion of the net capital program represents the development-related cost that may be included in the 2022 – 2028 development charge. In all cases, as required, this amount is equal to or less than the maximum allowable capital amount as calculated at the end of Table 1. The result is the discounted development-related net capital

costs eligible for recovery against growth over the forecast period from 2022 – 2028.

i. Calculation of the Unadjusted Development Charges Rates

The section below the capital program displays the calculation of the “unadjusted” development charge rates. The term “unadjusted” development charge is used to distinguish the charge that is calculated prior to cash flow financing considerations. The cash flow analysis is shown in Tables B.1-3 to B.4-2.

The first step in determining the unadjusted development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For Development-Related Studies, the development-related costs have been apportioned as 71 per cent residential and 29 per cent non-residential. This apportionment is based on the anticipated shares of population and employment growth over the seven-year forecast period.

The development-related costs associated with the Library, Parks & Recreation and Waste Diversion have been allocated 100 per cent to the residential sector, as the need for these services is generally driven by residential development.

The residential share of the 2022 – 2028 development charges eligible costs are then divided by the forecast population growth in new units. This yields the unadjusted residential development charge per capita. The non-residential development-related net capital costs are divided by the forecast increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential development.

Table 3 Cash Flow Analysis

A cash flow analysis is also undertaken to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs are accounted for in the calculation as allowed under the DCA. Based on the development forecast, the analysis calculates the development charge rate required to finance the net development-related capital spending plan, including provisions for any borrowing costs or interest earnings on the reserve funds. The cash flow analysis is designed so the closing cash balance at the end of the planning period is as close to nil as possible.

In order to determine appropriate development charge rates reflecting borrowing and earnings necessary to support the net development-related funding requirement, assumptions are used for the inflation rate and interest rate. An inflation rate of 2.0 per cent is used for the funding requirements, an interest rate of 5.5 per cent is used for borrowing on the funds, and an interest rate of 3.5 per cent is applied to positive balances.

Table 3 displays the results of the cash flow analysis and provides the adjusted or final per capita residential and per square metre non-residential development charges.

Appendix B.1

Development-Related Studies

Appendix B.1: Development-Related Studies

The DCA allows the cost of development-related studies to be included in the calculation of the development charges as long as they are permitted under the legislation. Consistent with s.5(1)8 of the DCA, the eligible development-related capital costs for the provision of development-related studies and permitted expenditures. The benefits of the Development-Related Studies are considered to be Town-wide for the purpose of calculating the development charge.

Table B.1-1 2022 – 2028 Development-Related Capital Program and Calculation of the Unadjusted Development Charges

As shown in Table B.1-1, the 2022 – 2028 development-related gross cost for Development-Related Studies is \$3.14 million. This provides for 21 studies including two development charges studies at \$60,000 each, various master plans, by-laws and other studies related to growth in the Town.

Contributions and grants totaling \$102,500 from the Town of Aurora related to the Fire Master Plans have been deducted to yield a net municipal cost of \$3.04 million. Another \$1.32 million has been deemed a replacement or benefit to existing share and \$89,175 is available in the Development-Related Studies development charges reserve fund. A share of \$919,375 is deemed beneficial to growth occurring beyond the 2028 planning horizon and, as such, is considered other-development related. These shares have been removed from the development charges calculation.

The remaining amount of \$711,600 is eligible for recovery through development charges over the seven-year planning period. This amount is

allocated 71 per cent to the residential sector and 29 per cent to the non-residential sector. The resulting unadjusted per capita residential charge is \$86.06 before cash flow adjustments. The non-residential unadjusted charge is \$1.67 per square metre.

Table B.1-2 Cash Flow Analysis

After cash flow analysis, the residential charge increases to \$91 per capita and the non-residential charge to \$1.78 per square metre. This is a reflection of the timing of the capital program and development charges revenues. The following table summarizes the calculation of the general government development charge.

DEVELOPMENT-RELATED STUDIES SUMMARY					
2022 - 2028		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$3,140,000	\$711,600	\$86.06	\$1.67	\$91	\$1.78

APPENDIX B.1

TABLE B.1-1

TOWN OF NEWMARKET
DEVELOPMENT-RELATED CAPITAL PROGRAM
DEVELOPMENT-RELATED STUDIES

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		Available DC Reserves	2022-2028	Other Dev-Related
1.0 DEVELOPMENT-RELATED STUDIES										
1.1 Development-Related Studies (excl. Roads & Water/Sewer)										
1.1.1 Development Charges Study	2022 - 2022	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 60,000	\$ 60,000	\$ -	\$ -
1.1.2 Parkland Dedication By-law	2022 - 2022	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -
1.1.3 Mulock GO Secondary Plan (Remaining)	2022 - 2023	\$ 100,000	\$ -	\$ 100,000	10%	\$ 10,000	\$ 90,000	\$ 4,175	\$ 85,825	\$ -
1.1.4 Fire Master Plan	2022 - 2023	\$ 125,000	\$ 51,250	\$ 73,750	50%	\$ 36,875	\$ 36,875	\$ -	\$ 36,875	\$ -
1.1.5 OP Review	2022 - 2024	\$ 500,000	\$ -	\$ 500,000	25%	\$ 125,000	\$ 375,000	\$ -	\$ 375,000	\$ -
1.1.6 Green Energy Act Plan	2023 - 2024	\$ 89,000	\$ -	\$ 89,000	90%	\$ 80,100	\$ 8,900	\$ -	\$ 8,900	\$ -
1.1.7 Climate Change Risk Plan	2023 - 2024	\$ 60,000	\$ -	\$ 60,000	10%	\$ 6,000	\$ 54,000	\$ -	\$ 54,000	\$ -
1.1.8 Disaster Recovery Plan	2023 - 2024	\$ 150,000	\$ -	\$ 150,000	90%	\$ 135,000	\$ 15,000	\$ -	\$ 15,000	\$ -
1.1.9 Development Charges Study	2023 - 2024	\$ 56,000	\$ -	\$ 56,000	0%	\$ -	\$ 56,000	\$ -	\$ 56,000	\$ -
1.1.10 Data Governance / File Management	2022 - 2028	\$ 200,000	\$ -	\$ 200,000	90%	\$ 180,000	\$ 20,000	\$ -	\$ 20,000	\$ -
1.1.11 Cybersecurity / Integrations	2022 - 2028	\$ 100,000	\$ -	\$ 100,000	90%	\$ 90,000	\$ 10,000	\$ -	\$ 10,000	\$ -
1.1.12 Self-service / Accela	2022 - 2028	\$ 150,000	\$ -	\$ 150,000	90%	\$ 135,000	\$ 15,000	\$ -	\$ 15,000	\$ -
1.1.13 CMMS / Portals	2022 - 2028	\$ 150,000	\$ -	\$ 150,000	90%	\$ 135,000	\$ 15,000	\$ -	\$ 15,000	\$ -
1.1.14 Community Energy Plan Implementation	2022 - 2028	\$ 200,000	\$ -	\$ 200,000	90%	\$ 180,000	\$ 20,000	\$ -	\$ 20,000	\$ -
1.1.15 Parks and Recreation Master Plan	2024 - 2025	\$ 150,000	\$ -	\$ 150,000	25%	\$ 37,500	\$ 112,500	\$ -	\$ -	\$ 112,500
1.1.16 Parkland Dedication By-law	2025 - 2025	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
1.1.17 Zoning By-law Update	2025 - 2026	\$ 500,000	\$ -	\$ 500,000	25%	\$ 125,000	\$ 375,000	\$ -	\$ -	\$ 375,000
1.1.18 Community Improvement Plan in Secondary Plan Area	2026 - 2028	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000
1.1.19 Heritage Conservation Study	2027 - 2028	\$ 50,000	\$ -	\$ 50,000	10%	\$ 5,000	\$ 45,000	\$ -	\$ -	\$ 45,000
1.1.20 Fire Master Plan	2027 - 2028	\$ 125,000	\$ 51,250	\$ 73,750	50%	\$ 36,875	\$ 36,875	\$ -	\$ -	\$ 36,875
1.1.21 Parkland Dedication By-law	2028 - 2028	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
		\$ 3,140,000	\$ 102,500	\$ 3,037,500		\$ 1,317,350	\$ 1,720,150	\$ 89,175	\$ 711,600	\$ 919,375
TOTAL DEVELOPMENT-RELATED STUDIES		\$ 3,140,000	\$ 102,500	\$ 3,037,500		\$ 1,317,350	\$ 1,720,150	\$ 89,175	\$ 711,600	\$ 919,375

Residential Development Charge Calculation

Residential Share of 2022-2028 Growth-Related Capital Program	71%	\$507,694
10 Year Growth in Population in New Units		5,899
Unadjusted Development Charge Per Capita (\$)		\$86.06

Non-Residential Development Charge Calculation

Non-Res Share of 2022-2028 Growth-Related Capital Program	29%	\$203,906
10 Year Growth in Square Metres		122,287
Unadjusted Development Charge Per sq. m (\$)		\$1.67

Reserve Fund Balance	\$89,175
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APPENDIX B.1

TABLE B.1-2

**TOWN OF NEWMARKET
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
DEVELOPMENT-RELATED STUDIES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

DEVELOPMENT-RELATED STUDIES	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	\$63.6	(\$53.2)	(\$163.0)	(\$231.4)	(\$162.7)	(\$87.5)	(\$42.1)	
2022 - 2028 RESIDENTIAL FUNDING REQUIREMENTS								
- Prior Growth (Funding from DC Reserve Balance)	\$62.1	\$1.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$63.6
-General Government: Non Inflated	\$141.1	\$188.9	\$145.1	\$8.2	\$8.2	\$8.2	\$8.2	\$507.7
- General Government: Inflated	\$203.2	\$194.2	\$151.0	\$8.7	\$8.8	\$9.0	\$9.2	\$584.0
NEW RESIDENTIAL DEVELOPMENT								
- Population Growth in New Units	960	971	984	918	930	580	556	5,899
REVENUE								
- DC Receipts: Inflated	\$87.4	\$90.1	\$93.2	\$88.7	\$91.6	\$58.3	\$57.0	\$566.2
INTEREST								
- Interest on Opening Balance	\$2.2	(\$2.9)	(\$9.0)	(\$12.7)	(\$9.0)	(\$4.8)	(\$2.3)	(\$38.5)
- Interest on In-year Transactions	(\$3.2)	(\$2.9)	(\$1.6)	\$1.4	\$1.4	\$0.9	\$0.8	(\$3.1)
TOTAL REVENUE	\$86.4	\$84.3	\$82.6	\$77.3	\$84.1	\$54.3	\$55.5	\$524.6
CLOSING CASH BALANCE	(\$53.2)	(\$163.0)	(\$231.4)	(\$162.7)	(\$87.5)	(\$42.1)	\$4.2	

2022 Adjusted Charge Per Capita	\$91
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Allocation of Capital Program	
Residential Sector	71.3%
Non-Residential Sector	28.7%
Rates for 2022	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

**APPENDIX B.1
TABLE B.1-2**

**TOWN OF NEWMARKET
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
DEVELOPMENT-RELATED STUDIES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

DEVELOPMENT-RELATED STUDIES	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	\$25.6	(\$26.15)	(\$75.62)	(\$109.06)	(\$85.04)	(\$58.81)	(\$30.31)	
2022 - 2028 NON-RESIDENTIAL FUNDING REQUIREMENTS								
- Prior Growth (Funding from DC Reserve Balance)	\$25.0	\$0.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$25.6
- Development-Related Studies: Non Inflated	\$56.7	\$75.9	\$58.3	\$3.3	\$3.3	\$3.3	\$3.3	\$203.9
- Development-Related Studies: Inflated	\$81.6	\$78.0	\$60.6	\$3.5	\$3.5	\$3.6	\$3.7	\$234.6
NEW NON-RESIDENTIAL DEVELOPMENT								
- Growth in Square Metres	17,102	17,203	17,354	17,455	17,607	17,707	17,859	122,287
REVENUE								
- DC Receipts: Inflated	\$30.4	\$31.2	\$32.1	\$33.0	\$33.9	\$34.8	\$35.8	\$231.3
INTEREST								
- Interest on Opening Balance	\$0.9	(\$1.4)	(\$4.2)	(\$6.0)	(\$4.7)	(\$3.2)	(\$1.7)	(\$20.3)
- Interest on In-year Transactions	(\$1.4)	(\$1.3)	(\$0.8)	\$0.5	\$0.5	\$0.5	\$0.6	(\$1.3)
TOTAL REVENUE	\$29.9	\$28.5	\$27.2	\$27.5	\$29.8	\$32.1	\$34.7	\$209.7
CLOSING CASH BALANCE	(\$26.1)	(\$75.6)	(\$109.1)	(\$85.0)	(\$58.8)	(\$30.3)	\$0.7	

2022 Adjusted Charge Per Square Metre	\$1.78
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Allocation of Capital Program	
Residential Sector	71.3%
Non-Residential Sector	28.7%
Rates for 2022	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix B.2

Library

Appendix B.2: Library

The Newmarket Public Library currently operates out of one Central Library facility on Park Avenue. The facility offers a wide array of education and personal growth activities for residents of the Town. The benefits of Library services are considered to be Town-wide for the purpose of calculating the development charge.

Table B.2-1 2012 – 2021 Historical Service Levels

Table B.2-1 displays the Library's ten-year historical inventory for buildings, land, materials, furniture and equipment. The Town's Central Library is 35,600 square feet, which is valued at \$18.16 million. The library occupies approximately 0.50 acres of land worth \$797,500. In addition, the collection materials are valued at \$14.23 million and include a variety of books, periodicals, electronic database subscriptions, audiovisual material, electronic devices, as well as an integrated library system. Finally, the associated furniture and equipment add another \$2.28 million to the value of the library inventory.

In 2021, the full replacement value of the inventory of capital assets totaled \$35.46 million to yield a ten-year average service level of \$407.96 per capita.

The historical service level multiplied by the seven-year forecast of net population growth (5,490) results in a maximum allowable funding envelope of \$2.24 million.

Table B.2-2 2022 – 2028 Development-Related Capital Program & Calculation of the Unadjusted Development Charge

The total gross cost of the Library capital program amounts to \$35.62 million. The program includes the acquisition of land (\$1.00 million), as well as the construction of a new 65,000 square foot library building (\$30.00 million). The program also includes the cost of equipment and materials for the new library branch of \$3.52 million, new library kiosks (\$500,000), retail space lease (\$500,000), as well as library vehicle (\$100,000).

No grants, subsidies, or other recoveries are anticipated to fund any shares of the above mentioned projects and, as such, the net cost to the municipality remains at \$35.62 million. A benefit to existing share in the amount of \$16.63 million is based on the replacement portion of the proposed building as well as a portion of the retail space and library vehicle. These costs have been deducted from the total development-related costs to yield a total development-related share of \$18.99 million.

A portion of the development charges eligible costs, \$3.59 million, will be funded through the existing development charges reserve funds. Another portion, \$13.16 million, is deemed other-development related and will not be recovered under this development charges by-law, but will be considered in future development charge studies, subject to service level restrictions.

The 2022 – 2028 development charges costs eligible for recovery amounts to \$2.24 million which is allocated entirely against future residential development in the Town of Newmarket. This results in an unadjusted development charge of \$379.70 per capita.

Table B.2-3 Cash Flow Analysis

After cash flow considerations, the residential calculated charge decreases to \$317 per capita. The decrease reflects the timing of expenditures versus the timing of receipt of development charges revenues. The following table summarizes the calculation of the Library development charge:

LIBRARY SUMMARY						
10-year Hist.	2022 - 2028		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$407.96	\$35,623,000	\$2,239,876	\$379.70	\$0.00	\$317	\$0.00

APPENDIX B.2
TABLE B.2-1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
LIBRARY

BUILDINGS Branch	# of Square Feet										UNIT COST (\$/sq. ft.)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Central Library (Park Ave)	35,610	35,610	35,610	35,610	35,610	35,610	35,610	35,610	35,610	35,610	\$510
Total (sq.ft.)	35,610	35,610	35,610	35,610	35,610	35,610	35,610	35,610	35,610	35,610	
Total (\$000)	\$18,161.1	\$18,161.1	\$18,161.1	\$18,161.1	\$18,161.1	\$18,161.1	\$18,161.1	\$18,161.1	\$18,161.1	\$18,161.1	

LAND Branch	# of Acres										UNIT COST (\$/acre)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Central Library (Park Ave)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$1,595,000
Total (acre)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	
Total (\$000)	\$797.5	797.5	\$797.5	\$797.5	\$797.5	\$797.5	\$797.5	\$797.5	\$797.5	\$797.5	

MATERIALS Description	# of Materials										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Books	179,821	183,632	219,119	192,096	192,917	197,011	199,047	203,192	205,470	206,447	\$60
Periodicals	279	270	264	256	224	214	215	206	186	179	\$130
Electronic Database Subscriptions	25	26	35	37	62	76	68	44	34	34	\$2,540
Audiovisual Material	12,261	13,170	14,503	15,262	15,370	15,725	15,867	16,541	16,488	16,565	\$80
Electronic Books	132	214	568	678	872	908	932	1,287	1,514	1,760	\$70
Electronic Devices	25	25	26	26	27	40	40	39	34	34	\$950
Integrated Library Systems	1	1	1	1	1	1	1	1	1	1	\$254,320
Total (#)	192,544	197,338	234,516	208,356	209,473	213,975	216,170	221,310	223,727	225,020	
Total (\$000)	\$12,157.2	\$12,465.7	\$14,749.4	\$13,200.5	\$13,332.2	\$13,655.4	\$13,770.4	\$14,034.8	\$14,150.4	\$14,231.5	

FURNITURE & EQUIPMENT Description	Value of Furniture and Equipment (\$)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Central Library (Park Ave)	\$2,022,700	\$2,054,400	\$2,054,400	\$2,065,700	\$2,088,000	\$2,099,300	\$2,099,300	\$2,208,800	\$2,275,300	\$2,275,300
Total (\$000)	\$2,022.7	\$2,054.4	\$2,054.4	\$2,065.7	\$2,088.0	\$2,099.3	\$2,099.3	\$2,208.8	\$2,275.3	\$2,275.3

**APPENDIX B.2
TABLE B.2-1**

**TOWN OF NEWMARKET
CALCULATION OF SERVICE LEVELS
LIBRARY**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historical Population	80,810	81,650	82,499	83,357	84,224	85,296	86,382	87,482	88,596	89,724

INVENTORY SUMMARY (\$000)

Buildings	\$18,161.1	\$18,161.1	\$18,161.1	\$18,161.1	\$18,161.1	\$18,161.1	\$18,161.1	\$18,161.1	\$18,161.1	\$18,161.1
Land	\$797.5	\$797.5	\$797.5	\$797.5	\$797.5	\$797.5	\$797.5	\$797.5	\$797.5	\$797.5
Materials	\$12,157.2	\$12,465.7	\$14,749.4	\$13,200.5	\$13,332.2	\$13,655.4	\$13,770.4	\$14,034.8	\$14,150.4	\$14,231.5
Furniture & Equipment	\$2,022.7	\$2,054.4	\$2,054.4	\$2,065.7	\$2,088.0	\$2,099.3	\$2,099.3	\$2,208.8	\$2,275.3	\$2,275.3
Total (\$000)	\$33,138.5	\$33,478.7	\$35,762.4	\$34,224.8	\$34,378.8	\$34,713.3	\$34,828.3	\$35,202.2	\$35,384.3	\$35,465.4

SERVICE LEVEL (\$/capita)											Average Service Level
Buildings	\$224.74	\$222.43	\$220.14	\$217.87	\$215.63	\$212.92	\$210.24	\$207.60	\$204.99	\$202.41	\$213.90
Land	\$9.87	\$9.77	\$9.67	\$9.57	\$9.47	\$9.35	\$9.23	\$9.12	\$9.00	\$8.89	\$9.39
Materials	\$150.44	\$152.67	\$178.78	\$158.36	\$158.29	\$160.09	\$159.41	\$160.43	\$159.72	\$158.61	\$159.68
Furniture & Equipment	\$25.03	\$25.16	\$24.90	\$24.78	\$24.79	\$24.61	\$24.30	\$25.25	\$25.68	\$25.36	\$24.99
Total (\$/capita)	\$410.08	\$410.03	\$433.49	\$410.58	\$408.18	\$406.97	\$403.19	\$402.39	\$399.39	\$395.27	\$407.96

**TOWN OF NEWMARKET
CALCULATION OF MAXIMUM ALLOWABLE
LIBRARY**

7-Year Funding Envelope Calculation	
10 Year Average Service Level (2012-2021)	\$407.96
Net Population Growth 2022-2028	5,490
Maximum Allowable Funding Envelope	\$2,239,876

APPENDIX B.2

TABLE B.2-2

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		Available DC Reserves	2022 - 2028	Other Dev-Related
2.0 LIBRARY										
2.1 Buildings, Land & Furnishings										
2.1.1 New Library - Land	2027 - 2027	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -
2.1.2 New Library - Building (65,000 sq. ft.)	2027 - 2027	\$ 7,500,000	\$ -	\$ 7,500,000	55%	\$ 4,125,000	\$ 3,375,000	\$ 2,589,032	\$ 785,968	\$ -
2.1.3 New Library - Building (65,000 sq. ft.)	2028 - 2028	\$ 7,500,000	\$ -	\$ 7,500,000	55%	\$ 4,125,000	\$ 3,375,000	\$ -	\$ 1,453,908	\$ 1,921,092
2.1.4 New Library - Building (65,000 sq. ft.)	2029 - 2029	\$ 7,500,000	\$ -	\$ 7,500,000	55%	\$ 4,125,000	\$ 3,375,000	\$ -	\$ -	\$ 3,375,000
2.1.5 New Library - Building (65,000 sq. ft.)	2030 - 2030	\$ 7,500,000	\$ -	\$ 7,500,000	55%	\$ 4,125,000	\$ 3,375,000	\$ -	\$ -	\$ 3,375,000
Subtotal Buildings, Land & Furnishings		\$ 31,000,000	\$ -	\$ 31,000,000		\$ 16,500,000	\$ 14,500,000	\$ 3,589,032	\$ 2,239,876	\$ 8,671,092
2.2 Equipment & Materials										
2.2.1 New Library - Materials	2028 - 2030	\$ 2,023,000	\$ -	\$ 2,023,000	0%	\$ -	\$ 2,023,000	\$ -	\$ -	\$ 2,023,000
2.2.2 Electronic Library Materials	2023 - 2033	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ 1,500,000	\$ -	\$ -	\$ 1,500,000
Subtotal Equipment & Materials		\$ 3,523,000	\$ -	\$ 3,523,000		\$ -	\$ 2,023,000	\$ -	\$ -	\$ 2,023,000
2.3 New Projects										
2.3.1 New Library Kiosks	2023 - 2028	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000
2.3.2 Retail Space Lease	2024 - 2028	\$ 500,000	\$ -	\$ 500,000	20%	\$ 100,000	\$ 400,000	\$ -	\$ -	\$ 400,000
2.3.3 Library Vehicle - Cargo/Crew plus wrap	2023 - 2025	\$ 100,000	\$ -	\$ 100,000	33%	\$ 33,000	\$ 67,000	\$ -	\$ -	\$ 67,000
Subtotal New Projects		\$ 1,100,000	\$ -	\$ 1,100,000		\$ 133,000	\$ 967,000	\$ -	\$ -	\$ 967,000
TOTAL LIBRARY		\$ 35,623,000	\$ -	\$ 35,623,000		\$ 16,633,000	\$ 18,990,000	\$ 3,589,032	\$ 2,239,876	\$ 13,161,092

Residential Development Charge Calculation

Residential Share of 2022-2028 Growth-Related Capital Program	100%	\$2,239,876
10 Year Growth in Population in New Units		5,899
Unadjusted Development Charge Per Capita (\$)		\$379.70

Non-Residential Development Charge Calculation

Non-Residential Share of 2022-2028 Growth-Related Capital Program	0%	\$0
10 Year Growth in Square Metres		122,287
Unadjusted Development Charge Per sq. m (\$)		\$0.00

2022 - 2028 Net Funding Envelope	\$2,239,876
Reserve Fund Balance	\$3,589,032

APPENDIX B.2
TABLE B.2-3

TOWN OF NEWMARKET
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
LIBRARY
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

LIBRARY	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	\$3,589.0	\$4,024.3	\$4,484.6	\$4,971.8	\$5,460.0	\$5,975.8	\$1,430.3	
2022 - 2028 RESIDENTIAL FUNDING REQUIREMENTS								
- Prior Growth (Funding from DC Reserve Balance)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3,589.0	\$0.0	\$3,589.0
- Library: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$786.0	\$1,453.9	\$2,239.9
- Library: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$4,830.4	\$1,637.3	\$6,467.7
NEW RESIDENTIAL DEVELOPMENT								
- Population Growth in New Units	960	971	984	918	930	580	556	5,899
REVENUE								
- DC Receipts: Inflated	\$304.3	\$314.0	\$324.5	\$308.8	\$319.1	\$203.0	\$198.5	\$1,972.2
INTEREST								
- Interest on Opening Balance	\$125.6	\$140.9	\$157.0	\$174.0	\$191.1	\$209.2	\$50.1	\$1,047.8
- Interest on In-year Transactions	\$5.3	\$5.5	\$5.7	\$5.4	\$5.6	(\$127.3)	(\$39.6)	(\$139.3)
TOTAL REVENUE	\$435.3	\$460.3	\$487.2	\$488.2	\$515.8	\$284.9	\$209.0	\$2,880.6
CLOSING CASH BALANCE	\$4,024.3	\$4,484.6	\$4,971.8	\$5,460.0	\$5,975.8	\$1,430.3	\$2.0	

2022 Adjusted Charge Per Capita	\$317
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Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2022	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix B.3

Parks & Recreation

Appendix B.3: Parks & Recreation

The Parks & Recreation Department is responsible for the provision of Parks & Recreation services in the Town of Newmarket. Recreation services are delivered through a variety of indoor facilities including community centres, arenas, youth and senior centres and are associated with various fleet and equipment. The Town also maintains as number of parks and trail systems which provide playfields such as softball diamonds, basketball courts, tennis courts, soccer fields, playgrounds etc. as well as park maintenance facilities and park fleet. Cultural facilities are not eligible to be recovered through development charges and are excluded from this study. The benefits of Parks & Recreation services are considered Town-wide for the purpose of calculating the development charge.

Table B.3-1 Historical Service Levels

The Town operates 18 indoor recreation facilities such as community centres, arenas, lawn bowling clubs, and recreation centres. These facilities total approximately 402,470 square feet, with a value of \$156.96 million. The land associated with these facilities totals 25.37 acres, and is valued at \$40.47 million.

The Town owns various fleet vehicles and equipment used to provide recreation services. This includes zambonis, vans, ice edgers, generators and miscellaneous minor tools and equipment. The total replacement value of all recreation facilities equipment in 2021 was \$1.36 million.

The Town operates 504.70 acres of neighbourhood parks and 229.21 acres of open space parks with a replacement value of \$85.92 million and \$6.76 million respectively. Additional maintenance area parks total 18.49 acres with a value of \$272,400. In addition, the Town also operates several

woodlots, park trails and walkways, which add an additional \$8.83 million to the inventory.

The Town of Newmarket also provides playfields to the local population, including soccer fields, softball diamonds, tennis courts, lawn bowling fields, splash pads, playgrounds and various play equipment. In addition, several washroom and change room structures are also provided in the Town. The total value of these facilities and structures in 2021 was \$66.05 million.

Parks maintenance facilities are also included in the inventory. There are nine facilities associated with parks maintenance which are valued at \$8.97 million and occupy 2.88 acres of land which is valued at \$4.59 million.

Finally, the outdoor recreation parks fleet inventory includes 132 vehicles that are valued at approximately \$6.92 million.

The combined value of capital assets for Parks & Recreation in 2021 was \$387.08 million. The ten-year historical average service level is \$4,548.48 per capita; this, when multiplied by the seven-year forecast of net population growth, results in a maximum allowable funding envelope of \$24.97 million.

Table B.3-2 2022 – 2028 Development-Related Capital Program & Calculation of the Unadjusted Development Charge

The 2022 – 2028 development-related capital program for Parks & Recreation includes debt recovery for the remaining payments related to the construction of the Magna Centre and Youth Centre. These debt payments for the seven-year period amount to \$7.64 million for the Magna Centre and \$132,373 for the Youth Centre.

Another part of the capital program provides for the recreation facility in the Mulock Estate Development (Phase 2), and the Ray J Twinney Recreation Complex which will amount to \$42.00 million and \$8.60 million respectively.

In addition, community-wide parkland development expenses for capital assets such as pickleball courts, splash pads, irrigation, and a skate park totals \$4.80 million. Trail connection expenses will total \$10.95 million over seven years. Lastly, provisions for furniture and parks fleet and equipment total another \$2.55 million.

In total, the seven-year capital program for Parks & Recreation totals \$76.68 million, none of which is to be funded by grants or alternative sources. \$4.30 million related to the Ray J Twinney Recreation Complex is deemed benefit to the existing population and has been netted off of the net municipal costs to yield a total development-related share of \$72.38 million.

The Parks & Recreation development charges reserve fund balance of \$15.53 million is available to fund development-related projects. An amount of \$31.87 million represents the portion of the development-related cost which exceeds the maximum allowable funding envelope and is related to other development to be recovered from growth funding tools. This includes tools such as Community Benefits Charges, property taxes or subsequent development charges studies.

The 2022 - 2028 development charges costs eligible for recovery amount to \$24.97 million, which is allocated entirely against future residential development in the Town. This results in an unadjusted development charge of \$4,233.45 per capita.

Table B.3-3 Cash Flow Analysis

After cash flow consideration, the residential calculated charge increases to \$4,485 per capita. The following table summarizes the calculation of the Parks & Recreation development charge.

PARKS & RECREATION SUMMARY						
10-year Hist.	2022 - 2028		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$4,548.48	\$76,675,538	\$24,973,117	\$4,233.45	\$0.00	\$4,485	\$0.00

APPENDIX B.3
TABLE B.3-1

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

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
A. Ferguson Clubhouse	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	\$310
Armitage Recreation Centre	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	\$310
Community Ctr / Arena	7,626	7,626	7,626	7,626	7,626	7,626	7,626	7,626	7,626	7,626	\$390
Crossland Recreation Centre	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	\$310
Denne Recreation Centre	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	\$310
Civic Arena (Hollingsworth)	44,087	44,087	44,087	44,087	44,087	44,087	44,087	44,087	-	-	\$390
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	\$390
Old Town Hall	-	-	-	-	6,458	6,458	6,458	6,458	6,458	6,458	\$550
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	\$390
St. Nicholas Recreation Centre	1,998	1,998	1,998	1,998	1,998	1,998	1,998	1,998	1,998	1,998	\$310
Youth Centre/ Skate Park	23,285	23,285	23,285	23,285	23,285	23,285	23,285	23,285	23,285	23,285	\$390
<i>Youth Centre Excess Capacity</i>	<i>(339)</i>	<i>(339)</i>	<i>(339)</i>	<i>(339)</i>	<i>(339)</i>	<i>(339)</i>	<i>(339)</i>	<i>(339)</i>	<i>(339)</i>	<i>(339)</i>	<i>\$390</i>
Seniors' Centre	15,200	15,200	15,200	15,200	15,200	15,200	15,200	15,200	15,200	15,200	\$390
Old Fire Hall	3,078	3,078	3,078	3,078	3,078	3,078	3,078	3,078	3,078	3,078	\$310
Old Train Station	2,139	2,139	2,139	2,139	2,139	2,139	2,139	2,139	2,139	2,139	\$550
Keith Davis Tennis Clubhouse	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	\$310
Magna Centre	216,000	216,000	216,000	216,000	216,000	216,000	216,000	216,000	216,000	216,000	\$390
<i>Magna Centre Excess Capacity</i>	<i>(19,598)</i>	<i>(19,598)</i>	<i>(19,598)</i>	<i>(19,598)</i>	<i>(19,598)</i>	<i>(19,598)</i>	<i>(19,598)</i>	<i>(19,598)</i>	<i>(19,598)</i>	<i>(19,598)</i>	<i>\$390</i>
Hollingshead House	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	\$550
Scout Hall	3,772	3,772	3,772	3,772	3,772	3,772	-	-	-	-	\$370
Lawn Bowling Club	5,056	5,056	5,056	5,056	5,056	5,056	5,056	5,056	5,056	5,056	\$310
Summer Camp Facilities	7,700	7,700	7,700	7,700	7,700	8,400	9,600	9,600	9,600	9,600	\$390
Total (sq.ft.)	441,967	441,967	441,967	441,967	448,425	449,125	446,553	446,553	402,466	402,466	
Total (\$000)	\$171,251.8	\$171,251.8	\$171,251.8	\$171,251.8	\$174,803.7	\$175,076.7	\$174,149.1	\$174,149.1	\$156,955.2	\$156,955.2	

APPENDIX B.3
TABLE B.3-1

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

LAND Facility Name	# of Hectares										UNIT COST (\$/acre)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
A. Ferguson Clubhouse	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$1,595,000
Community Ctr / Arena	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,595,000
Civic Arena (Hollingsworth)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	\$1,595,000
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	\$1,595,000
Lion's Amphitheatre	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$1,595,000
Municipal Offices	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	\$1,595,000
Old Town Hall	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,595,000
Quaker Pool	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,595,000
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	\$1,595,000
Youth Centre	2.66	2.66	2.66	2.66	2.66	2.66	2.66	2.66	2.66	2.66	\$1,595,000
Seniors Centre	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$1,595,000
Old Fire Hall	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,595,000
Old Train Station	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$1,595,000
Doane House	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$1,595,000
Keith Davis Tennis Clubhouse	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	\$1,595,000
Magna Centre	4.98	4.98	4.98	4.98	4.98	4.98	4.98	4.98	4.98	4.98	\$1,595,000
Scout Hall	0.33	0.33	0.33	0.33	0.33	0.33	-	-	-	-	\$1,595,000
Lawn Bowling Club	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	\$1,595,000
Summer Camp Facilities	0.39	0.39	0.39	0.39	0.39	0.42	0.48	0.48	0.48	0.48	\$1,595,000
Total (acres)	26.61	26.61	26.61	26.61	26.61	26.64	26.37	26.37	25.37	25.37	
Total (\$000)	\$42,435.8	\$42,435.8	\$42,435.8	\$42,435.8	\$42,435.8	\$42,491.6	\$42,060.9	\$42,060.9	\$40,465.9	\$40,465.9	

APPENDIX B.3
TABLE B.3-1

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

RECREATION FLEET AND EQUIPMENT Description	# of Vehicles										UNIT COST
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	(\$/unit)
033 F3501Ton ExtCab Pickup 4x4	1	1	1	1	1	1	1	1	1	1	\$43,520
061 3/4 Ton Van 2500	-	1	1	1	1	1	1	1	1	1	\$36,930
061 3/4 Ton Van 2500	-	1	1	1	1	1	1	1	1	1	\$36,930
061 E 250 Cargo Van White	1	1	1	1	1	1	1	1	1	1	\$37,400
061 Transit 250 Extended Van	-	-	-	1	1	1	1	1	1	1	\$46,930
061 TRANSIT XL VAN	-	-	-	-	-	1	1	1	1	1	\$61,890
062 1 Ton Cube Van E350	-	1	1	1	1	1	1	1	1	1	\$73,750
10.5 HP Power Edger Elec Start	1	1	-	-	-	-	-	-	-	-	\$5,720
10.5 HP Power Edger Elec.Start	1	1	1	1	-	-	-	-	-	-	\$5,720
10.5 HP Power Edger Elec.Start	1	1	1	-	-	-	-	-	-	-	\$5,720
10.5 Hp Propane Ice Edger	-	-	1	1	1	-	-	-	-	-	\$6,000
10.5 Hp Propane Ice Edger	-	-	-	-	1	1	1	1	1	1	\$6,210
10.5 Hp Propane Ice Edger	-	-	-	-	1	1	1	1	1	1	\$6,210
10.5 HP Propane Ice Edger	-	1	1	1	1	1	-	-	-	-	\$6,000
10.5 HP Propane Ice Edger	-	-	1	1	1	-	-	-	-	-	\$6,000
10.5 HP Propane Power Edger	-	1	1	1	1	1	1	1	1	1	\$6,840
101 6410 EZE LiftTandemTrailer	-	1	1	1	1	1	1	1	1	1	\$16,520
101 Tandem Ax HighSidedTrailer	1	1	1	1	1	1	1	1	1	1	\$11,260
105 Hp Propane Power Edger	1	-	-	-	-	-	-	-	-	-	\$6,360
105 Hp Propane Power Edger	1	-	-	-	-	-	-	-	-	-	\$6,360
3/4 Ton 2500 Ext Cab 4x4	1	1	1	1	1	1	1	1	1	1	\$36,210
3/4 Ton Ext Van 2500 White	1	1	1	-	-	-	-	-	-	-	\$34,950
3/4 Ton Van 2500	1	-	-	-	-	-	-	-	-	-	\$35,030
3/4 Ton Van 2500	1	-	-	-	-	-	-	-	-	-	\$40,840
46 Ft. Elec Boom Lift.	1	1	1	1	1	1	-	-	-	-	\$62,310
5000 Watt Generator EM3500x	1	1	-	-	-	-	-	-	-	-	\$2,420
5000 Watt Generator EZ5000C	1	1	1	1	1	1	-	-	-	-	\$2,700
6 Cu Ft Mortor Mixer MM658H	-	1	1	1	1	1	-	-	-	-	\$3,180
Electric Edger EZ 36V	-	-	1	1	1	1	-	-	-	-	\$6,750
Electric Edger EZ111 36V	-	-	-	-	1	1	1	1	1	1	\$6,750
Electric Edger EZ111 36V	-	-	-	-	1	1	1	1	1	1	\$6,750

APPENDIX B.3
TABLE B.3-1

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

RECREATION FLEET AND EQUIPMENT CONTINUED Description	# of Vehicles										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Hyster 50XT Propane Fork Lift	-	-	-	-	-	1	1	1	1	1	\$49,380
Propane Fork Lift FG25T-16	1	1	1	1	-	-	-	-	-	-	\$35,560
Red Snowblower HS724TC	1	1	1	1	1	1	-	-	-	-	\$3,470
Scissor Lift / Electrical	1	1	1	1	1	1	-	-	-	-	\$22,130
Scissor Lift/Elec SJ1113226	1	1	1	1	1	1	1	1	1	1	\$22,150
UtilityTruck ¥Spray Applicator	1	1	1	1	1	-	-	-	-	-	\$30,900
Zamboni 445	1	1	1	1	1	1	1	-	-	-	\$99,180
Zamboni 445	1	1	1	1	1	1	1	1	1	1	\$99,180
Zamboni 445	1	1	1	1	1	1	1	1	1	1	\$103,620
Zamboni 520	1	1	-	-	-	-	-	-	-	-	\$88,300
Zamboni 520	1	1	1	-	-	-	-	-	-	-	\$100,370
Zamboni 520	1	1	1	1	-	-	-	-	-	-	\$100,580
Zamboni 525	1	1	1	1	1	1	1	-	-	-	\$108,090
Zamboni 525	1	1	1	1	1	1	-	-	-	-	\$108,090
Zamboni 525	-	-	1	1	1	1	1	1	1	1	\$109,990
Zamboni 526	-	-	-	1	1	1	1	1	1	1	\$111,900
Zamboni 526	-	-	-	-	1	1	1	1	1	1	\$100,580
Zamboni 526	-	-	-	-	-	-	1	1	1	1	\$100,580
Zamboni 526	-	-	-	-	-	-	-	1	1	1	\$100,930
Zamboni 446	-	-	-	-	-	-	-	1	1	1	\$91,870
Scrubber Disk	-	-	-	-	-	-	-	-	1	1	\$34,940
Total (#)	29	31	32	31	33	32	25	25	26	26	
Total (\$000)	\$1,298.5	\$1,349.7	\$1,382.0	\$1,399.8	\$1,384.4	\$1,452.8	\$1,338.8	\$1,324.3	\$1,359.2	\$1,359.2	

APPENDIX B.3
TABLE B.3-1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PARK DEVELOPMENT

NEIGHBORHOOD PARKS Park Name	# of Acres of Developed Land										Development Cost (\$/acre)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
All Our Kids Playpark	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	\$162,130
Armstrong Park	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	\$162,130
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	\$162,130
Art Ferguson Park	5.79	5.79	5.79	5.79	5.79	5.79	5.79	5.79	5.79	5.79	\$162,130
Audrey Sanderson Park	9.76	9.76	9.76	9.76	9.76	9.76	9.76	9.76	9.76	9.76	\$162,130
Bailey Ecological Park	68.80	68.80	68.80	68.80	68.80	68.80	68.80	68.80	68.80	68.80	\$162,130
Barrington Park	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$162,130
Best Family Parkette	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	\$162,130
Beswick Park	4.22	4.22	4.22	4.22	4.22	4.22	4.22	4.22	4.22	4.22	\$162,130
Bonshaw Avenue Park	8.71	8.71	8.71	8.71	8.71	8.71	8.71	8.71	8.71	8.71	\$162,130
Cardinal Parkette	-	-	-	-	-	-	0.63	0.63	0.63	0.63	\$162,130
Charles Boyd Park	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	\$162,130
Clare Salisbury Parkette	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	\$162,130
College Manor Park	12.18	12.18	12.18	12.18	12.18	12.18	12.18	12.18	12.18	12.18	\$162,130
Comfort Lane Parkette	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$162,130
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	\$162,130
Dennis Park	-	-	-	-	11.83	11.83	11.83	11.83	11.83	11.83	\$162,130
Dr. Margaret Arkinstall Park	4.76	4.76	4.76	4.76	4.76	4.76	4.76	4.76	4.76	4.76	\$162,130
Drew Doak Park	-	-	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	\$162,130
Environmental Park	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	\$162,130
Evanslea Parkette	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	\$162,130
Fairgrounds Park	12.13	12.13	12.13	12.13	12.13	12.13	12.13	12.13	12.13	12.13	\$162,130
Foxtail Ridge Parkette	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99	\$162,130
Frank Stronach Park	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	\$162,130
George Luesby Park	-	-	-	2.47	2.47	2.47	2.47	2.47	2.47	2.47	\$162,130
George Richardson Park	49.92	49.92	49.92	49.92	49.92	49.92	49.92	49.92	49.92	49.92	\$199,900
Global Pet Foods Dog Park	-	-	-	1.08	1.08	1.08	1.08	1.08	1.08	1.08	\$162,130
Haskett Park	20.14	20.14	20.14	20.14	20.14	20.14	20.14	20.14	20.14	20.14	\$199,900
Heritage Farm & Community Garden	20.99	20.99	20.99	20.99	20.99	20.99	20.99	20.99	20.99	20.99	\$162,130
Jacarandah Parkette	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86	\$162,130
Jim Bond Park	3.52	3.52	3.52	3.52	3.52	3.52	3.52	3.52	3.52	3.52	\$162,130
Joe Persechini Park	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	\$162,130
John Georgas Park	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$162,130

**APPENDIX B.3
TABLE B.3-1**

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

NEIGHBORHOOD PARKS CONTINUED Park Name	# of Acres of Developed Land										Development Cost (\$/acre)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Keffer Parkette	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	\$162,130
Ken Sturgeon Park	8.01	8.01	8.01	8.01	8.01	8.01	8.01	8.01	8.01	8.01	\$162,130
Kirby Crescent Park	-	-	4.45	4.45	4.45	4.45	4.45	4.45	4.45	4.45	\$162,130
Laurelwood Gate Parkette	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	\$162,130
Lawton Bros Parkette	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	\$162,130
Leslie Valley Park	4.29	4.29	4.29	4.29	4.29	4.29	4.29	4.29	4.29	4.29	\$162,130
Lions Park	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	\$162,130
M J Stiles Park	3.31	3.31	3.31	3.31	3.31	3.31	3.09	3.09	3.09	3.09	\$162,130
Magna Centre	21.14	21.14	21.14	21.14	21.14	21.14	21.14	21.14	21.14	21.14	\$162,130
Marilyn Powell Park	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	\$162,130
Marsh Park	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	\$162,130
Mosaik Park	-	-	-	-	-	-	3.32	3.32	3.32	3.32	\$162,130
Newmarket Heights Community Parkette	-	-	-	0.59	0.59	0.59	0.59	0.59	0.59	0.59	\$162,130
Paul Semple Park	12.60	12.60	12.60	12.60	12.60	12.60	12.60	12.60	12.60	12.60	\$162,130
Philmore Hamilton Park	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	\$162,130
Proctor Park	6.14	6.14	6.14	6.14	6.14	6.14	6.14	6.14	6.14	6.14	\$162,130
Quaker Hill Park	4.92	4.92	4.92	4.92	4.92	4.92	4.92	4.92	4.92	4.92	\$162,130
Ray Twinney Recreation Complex	31.48	31.48	31.48	31.48	31.48	31.48	31.48	31.48	31.48	31.48	\$162,130
Rene Bray Park	8.60	8.60	8.60	8.60	8.60	8.60	8.60	8.60	8.60	8.60	\$162,130
Riverwalk Commons	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	\$162,130
Rogers Park	6.78	6.78	6.78	6.78	6.78	6.78	6.78	6.78	6.78	6.78	\$162,130
Sandford Parkette	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	\$162,130
Seneca Cook Parkette	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	\$162,130
Sunnyhill Park	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	\$162,130
Unnamed Park (Poppy Lane)	-	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$162,130
Unnamed Park (Hilton Byrne Court)	-	2.59	2.59	2.59	2.59	2.59	2.59	2.59	2.59	2.59	\$162,130
Whipper Billy Watson Park	13.80	13.80	13.80	13.80	13.80	13.80	13.70	13.70	13.70	13.70	\$162,130
Willowick Park	1.50	1.50	1.50	1.50	1.50	1.50	3.03	3.03	3.03	3.03	\$162,130
Woodland Hills Labyrinth Park	7.57	7.57	7.57	7.57	7.57	7.57	7.57	7.57	7.57	7.57	\$162,130
National Home Park (Sommerville Drive)	-	-	-	-	-	-	-	-	2.07	2.07	\$199,900
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	\$199,900
Fairy Lake Fountain	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$63,580
Mabel Davis Conservation Area	4.74	4.74	4.74	4.74	4.74	4.74	4.74	4.74	4.74	4.74	\$199,900
Total (acres)	469.07	472.46	481.51	485.65	497.48	497.48	502.63	502.63	504.70	504.70	
Total (\$000)	\$80,060.8	\$80,610.4	\$82,078.2	\$82,748.6	\$84,667.3	\$84,667.3	\$85,502.8	\$85,502.8	\$85,916.6	\$85,916.6	

APPENDIX B.3
TABLE B.3-1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PARK DEVELOPMENT

OPEN SPACE Park Name	# of Acres of Open Space										Development Cost (\$/acre)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
BAYVIEW AVENUE OPEN SPACE	3.77	3.77	3.77	3.77	3.77	3.77	3.77	3.77	3.77	3.77	\$29,500
BAYVIEW PARKWAY OPEN SPACE	33.95	33.95	33.95	33.95	33.95	33.95	33.95	33.95	33.95	33.95	\$29,500
BONDI AVE OPEN SPACE	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$29,500
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	\$29,500
ELGIN STREET OPEN SPACE	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	\$29,500
FOXTAIL RIDGE REAR	34.94	34.94	34.94	34.94	34.94	34.94	34.94	34.94	34.94	34.94	\$29,500
GORHAM STREET OPEN SPACE	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	\$29,500
KINRARA COURT OPEN SPACE	7.13	7.13	7.13	7.13	7.13	7.13	7.13	7.13	7.13	7.13	\$29,500
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	\$29,500
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	\$29,500
LEWIS DRIVE OPEN SPACE	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	\$29,500
LORNE AVENUE OPEN SPACE	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	\$29,500
MAGNOLIA OPEN SPACE	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	\$29,500
NIAGARA STREET OPEN SPACE	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$29,500
ADDITIONAL OPEN SPACE	95.79	95.79	95.79	95.79	95.79	95.79	95.79	95.79	95.79	95.79	\$29,500
PREMIER PLACE OPEN SPACE	5.63	5.63	5.63	5.63	5.63	5.63	5.63	5.63	5.63	5.63	\$29,500
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	\$29,500
ROXBOROUGH ROAD OPEN SPACE	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$29,500
SRIGLEY STREET OPEN SPACE	2.64	2.64	2.64	2.64	2.64	2.64	2.64	2.64	2.64	2.64	\$29,500
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	\$29,500
WARATAH OPEN SPACE	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	\$29,500
WELLINGTON STREET OPEN SPACE	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$29,500
WILLIAM THOMAS MULOCK PARK	18.06	18.06	18.06	18.06	18.06	18.06	18.06	18.06	18.06	18.06	\$29,500
Total (acres)	229.20	229.20	229.20	229.20	229.20	229.20	229.21	229.21	229.21	229.21	
Total (\$000)	\$6,761.5	\$6,761.5	\$6,761.5	\$6,761.5	\$6,761.5	\$6,761.5	\$6,761.6	\$6,761.6	\$6,761.6	\$6,761.6	

APPENDIX B.3
TABLE B.3-1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PARK DEVELOPMENT

ADDITIONAL MAINTENANCE AREA Park Name	# of Acres of Developed Land										Development Cost (\$/acre)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
CENOTAPH	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	\$14,730
ELMAN CAMPBELL MUSEUM	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$14,730
GORMAN OUTDOOR POOL	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	\$14,730
HOLLINGSWORTH CIVIC ARENA	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	\$14,730
KEITH DAVIS TENNIS CENTRE	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28	\$14,730
LAWN BOWLING CLUB	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	\$14,730
MUNICIPAL OFFICES	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	\$14,730
NEWMARKET SENIORS MEETING PLACE	4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	\$14,730
NEWMARKET THEATRE	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	\$14,730
PIONEER BURYING GROUND	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	\$14,730
QUAKER HILL CEMETERY	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	\$14,730
Total (acres)	18.49	18.49	18.49	18.49	18.49	18.49	18.49	18.49	18.49	18.49	
Total (\$000)	\$272.4	\$272.4	\$272.4	\$272.4	\$272.4	\$272.4	\$272.4	\$272.4	\$272.4	\$272.4	

APPENDIX B.3
TABLE B.3-1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PARK DEVELOPMENT

WOODLOTS Park Name	# of Acres of Woodlot										Development Cost (\$/acre)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
CHARLES VAN ZANT WOODLOT	12.42	12.42	12.42	12.42	12.42	12.42	12.42	12.42	12.42	12.42	\$14,730
DENNE WOODLOT	11.52	11.52	11.52	11.52	11.52	11.52	11.52	11.52	11.52	11.52	\$14,730
NORTH WEST QUADRANT WOODLOT	160.41	160.41	160.41	160.41	160.41	160.41	160.41	160.41	160.41	160.41	\$14,730
Total (acres)	184.35	184.35	184.35	184.35	184.35	184.35	184.35	184.35	184.35	184.35	
Total (\$000)	\$2,715.5	\$2,715.5	\$2,715.5	\$2,715.5	\$2,715.5	\$2,715.5	\$2,715.5	\$2,715.5	\$2,715.5	\$2,715.5	

PARK TRAILS AND WALKWAYS Surface Type	# of Metres of Trails and Walkways										Development Cost (\$/m)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Asphalt	38,290	38,410	38,530	38,650	38,770	38,890	38,890	38,890	38,890	38,890	\$90
Asphalt / Stone	197	198	198	199	199	200	200	200	200	200	\$280
Bridge	79	79	79	80	80	80	80	80	80	80	\$3,120
Concrete	896	899	902	904	907	910	910	910	910	910	\$120
Granular	601	602	604	606	608	610	610	610	610	610	\$60
Granular / Asphalt	1,329	1,333	1,338	1,342	1,346	1,350	1,350	1,350	1,350	1,350	\$60
Limestone	926	928	931	934	937	940	940	940	940	940	\$280
Natural	325	326	327	328	329	330	330	330	330	330	\$60
Street	1,132	1,136	1,139	1,143	1,146	1,150	1,150	1,150	1,150	1,150	\$90
Woodchip	640	642	644	646	648	650	650	650	650	650	\$60
Trail Lighting	6,550	6,900	7,250	7,600	7,950	8,100	8,280	8,280	8,280	8,280	\$200
Total (m)	44,414	44,554	44,693	44,832	44,971	45,110	45,110	45,110	45,110	45,110	
Total (\$000)	\$5,699.3	\$5,783.0	\$5,866.8	\$5,950.5	\$6,034.3	\$6,078.0	\$6,114.0	\$6,114.0	\$6,114.0	\$6,114.0	

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

APPENDIX B.3
TABLE B.3-1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PLAY FIELDS

BALL DIAMONDS Description	# of Facilities										Development Cost (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Diamonds											
Softball Diamonds (unlit)	12	12	12	12	12	12	12	12	12	12	\$343,330
Softball Diamonds (lit)	7	7	7	7	7	7	7	7	7	7	\$584,940
Softball Diamonds (lit) (340'x310')	2	2	2	2	2	2	2	2	2	2	\$731,170
Batting Cages											
Concrete	-	-	-	-	-	-	1	1	1	1	\$184,380
Gravel	2	2	2	2	2	2	2	2	2	2	\$158,950
Total (#)	23.0	23.0	23.0	23.0	23.0	23.0	24.0	24.0	24.0	24.0	
Total (\$000)	\$9,994.8	\$9,994.8	\$9,994.8	\$9,994.8	\$9,994.8	\$9,994.8	\$10,179.2	\$10,179.2	\$10,179.2	\$10,179.2	

BASKETBALL COURTS Park Name	# of Courts										Development Cost (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Art Ferguson	1	1	1	1	1	1	1	1	1	1	\$95,370
Max Stiles	1	1	1	1	1	1	1	1	1	1	\$95,370
Arnhem	1	1	1	1	1	1	1	1	1	1	\$190,740
Bonshaw	1	1	1	1	1	1	1	1	1	1	\$190,740
Clare Salisbury	1	1	1	1	1	1	1	1	1	1	\$190,740
Rene Bray	1	1	1	1	1	1	1	1	1	1	\$190,740
Whipper Watson	1	1	1	1	1	1	1	1	1	1	\$254,320
Audrie Sanderson	1	1	1	1	1	1	1	1	1	1	\$317,900
Orsi	1	1	1	1	1	1	1	1	1	1	\$317,900
Lions/ Gormal Pool	1	1	1	1	1	1	1	1	1	1	\$381,480
Ken Sturgeon	1	1	1	1	1	1	1	1	1	1	\$498,470
Arkinstall	1	1	1	1	1	1	1	1	1	1	\$635,800
Total (#)	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	
Total (\$000)	\$3,359.6	\$3,359.6	\$3,359.6	\$3,359.6	\$3,359.6	\$3,359.6	\$3,359.6	\$3,359.6	\$3,359.6	\$3,359.6	

APPENDIX B.3
TABLE B.3-1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PLAY FIELDS

TENNIS COURTS Park Name	# of Courts										Development Cost (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Charles Van Zant	1	1	1	1	1	1	1	1	1	1	\$216,170
Haskett	1	1	1	1	1	1	1	1	1	1	\$216,170
Joe Persechini	1	1	1	1	1	1	1	1	1	1	\$241,600
Drew Doak	-	-	1	1	1	1	1	1	1	1	\$267,040
Art Ferguson	1	1	1	1	1	1	1	1	1	1	\$381,480
Lions	-	-	-	-	1	1	1	1	1	1	\$508,640
Keith Davis	1	1	1	1	1	1	1	1	1	1	\$1,055,430
Total (#)	5.0	5.0	6.0	6.0	7.0	7.0	7.0	7.0	7.0	7.0	
Total (\$000)	\$2,110.9	\$2,110.9	\$2,377.9	\$2,377.9	\$2,886.5	\$2,886.5	\$2,886.5	\$2,886.5	\$2,886.5	\$2,886.5	

SOCCER FIELDS Description	# of Fields										Development Cost (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Micro/Mini (unlit)	21	21	21	21	21	21	21	21	21	21	\$232,700
Full Size (unlit) (unirrigated)	7	7	7	7	7	7	7	7	7	7	\$221,260
Full Size (lit) (irrigated)	10	10	10	10	10	10	10	10	10	10	\$495,920
Artificial Turf	-	-	-	-	-	-	1	1	1	1	\$1,589,500
Total (#)	38.0	38.0	38.0	38.0	38.0	38.0	39.0	39.0	39.0	39.0	
Total (\$000)	\$11,394.7	\$11,394.7	\$11,394.7	\$11,394.7	\$11,394.7	\$11,394.7	\$12,984.2	\$12,984.2	\$12,984.2	\$12,984.2	

PLAYGROUNDS AND RELATED Description	# of Units										Development Cost (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Category 1	3	3	3	3	3	3	3	3	3	3	\$127,160
Category 2	3	3	3	3	3	3	3	3	3	3	\$158,950
Category 3	6	6	6	6	6	6	6	6	6	6	\$190,740
Category 4	5	5	5	5	5	5	5	5	5	5	\$222,530
Category 5	6	6	6	6	6	6	6	6	6	6	\$286,110
Category 6	9	9	9	9	9	9	9	9	9	9	\$317,900
Category 7	5	5	5	5	5	5	5	5	5	5	\$349,690
Category 8	12	12	12	12	12	13	13	13	13	13	\$408,180
Category 9	4	5	5	5	5	5	5	5	5	5	\$610,370
Swings	16	22	28	33	37	41	44	44	44	44	\$810
Total (#)	69.0	76.0	82.0	87.0	91.0	96.0	99.0	99.0	99.0	99.0	
Total (\$000)	\$16,794.2	\$17,409.5	\$17,414.3	\$17,418.4	\$17,421.6	\$17,833.0	\$17,835.5	\$17,835.5	\$17,835.5	\$17,835.5	

APPENDIX B.3
TABLE B.3-1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PLAY FIELDS

OTHER FACILITIES Description	# of Facilities										Development Cost (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Lawn Bowling											
Lawn Bowling (indoor)	1	1	1	1	1	1	1	1	1	1	\$254,320
Lawn Bowling (outdoor)	1	1	1	1	1	1	1	1	1	1	\$476,850
Pickle Ball											
Quaker (6 courts)	-	-	-	-	1	1	1	1	1	1	\$241,600
Splash Pads											
Frank Stronach	-	-	-	-	-	-	1	1	1	1	\$1,653,080
Rogers Park	-	1	1	1	1	1	1	1	1	1	\$572,220
Arkininstall Park	-	-	-	-	-	-	-	-	-	1	\$1,800,000
Outdoor Skating											
Riverwalk Commons	-	-	-	1	1	1	1	1	1	1	\$1,271,600
Gorman Pool/ Outdoor Skating	-	-	-	-	-	-	1	1	1	1	\$1,271,600
Whipper Watson	-	-	-	-	1	1	1	1	1	1	\$1,271,600
Ken Sturgeon	-	-	-	1	1	1	1	1	1	1	\$1,271,600
Outdoor Pool											
Gorman Pool	1	1	1	1	1	1	1	1	1	1	\$1,653,080
Total (#)	3.0	4.0	4.0	6.0	8.0	8.0	10.0	10.0	10.0	11.0	
Total (\$000)	\$2,384.3	\$2,956.5	\$2,956.5	\$5,499.7	\$7,012.9	\$7,012.9	\$9,937.6	\$9,937.6	\$9,937.6	\$11,737.6	

FACILITIES Park Name	Total Value of Park Facilities (\$)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Washrooms										
Shared Stalls (various locations)	\$643,500	\$643,500	\$643,500	\$643,500	\$643,500	\$643,500	\$643,500	\$643,500	\$914,000	\$914,000
Whipper Watson	\$157,300	\$157,300	\$157,300	\$157,300	\$157,300	\$157,300	\$157,300	\$157,300	\$157,300	\$157,300
Complex	\$219,500	\$219,500	\$219,500	\$219,500	\$219,500	\$219,500	\$219,500	\$219,500	\$219,500	\$219,500
George Richardson	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400
Haskett	\$457,700	\$457,700	\$457,700	\$457,700	\$457,700	\$457,700	\$457,700	\$457,700	\$457,700	\$457,700
Fairy Lake	\$500,600	\$500,600	\$500,600	\$500,600	\$500,600	\$500,600	\$500,600	\$500,600	\$500,600	\$500,600
Fairgrounds	\$1,817,800	\$1,817,800	\$1,817,800	\$1,817,800	\$1,817,800	\$1,817,800	\$1,817,800	\$1,817,800	\$1,817,800	\$1,817,800
Art Ferguson	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400
Other Facilities										
Pavilions	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000
Gazebos	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000
Stage with Seating	\$925,000	\$925,000	\$925,000	\$925,000	\$925,000	\$925,000	\$925,000	\$925,000	\$925,000	\$925,000
Pergola	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000
Shade Shelter	\$0	\$0	\$0	\$0	\$0	\$14,000	\$21,000	\$21,000	\$21,000	\$21,000
Toth (Labyrinth)	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Total (\$000)	\$6,771.2	\$6,771.2	\$6,771.2	\$6,771.2	\$6,771.2	\$6,785.2	\$6,792.2	\$6,792.2	\$7,062.7	\$7,062.7

APPENDIX B.3

TABLE B.3-1

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

PARKS MAINTENANCE FACILITIES Type of Structure	Total Value of Park Maintenance Facilities (\$)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Greenhouse	\$72,500	\$72,500	\$72,500	\$72,500	\$72,500	\$72,500	\$72,500	\$72,500	\$72,500	\$72,500
Newmarket Lawnbowling Storage	\$16,900	\$16,900	\$16,900	\$16,900	\$16,900	\$16,900	\$16,900	\$16,900	\$16,900	\$16,900
Newmarket Lawnbowling Utility Shed	\$50,400	\$50,400	\$50,400	\$50,400	\$50,400	\$50,400	\$50,400	\$50,400	\$50,400	\$50,400
Scout Hall Storage Building	\$33,800	\$33,800	\$33,800	\$33,800	\$33,800	\$33,800	\$33,800	\$33,800	\$0	\$0
Seniors Centre Garage	\$76,600	\$76,600	\$76,600	\$76,600	\$76,600	\$76,600	\$76,600	\$76,600	\$76,600	\$76,600
Seniors Centre Storage Building	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600
Parks Shop	\$873,500	\$873,500	\$873,500	\$873,500	\$0	\$0	\$0	\$0	\$0	\$0
Operation Centre - Building (Parks Share)	\$0	\$0	\$0	\$0	\$7,840,500	\$7,840,500	\$7,840,500	\$7,840,500	\$7,840,500	\$7,840,500
Operation Centre - Greenhouse	\$0	\$0	\$0	\$0	\$890,800	\$890,800	\$890,800	\$890,800	\$890,800	\$890,800
Total (\$000)	\$1,145.3	\$1,145.3	\$1,145.3	\$1,145.3	\$9,003.1	\$9,003.1	\$9,003.1	\$9,003.1	\$8,969.3	\$8,969.3

LAND Facility Name	# of Acres										UNIT COST (\$/acre)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Works Yard	0.95	0.95	0.95	0.95	-	-	-	-	-	-	\$1,595,000
Operations Centre	-	-	-	-	2.88	2.88	2.88	2.88	2.88	2.88	\$1,595,000
Total (acre)	0.95	0.95	0.95	0.95	2.88	2.88	2.88	2.88	2.88	2.88	
Total (\$000)	\$1,515.3	\$1,515.3	\$1,515.3	\$1,515.3	\$4,585.6	\$4,585.6	\$4,585.6	\$4,585.6	\$4,585.6	\$4,585.6	

APPENDIX B.3
TABLE B.3-1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PARKS FLEET

PARKS FLEET Description	# of Vehicles and Equipment										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Aerator Pro Core SR70-S	1	1	1	1	1	1	1	1	1	1	\$24,550
Ton Dump Truck White	1	1	1	-	-	-	-	-	-	-	\$72,820
017 1/2 Ton Pickup 4x4 Ext	1	1	1	1	1	1	1	1	1	1	\$38,150
023 3/4 Ton Pickup F250 4X4	-	-	-	-	1	1	1	1	1	1	\$70,550
023 3/4T Pickup 4x4 Excab F250	1	1	1	1	1	1	1	1	1	1	\$43,130
023 3/4t pickup 4x4Extcab F250	1	1	1	1	1	1	1	1	-	-	\$42,400
025 3/4 Ton Pickup Crew F250	-	-	1	1	1	1	1	1	1	1	\$48,700
035 1 T 350 CrewCab 4x4 Pickup	1	1	1	1	1	1	1	1	1	1	\$40,650
035 3500 Pickup Crewcab 4x4	1	1	1	1	1	1	1	1	1	1	\$52,720
035 F550 Crew Cab	-	-	-	-	1	1	1	1	1	1	\$79,110
035 F550 Crew Cab PlatformBody	-	-	-	-	1	1	1	1	1	1	\$88,920
036 3 Ton Dump Truck F550	1	1	1	1	1	1	1	1	1	1	\$67,710
037 1 Ton Dump 3500 HD	-	1	1	1	1	1	1	1	1	1	\$54,720
037 1 Ton Dump F350	1	1	1	1	1	1	1	1	1	1	\$68,200
052 1T F550 Garbage Truck	1	1	1	1	1	1	1	-	-	-	\$198,200
052 3 Ton Dump F550	-	-	-	1	1	1	1	1	1	1	\$72,450
052 3 Ton Dump Truck F550	1	1	1	1	1	1	1	-	-	-	\$74,730
052 3 Ton SwapLoader F550	-	-	-	-	1	1	1	1	1	1	\$146,590
054 F550 3 Ton Truck	-	-	1	1	1	1	1	1	1	1	\$82,590
061 E250 Cargo Van-White	1	1	1	1	1	1	1	1	1	1	\$41,100
080 Escape Hybrid SportUtility	1	1	1	1	1	1	1	-	-	-	\$42,710
090 Compact RaV4 LE SUV	-	-	1	1	1	1	1	1	1	1	\$31,950
100 Single Axle Enclosed	1	1	1	1	1	1	1	1	1	1	\$5,710
100 Single Axle UtilityTrailer	1	1	1	1	1	1	1	1	1	1	\$5,470

APPENDIX B.3
TABLE B.3-1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PARKS FLEET

PARKS FLEET Description	# of Vehicles and Equipment										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
101 Tandem Axle Bobcat Trailer	1	1	1	1	1	1	1	1	1	1	\$9,790
101 Tandem Axle EncloseTrailer	1	1	1	1	1	1	1	1	1	1	\$6,350
101 Tandem AxleEnclosedTrailer	1	1	1	1	1	1	1	1	1	1	\$6,360
101 Tandem AxleLandscapeTrail	1	1	1	1	1	1	1	1	1	1	\$8,650
101 Tandem Enclosed Trailer	-	-	-	-	1	1	1	1	1	1	\$11,450
101 Trailer Deckover 2 axles	1	1	1	1	1	1	1	1	1	1	\$12,910
101 Trailer Deckover 2 axles	1	1	1	1	1	1	1	1	1	1	\$12,910
101 Trailer Deckover 2 axles	1	1	1	1	1	1	1	1	1	1	\$12,910
102 Mobile Show Trailer Encore	1	1	1	1	1	1	1	1	1	1	\$151,600
105 Mini Express Train Trailer	1	1	1	1	1	1	-	-	-	-	\$12,080
15-05 3 Ton SwapLoader F550	-	-	1	1	1	1	1	1	1	1	\$131,770
16' Mower 5900 4WD	-	-	-	1	1	1	1	1	1	1	\$120,630
16' Mower 5910 Grounds Master	1	1	1	1	1	1	1	1	1	1	\$98,540
16' Mower HR-9016 Turbo	1	1	1	1	1	1	1	-	-	-	\$96,330
16" Mower 5900 4WD	-	-	-	1	1	1	1	1	1	1	\$120,630
2 Ton Dump F350 White	1	1	1	-	-	-	-	-	-	-	\$60,850
205 Yard Slide In Sander Elect	-	-	1	1	1	1	1	1	1	1	\$9,600
2500 Pickup White 4x4	1	1	1	1	-	-	-	-	-	-	\$35,090
2W Drive Tractor W Snow Plow	1	1	1	1	1	-	-	-	-	-	\$56,160
3 Yard Slid In Sander 9300-H	1	-	-	-	-	-	-	-	-	-	\$10,570

APPENDIX B.3
TABLE B.3-1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PARKS FLEET

PARKS FLEET Description	# of Vehicles and Equipment										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
3033R Sidewalk Tractor	-	-	-	1	1	1	1	1	1	1	\$51,950
3033R Sidewalk Tractor	-	-	-	-	-	-	1	1	1	1	\$51,950
3300 Series Sidewalk Tractor	1	1	1	1	1	1	1	1	1	1	\$52,770
3300 Series Sidewalk Tractor	1	1	1	1	1	1	1	1	1	1	\$52,770
3320 Sidewalk Tractor	1	1	1	1	1	1	1	1	1	1	\$53,380
3500 Pickup White 4Door	1	1	1	1	-	-	-	-	-	-	\$54,400
3500 Pickup White 4Door	1	1	1	1	-	-	-	-	-	-	\$54,400
36" Zero Turn Mower S50X	1	1	1	1	1	1	-	-	-	-	\$6,940
4 Wheel Drive Tractor	1	1	1	1	1	1	1	1	1	1	\$76,300
42" Zero Turn Mower SS4235	1	1	1	1	-	-	-	-	-	-	\$4,020
48" Rough Cut Mower RC 1048	1	1	1	1	1	1	1	1	1	1	\$2,540
50 FT Boom LIFT TZ-50 HDC	1	1	1	1	1	1	1	1	1	1	\$57,540
60" Mower-ZeroTurn ATZ	-	-	-	1	1	1	1	1	1	1	\$20,040
60" Mower-ZeroTurn ATZ	-	-	-	1	1	1	1	1	1	1	\$20,040
60hp Case Tractor	-	-	-	-	-	-	1	1	1	1	\$92,680
7' Aerator	1	1	-	-	-	-	-	-	-	-	\$10,170
72" Mower Zero Turn	-	1	1	1	1	1	1	1	1	1	\$19,590
72" Mower Zero Turn	-	1	1	1	1	1	1	1	1	1	\$19,590
7H17 Walk Behind Mower	1	1	1	1	-	-	-	-	-	-	\$6,850
8 Ft Slide In Sander Hyd	1	1	1	1	-	-	-	-	-	-	\$7,630
8" Disc Brush Chipper RC814c	1	1	1	1	1	1	-	-	-	-	\$37,000
A5 60" Power Angle Blade	1	-	-	-	-	-	-	-	-	-	\$6,360
AB 55 Blade Harness	1	1	1	-	-	-	-	-	-	-	\$5,090
Aerator BA-600-FT-R	1	1	1	1	1	1	1	1	1	1	\$7,840
Aerator Procore 648	-	-	-	-	1	1	1	1	1	1	\$46,110
Air Raider 544874C	1	-	-	-	-	-	-	-	-	-	\$7,050
Air Sweeper / Green Machine	1	1	1	1	1	1	1	1	-	-	\$166,760
Articulating Tractor MT6	-	-	-	1	1	1	1	1	1	1	\$161,370

APPENDIX B.3
TABLE B.3-1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PARKS FLEET

PARKS FLEET Description	# of Vehicles and Equipment										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Articulating Tractor MT6	-	-	-	1	1	1	1	1	1	1	\$171,540
Articulating Tractor MV4	-	-	-	-	-	-	1	1	1	1	\$153,720
Articulating Tractor MV4	-	-	-	-	-	-	1	1	1	1	\$153,720
Articulating Tractor Plow Fold	-	-	-	-	-	-	1	1	1	1	\$9,500
Articulating Tractor Plow Fold	-	-	-	-	-	-	1	1	1	1	\$9,500
Articulating Tractor Sander	-	-	-	-	-	-	1	1	1	1	\$9,500
Articulating Tractor Sander	-	-	-	-	-	-	1	1	1	1	\$9,500
Articulating TractorSnowblower	-	-	-	-	-	-	1	1	1	1	\$9,500
Articulating TractorSnowblower	-	-	-	-	-	-	1	1	1	1	\$9,500
B3 51" Snowblower	1	1	1	1	-	-	-	-	-	-	\$10,170
Ball Diamond Dragger	1	-	-	-	-	-	-	-	-	-	\$11,750
Ball Diamond Dragger	1	-	-	-	-	-	-	-	-	-	\$7,240
Compact Wheel Loader	-	-	-	-	-	1	1	1	1	1	\$128,790
Compact Wheel Loader 906 H2	-	1	1	1	1	1	1	1	1	1	\$157,310
Disc Spreader DBC 3 Point	-	-	1	1	1	1	1	1	1	1	\$6,150
Field Lazer Sprayer	1	-	-	-	-	-	-	-	-	-	\$6,360
Field Lazer Sprayer S100	-	1	1	1	-	-	-	-	-	-	\$2,560
Field Lazer Sprayer S100	-	-	1	1	1	1	1	1	1	1	\$3,180
Field Lazer Sprayer S100	-	-	-	1	1	1	1	1	1	1	\$3,230
Field Sweeper 77-100-BH	1	-	-	-	-	-	-	-	-	-	\$37,870
Fieldlazer Sprayer S100	-	-	-	1	1	1	1	1	1	1	\$3,230
Greensmower ¥ Eclipse 126 Batt	1	1	1	1	-	-	-	-	-	-	\$15,260
Greensmower Gas	-	-	-	-	-	-	1	1	1	1	\$15,260
Husqvarna 700 DRT Roto Tiller	1	1	1	1	1	1	-	-	-	-	\$6,360

APPENDIX B.3
TABLE B.3-1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PARKS FLEET

PARKS FLEET Description	# of Vehicles and Equipment										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Jacobsen 16' Mower	1	1	1	-	-	-	-	-	-	-	\$94,010
Jacobson Tri King 1900D Mower	1	1	1	-	-	-	-	-	-	-	\$12,720
John Deere 3320 #2	1	1	1	1	1	1	-	-	-	-	\$40,180
John Deere 72" Mower	1	-	-	-	-	-	-	-	-	-	\$18,870
John Deere 72" Mower	1	-	-	-	-	-	-	-	-	-	\$18,870
JR Sod Cutter 12"	1	1	1	1	1	-	-	-	-	-	\$6,520
Kubota Diesel Zero Turn Mower	1	1	1	1	1	-	-	-	-	-	\$15,670
Kubota Model RTV 900-T	1	-	-	-	-	-	-	-	-	-	\$27,460
Mini Express Train	1	1	1	1	1	1	-	-	-	-	\$70,040
Mower Lazer Z 60"	1	1	1	1	-	-	-	-	-	-	\$19,070
MT F4 74" Flail Mower	1	-	-	-	-	-	-	-	-	-	\$12,360
Municipal Tractor MV2	1	1	1	1	1	1	1	1	1	1	\$161,370
Municipal Tractor MV2	1	1	1	1	1	1	1	1	1	1	\$161,370
Procore 1298 Aerator	-	-	-	1	1	1	1	1	1	1	\$48,670
Procore 880 Aerator	1	1	-	-	-	-	-	-	-	-	\$31,550
Propane Fork Lift FG25T-14	1	1	1	-	-	-	-	-	-	-	\$35,610
Ram 2500 Pickup White	1	1	-	-	-	-	-	-	-	-	\$59,970
Ram ST 4x4 3500	1	1	-	-	-	-	-	-	-	-	\$54,540
Ride On Field Paint Liner	-	-	-	-	1	1	1	1	1	1	\$3,230
Rotary Blade Grinder	1	1	1	1	1	1	1	1	1	1	\$24,710
Slope Mower 4500Z	-	-	-	1	1	1	1	1	1	1	\$58,610

APPENDIX B.3
TABLE B.3-1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PARKS FLEET

PARKS FLEET Description	# of Vehicles and Equipment										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Snowblower 327P	-	-	-	1	1	1	1	1	1	1	\$2,290
Snowblower HS 1132	1	1	1	1	1	1	1	1	1	1	\$5,090
Snowblower HS 1132	1	1	1	1	1	1	1	1	1	1	\$5,300
Snowblower HS 1132	1	1	1	1	1	1	1	1	1	1	\$5,300
Snowblower HS 724TC	1	1	1	1	1	1	-	-	-	-	\$3,470
Snowblower ST327T	-	-	-	1	1	1	1	1	1	1	\$3,470
Top Dresser Meter-Matic XL	-	-	-	1	1	1	1	1	1	1	\$24,790
Trackless MT5TD Articulating	1	1	1	-	-	-	-	-	-	-	\$170,720
Trackless MT5TD Articulating	1	1	1	1	1	-	-	-	-	-	\$136,360
Tractor 4x4 With Loader T4030	1	1	1	1	1	1	1	1	1	1	\$72,200
Trencher Model 612	1	-	-	-	-	-	-	-	-	-	\$9,560
Triwave 60 Seeder, 3pt Mount	1	1	1	1	1	1	1	1	1	1	\$23,060
Tuff Vac 4000 Gas	-	-	-	1	1	1	1	1	-	-	\$33,520
Turf Roller B-TR-6	1	1	1	1	1	1	1	1	1	1	\$5,090
Utility Vehicle / Workman MDX	1	1	1	1	1	1	-	-	-	-	\$12,650
Utility Wheel Loader	1	1	1	1	-	-	-	-	-	-	\$69,020
Utility Wheel Loader ToolCat	1	1	1	1	1	1	1	1	1	1	\$94,890
V3 48" V Blade	1	1	1	1	-	-	-	-	-	-	\$12,360
Van Transit Connect	1	1	1	1	1	1	1	1	1	1	\$37,780
Walk Behind Sand Cleaner BA850	1	1	1	1	1	1	1	1	1	1	\$13,650

APPENDIX B.3
TABLE B.3-1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PARKS FLEET

PARKS FLEET Description	# of Vehicles and Equipment										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Wood Chipper - 90XP	-	-	-	-	-	-	1	1	1	1	\$37,000
Wood Chipper-BC1500	1	1	1	1	1	1	1	1	1	1	\$64,720
Workman 3300D	1	1	1	1	1	1	-	-	-	-	\$39,690
Zero Turn Mower 48"	-	-	-	-	1	1	1	1	1	1	\$16,520
Zero Turn Mower 60"	-	-	-	-	1	1	1	1	1	1	\$18,970
Zero Turn Mower Super Z 60"	-	-	-	1	1	1	1	1	1	1	\$20,040
090 Sub Compact SUV Escape	1	1	1	1	1	1	1	1	1	1	\$32,030
090 Sub Compact SUV Escape	1	1	1	1	1	1	1	1	1	1	\$32,010
090 Sub Compact SUV Escape	-	-	-	1	1	1	1	1	1	1	\$36,930
090 Sub Compact SUV Escape	-	-	-	1	1	1	1	1	1	1	\$36,930
106 Speed Board Display Trailer	1	1	1	1	1	1	1	1	1	1	\$28,400
36" Power Broom	-	1	1	1	1	1	1	1	1	1	\$5,090
Sidewalk Sweeper	1	1	1	1	1	-	-	-	-	-	\$5,490
Snowblower Track ST330T	-	-	-	1	1	1	1	1	1	1	\$4,310
Speed Board Sign	1	1	1	1	1	-	-	-	-	-	\$8,930
Sub Compact Pickup Canyon	1	1	1	1	1	1	-	-	-	-	\$19,390
SUV Chev Equinox	-	-	-	-	-	-	1	1	1	1	\$36,930
White Ranger Short Box Pickup	1	1	1	-	-	-	-	-	-	-	\$22,840
3/4ton Pickup 4x4 Ext F250	-	-	-	-	-	-	-	1	1	1	\$58,478
FORD F550 3T DUMP W/ PLOW	-	-	-	-	-	-	-	1	1	1	\$73,544
1T F550 Garbage Truck Haulall M Class	-	-	-	-	-	-	-	1	1	1	\$172,386
FORD F550 Superduty with lift forestry truck W/ V	-	-	-	-	-	-	-	1	1	1	\$152,552
STEINER 450 -32 KGL FIELD TRAX,MODEL 75-750	-	-	-	-	-	-	-	1	1	1	\$30,526
Holder X45 Tractor	-	-	-	-	-	-	-	1	1	1	\$77,944
Workman HDX - Utility Vehicle	-	-	-	-	-	-	-	1	1	1	\$67,731
Transit 150 Cargo Van	-	-	-	-	-	-	-	-	1	1	\$42,690
Ford F250 3/4T Crew Cab	-	-	-	-	-	-	-	-	1	1	\$60,994
Ford F150 1/2 Ton Crew Cab	-	-	-	-	-	-	-	-	1	1	\$43,801
Ford F150 1/2 Ton Crew Cab	-	-	-	-	-	-	-	-	1	1	\$43,801
Ford F150 1/2 Ton Crew Cab	-	-	-	-	-	-	-	-	1	1	\$43,801
1/2T Pick-Up 4X4 Ext F250 with plow	-	-	-	-	-	-	-	-	1	1	\$60,802
036 3 Ton Dump Truck F550	-	-	-	-	-	-	-	-	1	1	\$76,957
Articulating Tractor MT7	-	-	-	-	-	-	-	-	1	1	\$122,219

APPENDIX B.3
TABLE B.3-1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
OUTDOOR RECREATION
PARKS FLEET

PARKS FLEET Description	# of Vehicles and Equipment										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Articulating Tractor MT7	-	-	-	-	-	-	-	-	1	1	\$138,555
Mathieu Compact Sweeper Chasis: VF9UT5R21LT607864	-	-	-	-	-	-	-	-	1	1	\$197,085
Cub Cadet 72" Mower Zero Turn	-	-	-	-	-	-	-	-	1	1	\$21,081
Toro 16' Mower 5900 4WD	-	-	-	-	-	-	-	-	1	1	\$118,092
Vermeer Stump Grinder SC70TX	-	-	-	-	-	-	-	-	1	1	\$97,346
8085 Wheel Loader	-	-	-	-	-	-	-	-	1	1	\$135,952
Overseeder	1	1	1	1	1	1	1	1	1	1	\$20,000
Santa Claus Float	1	1	1	1	1	1	1	1	1	1	\$150,000
Chev Equinox SUV	-	-	-	-	-	-	1	1	1	1	\$33,000
JD Tractor 3033R	-	-	-	-	-	-	1	1	1	1	\$40,000
Sander, Western	-	-	-	-	-	-	1	1	1	1	\$11,000
Spreader Sander, Tornado 1.8 CYD	-	-	-	-	-	-	-	1	1	1	\$11,000
Spreader Sander, Tornado 1.8 CYD	-	-	-	-	-	-	-	1	1	1	\$11,000
Toro 52" Zero Turn Mower	-	-	-	-	-	-	-	1	1	1	\$33,000
1 Yd v-Box Boss Spreader	-	-	-	-	-	-	-	1	1	1	\$11,000
1 Yd v-Box Boss Spreader	-	-	-	-	-	-	-	1	1	1	\$11,000
Toro Utility Vehcile Workman HDX	-	-	-	-	-	-	-	-	1	1	\$65,000
Miska Trailer Deckover 2 axles	-	-	-	-	-	-	-	-	1	1	\$12,000
Miska Trailer Deckover 2 axles	-	-	-	-	-	-	-	-	1	1	\$12,000
Cub Cadet 72" Mower Zero Turn	-	-	-	-	-	-	-	-	-	1	\$28,000
Utility Wheel Loader ToolCat	-	-	-	-	-	-	-	-	-	1	\$95,000
Total (#)	101	95	98	110	107	102	108	116	130	132	
Total (\$000)	\$4,139.1	\$4,223.6	\$4,381.3	\$4,921.3	\$5,111.9	\$5,011.6	\$5,446.1	\$5,744.3	\$6,793.7	\$6,916.7	

APPENDIX B.3

TABLE B.3-1

TOWN OF NEWMARKET
CALCULATION OF SERVICE LEVELS
PARKS & RECREATION

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historical Population	80,810	81,650	82,499	83,357	84,224	85,296	86,382	87,482	88,596	89,724

INVENTORY SUMMARY (\$000)

Buildings	\$171,251.8	\$171,251.8	\$171,251.8	\$171,251.8	\$174,803.7	\$175,076.7	\$174,149.1	\$174,149.1	\$156,955.2	\$156,955.2
Land	\$42,435.8	\$42,435.8	\$42,435.8	\$42,435.8	\$42,435.8	\$42,491.6	\$42,060.9	\$42,060.9	\$40,465.9	\$40,465.9
Recreation Fleet And Equipment	\$1,298.5	\$1,349.7	\$1,382.0	\$1,399.8	\$1,384.4	\$1,452.8	\$1,338.8	\$1,324.3	\$1,359.2	\$1,359.2
Park Development	\$95,509.5	\$96,142.9	\$97,694.3	\$98,448.6	\$100,451.0	\$100,494.8	\$101,366.3	\$101,366.3	\$101,780.1	\$101,780.1
Play Fields	\$52,809.6	\$53,997.1	\$54,269.0	\$56,816.2	\$58,841.3	\$59,266.7	\$63,974.7	\$63,974.7	\$64,245.2	\$66,045.2
Parks Maintenance Facilities	\$2,660.6	\$2,660.6	\$2,660.6	\$2,660.6	\$13,588.7	\$13,588.7	\$13,588.7	\$13,588.7	\$13,554.9	\$13,554.9
Parks Fleet	\$4,139.1	\$4,223.6	\$4,381.3	\$4,921.3	\$5,111.9	\$5,011.6	\$5,446.1	\$5,744.3	\$6,793.7	\$6,916.7
Total (\$000)	\$370,104.8	\$372,061.4	\$374,074.7	\$377,934.0	\$396,616.9	\$397,382.9	\$401,924.6	\$402,208.3	\$385,154.3	\$387,077.3

SERVICE LEVEL (\$/capita)											Average Service Level
Buildings	\$2,119.19	\$2,097.4	\$2,075.8	\$2,054.4	\$2,075.5	\$2,052.6	\$2,016.0	\$1,990.7	\$1,771.6	\$1,749.3	\$2,000.3
Land	\$525.13	\$519.7	\$514.4	\$509.1	\$503.8	\$498.2	\$486.9	\$480.8	\$456.7	\$451.0	\$494.6
Recreation Fleet And Equipment	\$16.07	\$16.5	\$16.8	\$16.8	\$16.4	\$17.0	\$15.5	\$15.1	\$15.3	\$15.1	\$16.1
Park Development	\$1,181.9	\$1,177.5	\$1,184.2	\$1,181.0	\$1,192.7	\$1,178.2	\$1,173.5	\$1,158.7	\$1,148.8	\$1,134.4	\$1,171.1
Play Fields	\$653.5	\$661.3	\$657.8	\$681.6	\$698.6	\$694.8	\$740.6	\$731.3	\$725.1	\$736.1	\$698.1
Parks Maintenance Facilities	\$32.9	\$32.6	\$32.2	\$31.9	\$161.3	\$159.3	\$157.3	\$155.3	\$153.0	\$151.1	\$106.7
Parks Fleet	\$51.2	\$51.7	\$53.1	\$59.0	\$60.7	\$58.8	\$63.0	\$65.7	\$76.7	\$77.1	\$61.7
Total (\$/capita)	\$4,579.94	\$4,556.78	\$4,534.29	\$4,533.92	\$4,709.07	\$4,658.87	\$4,652.87	\$4,597.61	\$4,347.31	\$4,314.11	\$4,548.48

TOWN OF NEWMARKET
CALCULATION OF MAXIMUM ALLOWABLE
PARKS & RECREATION

7-Year Fuding Envelope Calculation	
10 Year Average Service Level 2012 - 2021	\$4,548.48
Net Population Growth 2022 - 2028	5,490
Maximum Allowable Funding Envelope	\$24,973,117

APPENDIX B.3

TABLE B.3-2

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		Available DC Reserves	2022-2028	Other Dev-Related
3.0 PARKS & RECREATION										
3.1 Mulock Estate										
3.1.1 Provision for Mulock Park Development (Phase 2)	2022 - 2022	\$ 4,000,000	\$ -	\$ 4,000,000	0%	\$ -	\$ 4,000,000	\$ 3,883,025	\$ 116,975	\$ -
3.1.2 Provision for Mulock Park Development (Phase 2)	2023 - 2023	\$ 12,000,000	\$ -	\$ 12,000,000	0%	\$ -	\$ 12,000,000	\$ 4,208,764	\$ 7,791,236	\$ -
3.1.3 Provision for Mulock Park Development (Phase 2)	2024 - 2024	\$ 12,000,000	\$ -	\$ 12,000,000	0%	\$ -	\$ 12,000,000	\$ -	\$ 483,771	\$ 11,516,229
3.1.4 Provision for Mulock Park Development (Phase 2)	2025 - 2025	\$ 12,000,000	\$ -	\$ 12,000,000	0%	\$ -	\$ 12,000,000	\$ -	\$ -	\$ 12,000,000
3.1.5 Parking Development for Mulock Park	2022 - 2025	\$ 2,000,000	\$ -	\$ 2,000,000	0%	\$ -	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000
Subtotal Mulock Estate		\$ 42,000,000	\$ -	\$ 42,000,000		\$ -	\$ 42,000,000	\$ 8,091,789	\$ 8,391,982	\$ 25,516,229
3.2 Ray J Twinney Recreation Complex										
3.1.2 Outdoor Hockey Rink (incl. Add'l Parking)	2022 - 2023	\$ 8,600,000	\$ -	\$ 8,600,000	50%	\$ 4,300,000	\$ 4,300,000	\$ -	\$ 4,300,000	\$ -
Subtotal Ray J Twinney Recreation Complex		\$ 8,600,000	\$ -	\$ 8,600,000		\$ 4,300,000	\$ 4,300,000	\$ -	\$ 4,300,000	\$ -
3.3 Recreation Furniture & Equipment										
3.2.1 Provision for Additional Furniture	2022 - 2028	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ 300,000	\$ -	\$ -
Subtotal Recreation Furniture & Equipment		\$ 300,000	\$ -	\$ 300,000		\$ -	\$ 300,000	\$ 300,000	\$ -	\$ -
3.4 Debenture Payments Magna (Principal)										
3.3.1 Debt for Magna Centre	2022 - 2022	\$ 1,748,651	\$ -	\$ 1,748,651	0%	\$ -	\$ 1,748,651	\$ 1,748,651	\$ -	\$ -
3.3.2 Debt for Magna Centre	2023 - 2023	\$ 1,837,058	\$ -	\$ 1,837,058	0%	\$ -	\$ 1,837,058	\$ -	\$ 1,837,058	\$ -
3.3.3 Debt for Magna Centre	2024 - 2024	\$ 1,929,945	\$ -	\$ 1,929,945	0%	\$ -	\$ 1,929,945	\$ -	\$ -	\$ 1,929,945
3.3.4 Debt for Magna Centre	2025 - 2025	\$ 1,038,760	\$ -	\$ 1,038,760	0%	\$ -	\$ 1,038,760	\$ -	\$ -	\$ 1,038,760
3.3.5 Debt for Magna Centre	2026 - 2026	\$ 1,088,751	\$ -	\$ 1,088,751	0%	\$ -	\$ 1,088,751	\$ -	\$ -	\$ 1,088,751
Subtotal Debenture Payments Magna (Principal)		\$ 7,643,165	\$ -	\$ 7,643,165		\$ -	\$ 7,643,165	\$ 1,748,651	\$ 1,837,058	\$ 4,057,456
3.5 Debenture Payments Youth Centre (Principal)										
3.4.1 Youth Centre Debt	2022 - 2022	\$ 41,659	\$ -	\$ 41,659	0%	\$ -	\$ 41,659	\$ 41,659	\$ -	\$ -
3.4.2 Youth Centre Debt	2023 - 2023	\$ 44,077	\$ -	\$ 44,077	0%	\$ -	\$ 44,077	\$ -	\$ 44,077	\$ -
3.4.3 Youth Centre Debt	2024 - 2024	\$ 46,636	\$ -	\$ 46,636	0%	\$ -	\$ 46,636	\$ -	\$ -	\$ 46,636
Subtotal Debenture Payments Youth Centre (Principal)		\$ 132,373	\$ -	\$ 132,373		\$ -	\$ 132,373	\$ 41,659	\$ 44,077	\$ 46,636
3.6 Community-Wide Parkland Development										
3.5.1 Pickleball Courts	2023 - 2025	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -
3.5.2 Skate Park (Magna)	2022 - 2022	\$ 2,000,000	\$ -	\$ 2,000,000	0%	\$ -	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -
3.5.4 Splash Pads	2023 - 2024	\$ 1,700,000	\$ -	\$ 1,700,000	0%	\$ -	\$ 1,700,000	\$ -	\$ 1,700,000	\$ -
3.5.5 Field Irrigation	2022 - 2028	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -
3.5.6 Park Policy Manual Implementation of Trails in Parks	2022 - 2028	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -
Subtotal Community-Wide Parkland Development		\$ 4,800,000	\$ -	\$ 4,800,000		\$ -	\$ 4,800,000	\$ 3,100,000	\$ 1,700,000	\$ -

APPENDIX B.3

TABLE B.3-2

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		Available DC Reserves	2022-2028	Other Dev-Related
3.7 Trail Connections										
3.6.1 Haskett Park Trail connection to Davis	2023 - 2023	\$ 400,000	\$ -	\$ 400,000	0%	\$ -	\$ 400,000	\$ -	\$ 400,000	\$ -
3.6.2 Goldstein/Trinison East Trail Extension	2024 - 2024	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000
3.6.3 Magna/Rodeo Homes South to Stonehaven Ave Connection	2024 - 2024	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000
3.6.4 South West - Oak Tree Cres to Yonge Street	2024 - 2024	\$ 750,000	\$ -	\$ 750,000	0%	\$ -	\$ 750,000	\$ -	\$ -	\$ 750,000
3.6.5 Active Transportation Off Road Network	2022 - 2024	\$ 7,000,000	\$ -	\$ 7,000,000	0%	\$ -	\$ 7,000,000	\$ -	\$ 7,000,000	\$ -
3.6.6 Bayview St. South of Stonehaven	2022 - 2028	\$ 1,300,000	\$ -	\$ 1,300,000	0%	\$ -	\$ 1,300,000	\$ -	\$ 1,300,000	\$ -
3.6.7 Leslie St. North of Mulock Dr.	2027 - 2027	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000
Subtotal Trail Connections		\$ 10,950,000	\$ -	\$ 10,950,000		\$ -	\$ 10,950,000	\$ -	\$ 8,700,000	\$ 2,250,000
3.7 Parks Fleet and Equipment										
3.7.1 Bucket Truck	2025 - 2028	\$ 425,000	\$ -	\$ 425,000	0%	\$ -	\$ 425,000	\$ 425,000	\$ -	\$ -
3.7.2 Chipper	2022 - 2028	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 60,000	\$ 60,000	\$ -	\$ -
3.7.3 1 x Grass Cutter Large	2022 - 2028	\$ 140,000	\$ -	\$ 140,000	0%	\$ -	\$ 140,000	\$ 140,000	\$ -	\$ -
3.7.4 1 x Grass Cutter Medium	2022 - 2028	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 60,000	\$ 60,000	\$ -	\$ -
3.7.5 2 x Grass Cutter Small @ 25000	2022 - 2028	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -
3.7.6 3 X Sidewalk Tractor @130000	2022 - 2028	\$ 390,000	\$ -	\$ 390,000	0%	\$ -	\$ 390,000	\$ 390,000	\$ -	\$ -
3.7.7 5 x Pickups @ 50000	2022 - 2028	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ 250,000	\$ -	\$ -
3.7.8 4 Ton Pickup	2022 - 2028	\$ 120,000	\$ -	\$ 120,000	0%	\$ -	\$ 120,000	\$ 120,000	\$ -	\$ -
3.7.9 2 x Trailer @ 15000	2022 - 2028	\$ 30,000	\$ -	\$ 30,000	0%	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ -
3.7.10 Tri-waste garbage truck	2023 - 2028	\$ 175,000	\$ -	\$ 175,000	0%	\$ -	\$ 175,000	\$ 175,000	\$ -	\$ -
3.7.11 Synthetic Field Groomer	2022 - 2028	\$ 20,000	\$ -	\$ 20,000	0%	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ -
3.7.12 Synthetic Field Sanitizer	2022 - 2028	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 40,000	\$ 40,000	\$ -	\$ -
3.7.13 Trails Tractor	2022 - 2028	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 60,000	\$ 60,000	\$ -	\$ -
3.7.14 Multi-function Utility CAT	2022 - 2028	\$ 130,000	\$ -	\$ 130,000	0%	\$ -	\$ 130,000	\$ 130,000	\$ -	\$ -
3.7.15 Ice Resurfacer	2022 - 2028	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ 300,000	\$ -	\$ -
Subtotal Parks Fleet and Equipment		\$ 2,250,000	\$ -	\$ 2,250,000		\$ -	\$ 2,250,000	\$ 2,250,000	\$ -	\$ -
TOTAL PARKS & RECREATION		\$ 76,675,538	\$ -	\$ 76,675,538		\$ 4,300,000	\$ 72,375,538	\$ 15,532,099	\$ 24,973,117	\$ 31,870,321

Residential Development Charge Calculation		
Residential Share of 2022-2028 Growth-Related Capital Program	100%	\$24,973,117
10 Year Growth in Population in New Units		5,899
Unadjusted Development Charge Per Capita (\$)		\$4,233.45
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022-2028 Growth-Related Capital Program	0%	\$0
10 Year Growth in Square Metres		122,287
Unadjusted Development Charge Per sq. m (\$)		\$0.00

2022 - 2028 Net Funding Envelope	\$24,973,117
Reserve Fund Balance	\$15,532,099

APPENDIX B.3

TABLE B.3- 3

**TOWN OF NEWMARKET
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARKS & RECREATION
RESIDENTIAL DEVELOPMENT CHARGE**

PARKS & RECREATION	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	\$15,532.1	\$6,981.63	(\$9,759.73)	(\$10,296.19)	(\$7,336.85)	(\$3,901.38)	(\$1,963.65)	
2022 - 2028 RESIDENTIAL FUNDING REQUIREMENTS								
- Prior Growth (Funding from DC Reserve Balance)	\$8,037.6	\$4,768.9	\$560.1	\$666.4	\$499.7	\$499.7	\$499.7	\$15,532.1
- Recreation Facilities: Non Inflated	\$4,786.0	\$13,710.3	\$3,852.8	\$185.7	\$185.7	\$185.7	\$185.7	\$23,092.0
- Debt Magna: Not Inflated	\$0.0	\$1,837.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,837.1
- Debt Youth Centre: Not Inflated	\$0.0	\$44.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$44.1
- Parks & Recreation: Inflated	\$12,823.6	\$20,729.9	\$4,591.2	\$904.2	\$741.9	\$756.8	\$771.9	\$41,319.5
NEW RESIDENTIAL DEVELOPMENT								
- Population Growth in New Units	960	971	984	918	930	580	556	5,899
REVENUE								
- DC Receipts: Inflated	\$4,305.6	\$4,442.0	\$4,591.5	\$4,369.2	\$4,514.9	\$2,872.0	\$2,808.3	\$27,903.6
INTEREST								
- Interest on Opening Balance	\$543.6	\$244.4	(\$536.8)	(\$566.3)	(\$403.5)	(\$214.6)	(\$108.0)	(\$1,041.2)
- Interest on In-year Transactions	(\$234.2)	(\$447.9)	\$0.0	\$60.6	\$66.0	\$37.0	\$35.6	(\$482.8)
- Debt Magna: Not Inflated	(\$336.0)	(\$246.6)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$582.6)
- Debt Youth Centre: Not Inflated	(\$5.8)	(\$3.3)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$9.1)
TOTAL REVENUE	\$4,273.2	\$3,988.5	\$4,054.8	\$3,863.6	\$4,177.4	\$2,694.5	\$2,735.9	\$25,787.8
CLOSING CASH BALANCE	\$6,981.6	(\$9,759.7)	(\$10,296.2)	(\$7,336.8)	(\$3,901.4)	(\$1,963.7)	\$0.4	

2022 Adjusted Charge Per Capita	\$4,485
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Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2022	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix B.4

Waste Diversion Services

Appendix B.4: Waste Diversion Services

As of January 1, 2016, the *Development Charges Act* permits the inclusion of capital costs associated with all waste diversion operations with the exception of collections, incineration and landfill activities. Facilities, land, vehicles and equipment associated with the latter have been removed from the development charges calculation, both in the historical service level calculation and the development-related capital program. The northern six municipalities in York Region; Towns of Aurora, East Gwillimbury, Georgina, Newmarket and Whitchurch-Stouffville and the Township of King have jointly contracted Green for Life for the delivery of waste diversion services. Newmarket’s share of the contract value is approximately 28 per cent. The benefits of the Waste Diversion services are considered to be Town-wide for the purpose of calculating the development charge.

Table B.4-1 Historical Service Levels

The Town of Newmarket’s Waste Diversion inventory includes one 62,000 square foot recycling facility valued at \$27.90 million, of which \$7.81 million is Newmarket’s share. This building sits on approximately 28.66 acres; the Town’s share of the land is valued at \$8.15 million. In addition, there are eight vehicles in the Waste Diversion fleet worth \$3.05 million; the Town’s share is valued at \$854,500.

The total value of Waste Diversion capital infrastructure is estimated to be \$16.81 million. This infrastructure has provided the Town with a ten-year average service level of \$194.54 per capita. The service level, when multiplied by the seven-year net population growth in the Town (5,490), results in a maximum allowable funding envelope of \$1.07 million.

Table B.4-2 2022 – 2028 Development-Related Capital Program and Calculation of “Unadjusted” Development Charges

The seven-year development-related capital program for Waste Diversion includes a provision for a \$372,000 development-related facilities in 2024 and development-related vehicles worth \$381,400. The total capital program is \$753,480, and there are no replacement or benefit to existing shares; as such, the full amount of the capital program is deemed-development related and eligible for funding through development charges.

\$109,577 in the available reserve fund has been brought forward to fund the program. Additionally, \$321,952 has been deemed other development-related and has been excluded from the development charges calculation over the 2022 – 2028 period, however, this share will be eligible for recovery under future development charges by-laws pending service level restrictions.

The remaining \$321,952 is eligible for recovery in the 2022 - 2028 planning period. These costs are allocated 100 per cent against residential development, resulting in an unadjusted development charge of \$54.58 per capita.

Table B.4-3 Cash Flow Analysis

After cash flow consideration, the residential charge increases to \$56 per capita. The following table summarizes the calculation of the Waste Diversion development charge:

WASTE DIVERSION SERVICES SUMMARY						
10-year Hist. Service Level per capita	2022 - 2028		Unadjusted		Adjusted	
	Development-Related Capital Program		Development Charge		Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$194.54	\$753,480	\$321,952	\$54.58	\$0.00	\$56	\$0.00

APPENDIX B.4
TABLE B.4-1

TOWN OF NEWMARKET
INVENTORY OF CAPITAL ASSETS
WASTE DIVERSION SERVICES

BUILDINGS Name	# of Square Feet										UNIT COST (\$/sq. ft.)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Recycling Facility	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	\$450
Total (sq.ft.)	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	
Total (\$000)	\$27,900.0	\$27,900.0	\$27,900.0	\$27,900.0	\$27,900.0	\$27,900.0	\$27,900.0	\$27,900.0	\$27,900.0	\$27,900.0	
Newmarket Share of Total (\$000)*	\$7,812.0	\$7,812.0	\$7,812.0	\$7,812.0	\$7,812.0	\$7,812.0	\$7,812.0	\$7,812.0	\$7,812.0	\$7,812.0	

LAND Name	# of Acres										UNIT COST (\$/acres)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
100 Garfield Wright Blvd. Waste Management Centre	28.66	28.66	28.66	28.66	28.66	28.66	28.66	28.66	28.66	28.66	\$1,015,000
Total (acre)	28.66	28.66	28.66	28.66	28.66	28.66	28.66	28.66	28.66	28.66	
Total (\$000)	\$29,089.9	\$29,089.9	\$29,089.9	\$29,089.9	\$29,089.9	\$29,089.9	\$29,089.9	\$29,089.9	\$29,089.9	\$29,089.9	
Newmarket Share of Total (\$000)*	\$8,145.2	\$8,145.2	\$8,145.2	\$8,145.2	\$8,145.2	\$8,145.2	\$8,145.2	\$8,145.2	\$8,145.2	\$8,145.2	

VEHICLES Description	# of Items										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Trucks	4	4	4	4	4	4	6	7	8	8	\$381,480
Total (#)	4	4	4	4	4	4	6	7	8	8	
Total (\$000)	\$1,525.9	\$1,525.9	\$1,525.9	\$1,525.9	\$1,525.9	\$1,525.9	\$2,288.9	\$2,670.4	\$3,051.8	\$3,051.8	
Newmarket Share of Total (\$000)*	\$427.3	\$427.3	\$427.3	\$427.3	\$427.3	\$427.3	\$640.9	\$747.7	\$854.5	\$854.5	

APPENDIX B.4
TABLE B.4-1

TOWN OF NEWMARKET
CALCULATION OF SERVICE LEVELS
WASTE DIVERSION SERVICES

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historical Population	80,810	81,650	82,499	83,357	84,224	85,296	86,382	87,482	88,596	89,724

INVENTORY SUMMARY (\$000)

Buildings	\$7,812.0	\$7,812.0	\$7,812.0	\$7,812.0	\$7,812.0	\$7,812.0	\$7,812.0	\$7,812.0	\$7,812.0	\$7,812.0
Land	\$8,145.2	\$8,145.2	\$8,145.2	\$8,145.2	\$8,145.2	\$8,145.2	\$8,145.2	\$8,145.2	\$8,145.2	\$8,145.2
Vehicles	\$427.3	\$427.3	\$427.3	\$427.3	\$427.3	\$427.3	\$640.9	\$747.7	\$854.5	\$854.5
Total (\$000)	\$16,384.4	\$16,384.4	\$16,384.4	\$16,384.4	\$16,384.4	\$16,384.4	\$16,598.1	\$16,704.9	\$16,811.7	\$16,811.7

SERVICE LEVEL (\$/capita)

Average
Service
Level

Buildings	\$96.67	\$95.68	\$94.69	\$93.72	\$92.75	\$91.59	\$90.44	\$89.30	\$88.18	\$87.07	\$92.01
Land	\$100.79	\$99.76	\$98.73	\$97.71	\$96.71	\$95.49	\$94.29	\$93.11	\$91.94	\$90.78	\$95.93
Vehicles	\$5.29	\$5.23	\$5.18	\$5.13	\$5.07	\$5.01	\$7.42	\$8.55	\$9.65	\$9.52	\$6.60
Total (\$/capita)	\$202.75	\$200.67	\$198.60	\$196.56	\$194.53	\$192.09	\$192.15	\$190.95	\$189.76	\$187.37	\$194.54

TOWN OF NEWMARKET
CALCULATION OF MAXIMUM ALLOWABLE
WASTE DIVERSION SERVICES

7-Year Funding Envelope Calculation	
10 Year Average Service Level 2012 - 2021	\$194.54
Net Population Growth 2022 - 2028	5,490
Maximum Allowable Funding Envelope	\$1,068,109

APPENDIX B.4

TABLE B.4-2

TOWN OF NEWMARKET
DEVELOPMENT-RELATED CAPITAL PROGRAM
WASTE DIVERSION 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		Available DC Reserves	2022-2028	Other Dev-Related
4.0 WASTE DIVERSION SERVICES										
4.1 Buildings										
4.1.1 Provision for Growth Related Building	2024 - 2024	\$ 372,000	\$ -	\$ 372,000	0%	\$ -	\$ 372,000	\$ 109,577	\$ 131,212	\$ 131,212
Subtotal Buildings		\$ 372,000	\$ -	\$ 372,000		\$ -	\$ 372,000	\$ 109,577	\$ 131,212	\$ 131,212
4.2 Vehicles and Equipment										
4.2.1 Provision for Growth Related Vehicles	2024 - 2024	\$ 381,480	\$ -	\$ 381,480	0%	\$ -	\$ 381,480	\$ -	\$ 190,740	\$ 190,740
Subtotal Vehicles and Equipment		\$ 381,480	\$ -	\$ 381,480		\$ -	\$ 381,480	\$ -	\$ 190,740	\$ 190,740
TOTAL WASTE DIVERSION SERVICES		\$ 753,480	\$ -	\$ 753,480		\$ -	\$ 753,480	\$ 109,577	\$ 321,952	\$ 321,952

Residential Development Charge Calculation

Residential Share of 2022-2028 Growth-Related Capital Program	100%	\$321,952
7 Year Growth in Population in New Units		5,899
Unadjusted Development Charge Per Capita (\$)		\$54.58

Non-Residential Development Charge Calculation

Non-Residential Share of 2022-2028 Growth-Related Capital Program	0%	\$0
7 Year Growth in Square Metres		122,287
Unadjusted Development Charge Per sq. m (\$)		\$0.00

2022 - 2028 Net Funding Envelope	\$1,068,109
Reserve Fund Balance	\$109,577

APPENDIX B.4

TABLE B.4-3

**TOWN OF NEWMARKET
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
WASTE DIVERSION SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

WASTE DIVERSION SERVICES	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	\$109.6	\$168.11	\$230.43	(\$163.91)	(\$117.41)	(\$66.51)	(\$33.68)	
2022 - 2028 RESIDENTIAL FUNDING REQUIREMENTS								
- Prior Growth (Funding from DC Reserve Balance)	\$0.0	\$0.0	\$109.6	\$0.0	\$0.0	\$0.0	\$0.0	\$109.6
- Waste Diversion Services: Non Inflated	\$0.0	\$0.0	\$322.0	\$0.0	\$0.0	\$0.0	\$0.0	\$322.0
- Waste Diversion Services: Inflated	\$0.0	\$0.0	\$449.0	\$0.0	\$0.0	\$0.0	\$0.0	\$449.0
NEW RESIDENTIAL DEVELOPMENT								
- Population Growth in New Units	960	971	984	918	930	580	556	5,899
REVENUE								
- DC Receipts: Inflated	\$53.8	\$55.5	\$57.3	\$54.6	\$56.4	\$35.9	\$35.1	\$348.4
INTEREST								
- Interest on Opening Balance	\$3.8	\$5.9	\$8.1	(\$9.0)	(\$6.5)	(\$3.7)	(\$1.9)	(\$3.2)
- Interest on In-year Transactions	\$0.9	\$1.0	(\$10.8)	\$1.0	\$1.0	\$0.6	\$0.6	(\$5.7)
TOTAL REVENUE	\$58.5	\$62.3	\$54.6	\$46.5	\$50.9	\$32.8	\$33.8	\$339.5
CLOSING CASH BALANCE	\$168.1	\$230.4	(\$163.9)	(\$117.4)	(\$66.5)	(\$33.7)	\$0.1	

2022 Adjusted Charge Per Capita	\$56
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Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2022	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix C

Reserve Funds

Appendix C – Development Charges Reserve Funds

The Development Charges Act requires that a reserve fund be established for each service for which development charges are collected. Table C-1 presents the reserve fund balances that are available to help fund the development-related net capital costs identified in this study. The opening balances of the development charges reserve funds as at December 31, 2021. All of the available Town-wide reserve fund balances for the scoped services are therefore accounted for in this study.

As shown in Table C-1, the December 31, 2021 reserve fund balance for the scoped services considered in this study update was in a positive position of \$19.32 million.

APPENDIX C

TABLE C-1

TOWN OF NEWMARKET
DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT
YEAR ENDING DECEMBER 31, 2021

Service	December 31, 2021 Balance
Development-Related Studies	\$89,175
Library	\$3,589,032
Parks & Recreation	\$15,532,099
Waste Diversion Services	\$109,577
Total Development Charge Reserves	\$19,319,883

Appendix D

Cost of Growth Analysis

Appendix D: Cost of Growth Analysis

The DCA requires that municipalities complete an Asset Management Plan (AMP) before passing a development charges by-law. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life-cycle.

A. Asset Types

A summary of the future municipal-owned assets and estimated useful life assumptions for eligible DC services considered as part of the study are outlined in Table D-1. These assumptions are sourced from the 2019 Development Charges Study for the Town of Newmarket. Although all capital assets considered in the study have been identified, not all assets necessitate future replacement or ongoing maintenance activities. For instance, some projects do not relate to the emplacement of a tangible capital asset; examples include the acquisition of land or the undertaking of development-related studies. These projects/costs do not necessarily require future replacement or ongoing maintenance. Such projects have been excluded from the asset management provision calculations.

It should be noted that the capital cost estimates prepared for each of the projects identified in this section include grouped costs of various individual elements, which, as a stand-alone item, may have its own useful life (ex. new buildings include: HVAC, structural elements, roof, etc.). Accordingly, the average useful life assumptions noted below are applicable to all project components.

Table D-1: Summary of Municipal Assets Considered - All Services

Service and Amenities	Estimated Useful Life
Development Related Studies <ul style="list-style-type: none">▪ Studies	<ul style="list-style-type: none">▪ Not infrastructure
Library Services <ul style="list-style-type: none">▪ Buildings	<ul style="list-style-type: none">▪ 40 years
Parks & Recreation <ul style="list-style-type: none">▪ Buildings▪ Sports courts▪ Splash pads▪ Irrigation▪ Trails▪ Fleet and equipment	<ul style="list-style-type: none">▪ 40 years▪ 25 years▪ 20 years▪ 60 years▪ 25 years▪ 10-15 years
Waste Diversion Services <ul style="list-style-type: none">▪ Buildings▪ Vehicles	<ul style="list-style-type: none">▪ 40 years▪ 10 years

No annual provisions have been identified for Development Related Studies as the plan updates and studies included in the development charge category are not infrastructure and therefore have no long-term financial requirements.

B. Annual Provision

When assets require rehabilitation or are due for replacement, the source of funds is limited to reserves or contributions from operating. Capital expenditures to carry out the rehabilitation and replacement of aging infrastructure are not development-related and are therefore not eligible for funding through development charge revenues or other developer contributions.

Based on the information obtained from Town staff and the existing Asset Management Plan, a provision for infrastructure replacement has been calculated for all services. Provisions for infrastructure replacement are initially calculated for each asset based on their useful life and the anticipated cost of replacement. The aggregate of all individual provisions form the required annual capital provision. In calculating the annual provisions, a number of assumptions are made such as the adoption of a 3.5 per cent interest rate. The annual provisions are stated as 2022 current values and have not been inflated to future values.

Consistent with the requirements of the DCA, assets that are proposed to be funded under the development charges by-law have been included in the analysis. As a result, the total calculated annual provision for development charge related infrastructure has been netted down to consider the replacement of existing infrastructure or benefit-to-existing development. For reference, the annual replacement provisions associated with the non-development charge funded costs (including costs related to benefit-to-existing and other development-related costs) have also been calculated.

Table D-2 provides the calculated annual asset management contribution at 2029 as it relates to the non-DC funded and the DC recoverable portions for the services considered in this DC update. The year 2029 has been included to calculate the annual contribution for the 2022 – 2028 period as the expenditures in 2028 will not trigger asset management contributions until 2029. As shown in Table D-2, by 2029 the Town will need to fund an additional \$891,000 per year in order to properly fund the full life-cycle costs of the new assets related to the services under the development charges by-law.

APPENDIX D
TABLE D-2
CALCULATED ANNUAL PROVISIONS
TOWN-WIDE SERVICES

Service	2022 - 2028 Capital Program		Calculated AMP Annual Provision by 2029	
	DC- Recoverable	Non-DC Funded	DC-Related	Non-DC-Related
Development-Related Studies	\$712,000	\$2,428,000	\$0	\$0
Library	\$2,240,000	\$33,383,000	\$55,000	\$302,000
Parks & Recreation	\$24,973,000	\$51,702,000	\$818,000	\$423,000
Waste Diversion Services	\$322,000	\$432,000	\$18,000	\$17,000
Total 2029 Provision			\$891,000	\$742,000

C. Financial Sustainability of the Program

i. Future Revenue Growth

The calculated annual funding provision should be considered within the context of the Town's projected growth. Over the next seven years, the Town's population is projected to increase by approximately 5,490 people. In addition, the Town will also add 2,205 new employees that will result in approximately 122,290 square metres of additional non-residential building space. Over the longer-term additional population and non-residential building space is forecasted, as detailed in Appendix A.

This growth will have the effect of increasing the overall assessment base which will lead to additional user fee and tax revenues. Additional revenues will be used to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law. The collection of these funds is intended to be allocated to the Town's reserves for future replacement of these assets.

ii. Asset Management Plan

In order to maintain, protect and manage the Town's infrastructure and assets, staff monitor current levels of service and life-cycle trends. These assessments are used to schedule appropriate activities, such as road reconstruction and equipment and vehicle replacement. Ongoing maintenance and repairs to community facilities will ensure that they continue to meet needs into the future.

Overall, the Town will continue to invest, renew, and manage infrastructure and assets through its Asset Management Plan. The plan is crucial for forecasting capital budgetary needs both in the short and long terms. The AMP process helps to improve financial sustainability to maximize benefits, reduce risk, and provide satisfactory levels of service to the community in an environmentally and financially responsible manner.

iii. The Program is Deemed Financially Sustainable

The calculated annual provisions identified in Table D-2 are considered to be financially sustainable as it is expected that the increased capital asset management requirements can be absorbed by the tax and user base over the long-term. The Town's annual operating budget review will allow staff to continue to monitor and implement mitigating measures should the program become less sustainable.

D. Long-Term Capital and Operating Impact Analysis

As shown in Table D-3, by 2028, the Town's net operating costs are estimated to increase by \$1.20 million for property tax supported services. As new facilities open (e.g. library, recreation facility) additional operating costs will be experienced by the Town. Operating and maintenance costs will also increase as additions to the Town's trail network and parkland are made.

APPENDIX D

TABLE D-3

TOWN OF NEWMARKET ESTIMATED NET CUMULATIVE OPERATING COST OF THE PROPOSED DEVELOPMENT-RELATED CAPITAL PROGRAM (in constant 2022\$ dollars)

	Net Cost (in 2022\$)		Operating Costs (\$000) 2028
DEVELOPMENT-RELATED STUDIES			
No additional operating costs			
LIBRARY	\$0.10	per \$ of capital	
New Library Capital	\$0.10	per \$ of capital	\$224.0
PARKS & RECREATION			
New Parks & Recreation Capital	\$0.04	per \$ of capital	\$923.68
WASTE DIVERSION SERVICES	\$0.15	per \$ of capital	
New Waste Management Capital	\$0.15	per \$ of capital	\$48.3
TOTAL ESTIMATED OPERATING COSTS			\$1,196.0

Table D-4 summarizes the components of the development-related capital program that will require funding from non-DC sources. In total, \$70.81 million will need to be financed from non-DC sources over the 2022 – 2028 planning period. In addition, \$37.49 million in interim financing may be required as that amount could be recovered from CBCs, future DC by-laws or other funding sources.

The share of the development-related capital forecast requiring funding from non-DC sources amounts to \$14.00 million and is related to the replacement of existing Town's facilities that will benefit the existing community. Council is made aware of these factors so that they understand the operating and capital costs that will not be covered by DCs as it adopts the development-related capital forecast set out in the study.

APPENDIX D
TABLE D-4

TOWN OF NEWMARKET
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Development-Related Projects	2022 (\$000)	2023 (\$000)	2024 (\$000)	2025 (\$000)	2026 (\$000)	2027 (\$000)	2028 (\$000)	TOTAL (\$000)
DEVELOPMENT-RELATED STUDIES								
Total Net Cost (1)	452.8	545.3	533.5	464.3	464.3	276.2	301.2	3,037.5
Net Cost From Development Charges (2)	197.8	264.7	203.4	11.4	11.4	11.4	11.4	711.6
Net Cost From Non-DC Sources	255.0	280.6	330.1	452.9	452.9	264.7	289.7	2,325.9
- Available DC Reserves (3)	87.1	2.1	0.0	0.0	0.0	0.0	0.0	89.2
- Replacement & Benefit to Existing (4)	168.0	278.5	273.8	184.1	165.4	123.8	123.8	1,317.4
- For Other Development Related (5)	0.0	0.0	56.3	268.8	287.5	140.9	165.9	919.4
LIBRARY								
Total Net Cost (1)	0.0	253.0	353.0	353.0	319.7	8,819.7	8,494.0	18,592.5
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	0.0	786.0	1,453.9	2,239.9
Net Cost From Non-DC Sources	0.0	253.0	353.0	353.0	319.7	8,033.7	7,040.1	16,352.6
- Available DC Reserves (3)	0.0	0.0	0.0	0.0	0.0	3,589.0	0.0	3,589.0
- Replacement & Benefit to Existing (4)	0.0	11.0	31.0	31.0	20.0	4,145.0	4,145.0	8,383.0
- For Other Development Related (5)	0.0	242.0	322.0	322.0	299.7	299.7	2,895.1	4,380.6
PARKS & RECREATION								
Total Net Cost (1)	15,473.6	23,010.3	20,155.7	14,390.8	1,774.2	1,185.4	685.4	76,675.5
Net Cost From Development Charges (2)	4,786.0	15,591.4	3,852.8	185.7	185.7	185.7	185.7	24,973.1
Net Cost From Non-DC Sources	10,687.6	7,418.9	16,302.9	14,205.1	1,588.5	999.7	499.7	51,702.4
- Available DC Reserves (3)	8,037.6	4,768.9	560.1	666.4	499.7	499.7	499.7	15,532.1
- Replacement & Benefit to Existing (4)	2,150.0	2,150.0	0.0	0.0	0.0	0.0	0.0	4,300.0
- For Other Development Related (5)	500.0	500.0	15,742.8	13,538.8	1,088.8	500.0	0.0	31,870.3
WASTE DIVERSION SERVICES								
Total Net Cost (1)	0.0	0.0	753.5	0.0	0.0	0.0	0.0	753.5
Net Cost From Development Charges (2)	0.0	0.0	322.0	0.0	0.0	0.0	0.0	322.0
Net Cost From Non-DC Sources	0.0	0.0	431.5	0.0	0.0	0.0	0.0	431.5
- Available DC Reserves (3)	0.0	0.0	109.6	0.0	0.0	0.0	0.0	109.6
- Replacement & Benefit to Existing (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Other Development Related (5)	0.0	0.0	322.0	0.0	0.0	0.0	0.0	322.0
TOTAL ALL SERVICES								
Total Net Cost (1)	15,926.5	23,808.7	21,795.7	15,208.2	2,558.2	10,281.3	9,480.6	99,059.0
Net Cost From Development Charges (2)	4,983.8	15,856.1	4,378.1	197.1	197.1	983.1	1,651.1	28,246.5
Net Cost From Non-DC Sources	10,942.7	7,952.5	17,417.6	15,011.0	2,361.0	9,298.2	7,829.6	70,812.5
- Available DC Reserves (3)	8,124.7	4,771.0	669.7	666.4	499.7	4,088.7	499.7	19,319.9
- Replacement & Benefit to Existing (4)	2,318.0	2,439.5	304.8	215.1	185.4	4,268.8	4,268.8	14,000.4
- For Other Development Related (5)	500.0	742.0	16,443.0	14,129.5	1,675.9	940.6	3,061.1	37,492.3

Notes:

- (1) For total development-related capital program see Appendix B.
- (2) Share of capital program to be funded from development charges if calculated rates are fully implemented.
- (3) Portion of development-related capital program identified as available DC reserves (to be funded from present Development Charge reserve fund balances).
- (4) Portion of development-related capital program identified as replacement shares of deemed beneficial to the existing community.
- (5) Other Development Related costs are anticipated to be recovered from other sources such as CBCs, future DC by-laws, or others but interim financing of this share may be required.

Appendix E

Draft 2022 Development Charges By-Laws

(Available Under Separate Cover)