



Development Charges Background Study

Town of Aurora

January 23, 2024

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
C.B.C.	Community Benefits Charge
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
LPAT	Local Planning Appeal Tribunal
N.F.P.O.W.	No fixed place of work
O.L.T.	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
S.W.M.	Stormwater management
sq.ft.	square foot
sq.m	square metre



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Town of Aurora required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Overview of the legislative requirements of the Act;
 - Chapter 2 – Review of present D.C. policies of the Town;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Town;
 - Chapter 4 – Approach to calculating the D.C.;
 - Chapter 5 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
 - Chapter 6 – Calculation of the D.C.s;
 - Chapter 7 – D.C. policy recommendations and rules; and
 - Chapter 8 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below.
 - 1) Identify amount, type and location of growth.
 - 2) Identify servicing needs to accommodate growth.
 - 3) Identify capital costs to provide services to meet the needs.
 - 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 15-year historical service calculation; and
 - D.C. reserve funds (where applicable);
 - 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs divided by growth to provide the D.C.



3. Subsequent to the passage of the Town's 2019 D.C. By-law, the Town undertook a D.C. Update Study in 2021 to pass an amending D.C. By-law to incorporate a number of changes to the D.C.A. as a result of the following Acts (details of each Act are provided in Chapter 1 of this report):

- Bill 108: *More Homes, More Choice Act, 2019*
- Bill 138: *Plan to Build Ontario Together Act, 2019*
- Bill 197: *COVID-19 Economic Recovery Act, 2020*
- Bill 213: *Better for People, Smarter for Business Act, 2020*

Since that time, the Province introduced another set of revisions to the D.C.A. through Bill 23: *More Homes Built Faster Act, 2022*. Bill 23 was first introduced on October 25, 2022, and received Royal Assent on November 28, 2022. It is noted that, as of the time of writing, the Province has announced (on December 13, 2023) potential changes to the phase-in requirements and the removal of studies as eligible capital costs. The details of these changes will be forthcoming in early 2024 and Watson will monitor and advise as to the nature of these changes. A summary of the changes provided from Bill 23 are outlined below (further details are provided in Chapter 1 of this report):

- Additional Residential Unit Exemption: Allowance of a third unit as-of-right;
- Removal of Housing as an Eligible D.C. Service;
- New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units;

Note: Bill 134: *Affordable Homes and Good Jobs Act, 2023* was released on September 28, 2023 which proposes a new definition of "affordable" under the D.C.A. and receive Royal Assent on December 4, 2023:

- Owned unit (lesser of): cost is less than 30% of the 60th percentile of income for households in the municipality or 90% of the average purchase price as defined in a new Bulletin.
- Rental unit (lesser of): rent is less than 30% of the 60th percentile of income for rental households or average market rent set out in a new Bulletin.

The exemptions for Affordable Units and Attainable Unit exemptions are not currently in force. These exemptions will be in force upon proclamation and through the release of the Provincial bulletin. Should the Province



release further information before the D.C. by-law is passed, the Town can amend the D.C. study accordingly.

- New Statutory Exemption: Non-Profit Housing;
 - Historical Level of Service extended to previous 15-year period instead of the previous 10-year period;
 - Capital Cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted (nothing prescribed to date);
 - Mandatory Phase-in of a D.C. passed after January 1, 2022, as follows:
 - Year 1 – 80% of the maximum charge;
 - Year 2 – 85% of the maximum charge;
 - Year 3 – 90% of the maximum charge;
 - Year 4 – 95% of the maximum charge; and
 - Year 5 to expiry – 100% of the maximum charge.
 - D.C. By-law expiry will be a maximum of 10 years after the date the by-law comes into force;
 - D.C. for Rental Housing developments to receive a discount as follows:
 - Three or more bedrooms – 25% reduction;
 - Two bedrooms – 20% reduction; and
 - All other bedroom quantities – 15% reduction.
 - Maximum Interest Rate for Installments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications to be set at the average prime rate plus 1%; and
 - Requirement to Allocate Funds Received – municipalities are required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.
4. The growth forecast (Chapter 3) on which the D.C. study is based, projects the following population, housing, and non-residential floor area for the 10-year (2024 to 2034) period.



Table ES-1
Summary of Growth Forecast by Planning Period
Town of Aurora

Measure	10 Year 2024 to 2034
(Net) Population Increase	13,384
Residential Unit Increase	5,899
Non-Residential Gross Floor Area Increase (sq.ft.)	3,977,700

5. On March 26, 2019, the Town of Aurora passed By-law 6166-19 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law was amended via By-law 6357-21. The Town is undertaking a D.C. public process and anticipates passing a new by-law on March 26, 2024, with the mandatory public meeting on February 6, 2024.
6. The Town's D.C. currently in effect (as of January 1, 2024) is \$36,677 for single detached dwelling units for full services. The non-residential charge is \$69.49 per sq.m (\$6.46 per sq.ft.) of gross floor area for full services.
7. This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-3 for residential and non-residential). Charges have been provided on a Town-wide basis for all services. The corresponding single-detached unit charge for full services is \$37,147. The corresponding non-residential charge (based on gross floor area) for full services is \$75.56 per sq.m (\$7.02 per sq.ft.). These rates are submitted to Council for their consideration.
8. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-3. A summary of these costs is provided below:



Table ES-2
Summary of Expenditures Anticipated Over the Life of the By-law

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total gross expenditures planned over the next ten years	\$255,603,943
Less: Benefit to existing development	\$18,559,300
Less: Post planning period benefit	\$60,759,600
Less: Ineligible re: Level of Service	\$2,482,378
Less: Grants, subsidies and other contributions	\$18,143,800
Net costs to be recovered from development charges	\$155,658,865

This suggests that for the non-D.C. cost over the ten-year D.C. by-law (benefit to existing development, and grants, subsidies and other contributions), \$39.19 million (or an annual amount of \$3.92 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of \$60.76 million, it will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the Town plans to spend \$255.60 million over the life of the by-law, of which \$155.66 million (61%) is recoverable from D.C.s. Of this net amount, \$125.48 million is recoverable from residential development and \$30.18 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

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

The following services are calculated based on a 10-year forecast to 2034:

- Services Related to a Highway;
- Fire Protection Services;
- Library Services;
- Parks and Recreation Services;
- Water Services; and
- Wastewater Services.



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

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



Table ES-3
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Multiples	Apartments - Large	Apartments - Small	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.m of Gross Floor Area)
Town-Wide Services:							
Wastewater Services	1,233	946	692	476	383	0.55	5.92
Water Services	1,003	769	563	387	312	0.45	4.84
Services Related to a Highway	9,404	7,212	5,281	3,629	2,922	4.22	45.42
Fire Protection Services	1,292	991	726	499	401	0.58	6.24
Library Services	2,935	2,251	1,648	1,133	912	0.15	1.61
Parks and Recreation Services	21,280	16,321	11,950	8,211	6,612	1.07	11.52
Total Town-Wide Services	37,147	28,490	20,860	14,335	11,542	7.02	75.56



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

The Town retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process throughout 2023 and early 2024. Watson worked with Town staff in preparing the D.C. analysis and policy recommendations.

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

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

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

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

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



1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A. has been scheduled for February 6, 2024. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed modifications to the Town's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on January 23, 2024.

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

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

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

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

Schedule of Study Milestone	Dates
1. Data collection, staff review, engineering work, D.C. calculations and policy work	June to December 2023
2. Public release of final D.C. Background study and proposed by-law	January 23, 2024
3. Public meeting advertisement placed in newspaper(s)	At least 21 days prior to the Public Meeting
4. Public meeting of Council	February 6, 2024
5. Council considers adoption of background study and passage of by-law	March 26, 2024
6. Newspaper notice given of by-law passage	By 20 days after passage
7. Last day for by-law appeal	40 days after passage
8. Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date



1.3 Changes to the D.C.A.: *Bill 108, 138, 197, and 213*

1.3.1 *Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters*

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill was introduced as part of the Province's "More Homes, More Choice: Ontario's Housing Supply Action Plan." The Bill received Royal Assent on June 6, 2019.

While having received Royal Assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). At the time of writing, the following provisions have been proclaimed:

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes. As per Bill 23, non-profit housing developments are now exempt from paying D.C.s, however, prior to Bill 23, and as a result of Bill 108, non-profit housing developments paid D.C.s in 21 equal annual payments. Effective January 1, 2020, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined as of the date of issuance of a building permit.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the Planning Act. A summary of the changes that were to take effect upon proclamation by the Lieutenant Governor is provided below:

Changes to Eligible Services – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the



services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to "hard services", with the "soft services" being removed from the D.C.A. These services would be considered as part of a new community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

Mandatory 10% deduction - The amending legislation would have removed the mandatory 10% deduction for all services that remain eligible under the D.C.A.

Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act - It was proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. was proposed to include formerly eligible D.C. services that are not included in the above listing, in addition to parkland dedication and bonus zoning contributions.

1.3.2 Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province released Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019, and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

1.3.3 Bill 197: COVID-19 Economic Recovery Act, 2020

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and Planning Act. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:



1.3.3.1 D.C. Related Changes

List of D.C. Eligible Services

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. Bill 197, however, revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
 - Water supply services, including distribution and treatment services;
 - Wastewater services, including sewers and treatment services.
 - Storm water drainage and control services.
 - Services related to a highway.
 - Electrical power services.
 - Toronto-York subway extension.
 - Transit services.
 - Waste diversion services.
 - Policing services.
 - Fire protection services.
 - Ambulance services.
 - Library services.
 - Long-term Care services.
 - Parks and Recreation services, but not the acquisition of land for parks.
 - Public Health services.
 - Childcare and early years services.
 - Housing services (no longer eligible as per Bill 23).
 - Provincial Offences Act services.
 - Services related to emergency preparedness.
 - Services related to airports, but only in the Regional Municipality of Waterloo.
 - Additional services as prescribed.

Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e., D.C.A., 1997) allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).



The Act (as amended) repeals and replaces the above with the four following subsections:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

Note: An initial consideration of “class” appears to mean any group of services.

Mandatory 10% Deduction

As well, the removal of the 10% deduction for soft services under Bill 108 has been maintained.

As a result of the passage of Bill 197, and subsequent proclamation on September 18, 2020, this report has provided the D.C. calculations without the 10% mandatory deduction.

1.3.3.2 C.B.C. Related Changes

C.B.C. Eligibility

The C.B.C. is limited to lower-tier and single-tier municipalities; upper-tier municipalities will not be allowed to impose this charge.

1.3.3.3 Combined D.C. and C.B.C. Impacts

D.C. vs. C.B.C. Capital Cost

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), “provided that the capital costs that are intended to be



funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law.”

1.3.4 Bill 213: Better for People, Smarter for Business Act, 2020

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the Ministry of Training, Colleges and Universities Act by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government. As a result, this mandatory exemption will be included in the D.C. by-law.

1.4 Changes to the D.C.A. - Bill 23: More Homes Built Faster Act, 2022

On November 28, 2022, Bill 23 received Royal Assent. This Bill amends a number of pieces of legislation including the Planning Act and the D.C.A. It is noted that, as of the time of writing, the Province has announced (on December 13, 2023) potential changes to the phase-in requirements and the removal of studies as eligible capital costs. The details of these changes will be forthcoming in early 2024 and Watson will monitor and advise as to the nature of these changes. The following provides a summary of the changes to the D.C.A.:

1.4.1 Additional Residential Unit Exemption

The rules for these exemptions are now provided in the D.C.A., rather than the regulations and are summarized as follows:

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the creation of the greater of one unit or 1% of the existing residential units will be exempt from a D.C.
- Exemption for additional residential units in existing and new residential buildings
 - The following developments will be exempt from a D.C.:
 - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;



- A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
- One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

1.4.2 Removal of Housing as an Eligible D.C. Service

Housing services are removed as an eligible service. Municipalities with by-laws that include a charge for housing services can no longer collect for this service.

1.4.3 New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units

Affordable units, attainable units, and inclusionary zoning units (affordable) are exempt from the payment of D.C.s, as follows:

- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.
- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.

Further to the above, Bill 134: *Affordable Homes and Good Jobs Act, 2023* was released on September 28, 2023 which proposes a new definition of “affordable” under the D.C.A.:



- Owned unit (lesser of): cost is less than 30% of the 60th percentile of income for households in the municipality or 90% of the average purchase price as defined in a new Bulletin
- Rental unit (lesser of): rent is less than 30% of the 60th percentile of income for rental households or average market rent set out in a new Bulletin

Note: the above exemptions are not currently in force. These exemptions will be in force upon proclamation and revisions to the regulations. The bulletin has yet to be published as at the time of writing this report.

1.4.4 Historical Level of Service Extended to Previous 15-Year Period

Prior to Bill 23, the increase in need for service was limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average is now extended to the historical 15-year period.

1.4.5 Revised Definition of Capital Costs

The definition of capital costs has been revised to remove studies. Further, the regulations to the Act may prescribe services for which land or an interest in land will be restricted. As at the time of writing, no services have been prescribed.

1.4.6 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in annually over the first five years the by-law is in force, as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

1.4.7 D.C. By-law Expiry

A D.C. by-law now expires 10 years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's life from five (5) years, prior to Bill 23.



1.4.8 Installment Payments

Non-profit housing development has been removed from the instalment payment section of the Act (section 26.1), as these units are now exempt from the payment of a D.C.

1.4.9 New Statutory Exemption for Non-Profit Housing

Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

1.4.10 Rental Housing Discount

The D.C. payable for rental housing development will be reduced based on the number of bedrooms in each unit as follows:

- Three or more bedrooms – 25% reduction;
- Two bedrooms – 20% reduction; and
- All other bedroom quantities – 15% reduction.

1.4.11 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications

No maximum interest rate was previously prescribed. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

1.4.12 Requirement to Allocate Funds Received

Annually, beginning in 2023, municipalities will be required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water, wastewater, and services related to a highway. Other services may be prescribed by the regulation.



Chapter 2

Current Town of Aurora D.C. Policies



2. Current Town of Aurora D.C. Policies

2.1 Schedule of Charges

On March 26, 2019, the Town of Aurora passed By-law 6166-19 under the D.C.A. This By-law was amended via By-law 6357-21.

These by-laws impose D.C.s for residential and non-residential uses. The table below provides the rates currently in effect, as of January 1, 2024.

Table 2-1
Town of Aurora
Current D.C. Rates
January 1, 2024

Service	Residential					Non-Residential
	Single & Semi Detached	Multiples	Apartments 700 sq.ft. and Over	Apartments Under 700 sq.ft.	Special Care/Special Dwelling Units	per sq.m
General Services						
Fire Protection Services	1,300	968	786	538	402	5.79
Parks and Recreation Services	21,435	15,936	12,946	8,874	6,604	10.26
Library Services	2,227	1,656	1,345	921	686	1.03
General Government	1,132	843	685	468	349	5.05
Total General Services	26,094	19,403	15,762	10,801	8,041	22.13
Engineering Services						
Services Related to a Highway	8,962	6,662	5,415	3,712	2,761	40.10
Wastewater Services	1,071	798	647	446	329	4.74
Water Services	550	410	332	227	170	2.52
Total Engineering Services	10,583	7,870	6,394	4,385	3,260	47.36
Total Services	36,677	27,273	22,156	15,186	11,301	69.49

2.2 Services Covered

The following services are covered under By-law 6166-19, as amended:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- General Government;
- Water Services; and
- Wastewater Services.



2.3 Timing of D.C. Calculation and Payment

Development charges shall be payable upon issuance of the first building permit with respect to each building or structure. Where applicable, a development charge for Town-wide engineered services shall be payable upon execution of a vacant land condominium agreement, a development agreement, or a subdivision agreement, with the remaining applicable portions to the development charge to be payable at issuance of building permit as above.

2.4 Indexing

Rates shall be adjusted, without amendment to the By-law, semi-annually on the first day of January and July of each year, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02)¹.

2.5 Redevelopment Allowance

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

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

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



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

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

2.6 Exemptions

The following non-statutory exemptions are provided under By-law 6166-19, as amended:

- land owned by and used for the purposes of a private school;
- lands, buildings, or structures used or to be used for the purposes of a cemetery or burial ground;
- places of worship;
- non-residential uses permitted pursuant to section 39 of the Planning Act or any successor thereto;
- the issuance if a building permit not resulting in the creation of additional gross floor area;
- agricultural uses;
- a public hospital; and
- land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education.



Chapter 3

Anticipated Development in the Town of Aurora



3. Anticipated Development in the Town of Aurora

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town will be required to provide services over a 10-year (2024 to 2034) time horizon.

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

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

The D.C. growth forecast has been derived by Watson. For the purposes of the 2024 Development Charges Background Study Watson undertook a detailed update of the Town of Aurora growth forecast over a 10-year forecast period from 2024 to 2034. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Town over the forecast period, including:

- Town of Aurora Growth Forecast Update to 2036 Memo, Watson & Associates Economists Ltd., February 2024,
- York Region Official Plan Review Forecast, adopted in May 2023;
- Town of Aurora 2019 Development Charges Background Study, January 24, 2019, and 2021 Development Charges Background Study Update, April 22, 2021, by Watson & Associates Economists Ltd.
- Town of Aurora 2022 Community Benefits Charge Strategy, August 11, 2022, by Watson & Associates Economists Ltd.
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2013 to September 2023 year-to-date period;



- Residential and non-residential supply opportunities as identified by Town of Aurora staff; and
- Discussions from Town staff regarding anticipated residential and non-residential development in the Town of Aurora.

3.3 Summary of Growth Forecast

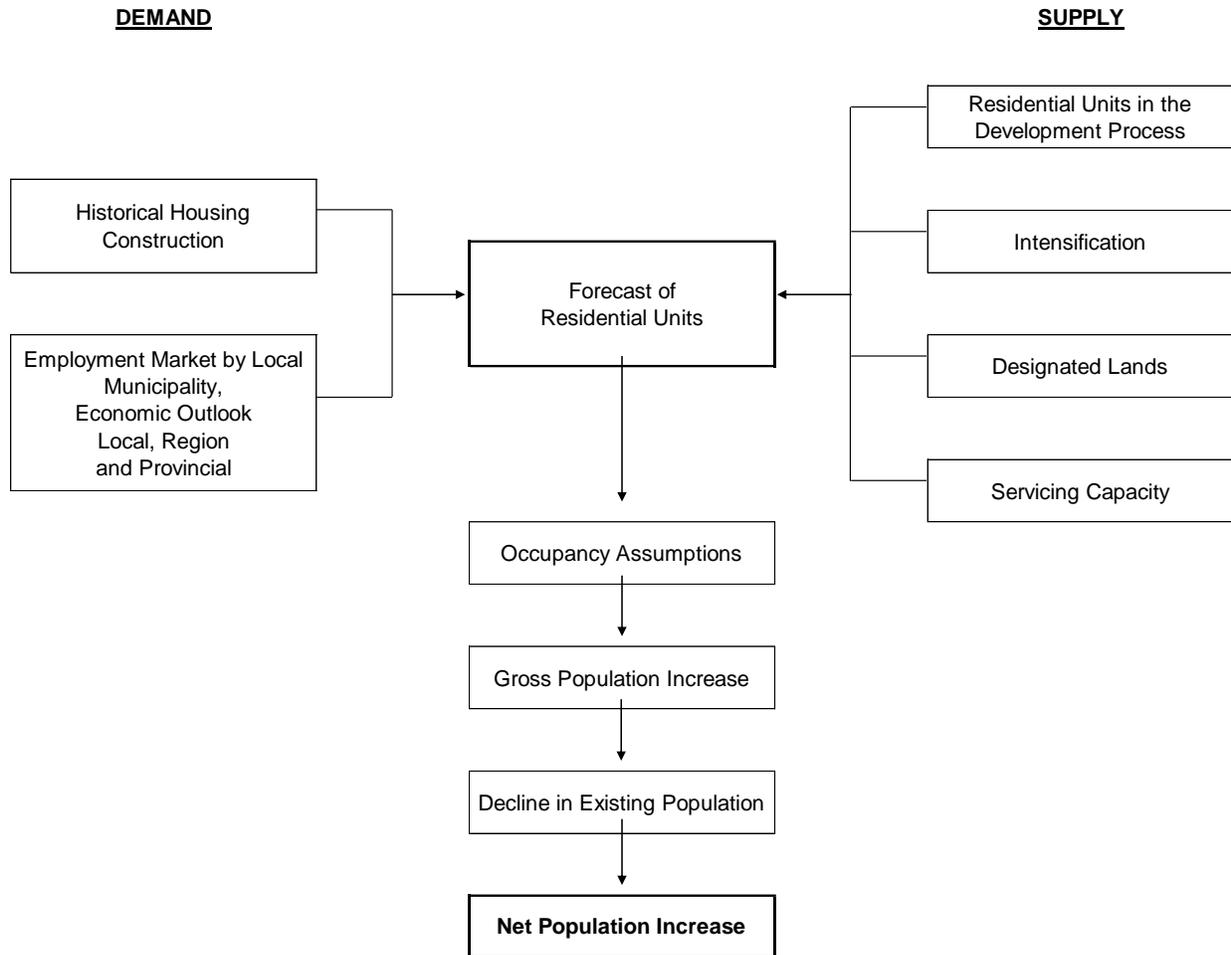
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Town and describes the basis for the forecast. The results of the residential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

As identified in Table 3-1 and Appendix A – Schedule 1, population in the Town of Aurora (excluding census undercount) is anticipated to reach approximately 77,070 by early-2034, resulting in an increase of approximately 13,380 persons. ^[1]

^[1] The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 3.1%. Population figures presented herein have been rounded.



Figure 3-1
Population and Household Forecast Model





**Table 3-1
Town of Aurora
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households		Equivalent Institutional Households
Historical	<i>Mid 2011</i>	54,880	53,203	818	52,385	12,305	3,565	1,810	11	17,691	744	3.007
	<i>Mid 2016</i>	57,190	55,445	740	54,705	12,770	3,975	2,100	10	18,855	673	2.941
	<i>Mid 2021</i>	64,010	62,057	667	61,390	14,470	4,280	2,740	10	21,500	606	2.886
Forecast	<i>Early 2024</i>	65,700	63,690	686	63,004	14,864	4,374	2,943	10	22,191	624	2.870
	<i>Early 2034</i>	79,500	77,074	832	76,242	15,571	6,172	6,337	10	28,090	756	2.744
Incremental	Mid 2011 - Mid 2016	2,310	2,242	-78	2,320	465	410	290	-1	1,164	-71	
	Mid 2016 - Mid 2021	6,820	6,612	-73	6,685	1,700	305	640	0	2,645	-67	
	Mid 2021 - Early 2024	1,690	1,633	19	1,614	394	94	203	0	691	18	
	Early 2024 - Early 2034	13,800	13,384	146	13,238	707	1,798	3,394	0	5,899	132	

[1] Population includes the Census undercount estimated at approximately 3.1% and has been rounded.

[2] Includes townhouses and apartments in duplexes.

[3] Includes studio, 1-bedroom, and 2-bedroom+ apartment units.

Notes:

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Provided below is a summary of the key assumptions and findings regarding the Town of Aurora D.C. growth forecast:

1. Unit Mix (Appendix A – Schedules 1, 4 and 5)

- The housing unit mix for the Town was derived from a detailed review of historical development activity (as per Schedule 5), as well as active residential development applications (as per Schedule 4) and discussions with Town staff regarding anticipated development trends for the Town of Aurora.
- Based on the above indicators, the 2024 to 2034 household growth forecast for the Town is comprised of a unit mix of 12% low density units (single detached and semi-detached), 30% medium density (multiples except apartments) and 58% high density (studio, 1-bedroom and 2-bedroom apartments).

2. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

3. Population in New Units (Appendix A – Schedules 2 and 3)

- The number of housing units to be constructed by 2034 in the Town of Aurora over the forecast period is presented in Table 3-1. Over the 2024 to 2034 forecast period, the Town is anticipated to average approximately 590 new housing units per year.
- Institutional population ^[1] is anticipated to increase by approximately 150 people between 2024 to 2034.
- Population in new units is derived from Schedules 2 and 3, which incorporate historical development activity, anticipated units (see unit mix

^[1] Institutional population largely includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2-or-more-bedroom units in collective households.



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

- Schedule 5 summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Town of Aurora. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 15-year average P.P.U.s by dwelling type are as follows:
 - Low density: 3.540
 - Medium density: 2.715
 - High density: 1.733

4. Existing Units and Population Change (Appendix A – Schedules 2 and 3)

- Existing households for early-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 2 and 3.^[1] The forecast population change in existing households over the 2024 to 2034 forecast period is forecast to decline by approximately 30.

5. Employment (Appendix A – Schedules 8a and 8b)

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

^[1] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.



- 2016 employment data ^{[1],[2]} (place of work) for the Town of Aurora is outlined in Schedule 8a. The 2016 employment base is comprised of the following sectors:
 - 80 primary (<1%);
 - 2,895 work at home employment (11%);
 - 5,030 industrial (20%);
 - 10,230 commercial/population-related (40%); and
 - 7,045 institutional (28%).
- The 2016 employment by usual place of work, including work at home, is 25,280. An additional 2,770 employees have been identified for the Town of Aurora in 2016 that have no fixed place of work (N.F.P.O.W.).^[3]
- Total employment, including work at home and N.F.P.O.W. for the Town of Aurora is anticipated to reach approximately 40,220 by early-2034. This represents an employment increase of approximately 7,620 for the 10-year forecast period.
- Schedule 8b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.

^[1] 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

^[2] Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

^[3] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."



- Total employment for the Town of Aurora (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 32,190 by early-2034. This represents an employment increase of approximately 6,220 for the 10-year forecast period. ^[1]

6. Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A – Schedule 8b)

- Square footage estimates were calculated in Schedule 7b based on the following employee density assumptions:
 - 950 sq.ft. per employee for industrial;
 - 395 sq.ft. per employee for commercial/population-related; and
 - 680 sq.ft. per employee for institutional employment.
- The Town-wide incremental G.F.A. is anticipated to increase by 3,977,700 sq.ft. over the 10-year forecast period.
- In terms of percentage growth, the 2024 to 2034 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 46%;
 - commercial/population-related – 26%; and
 - institutional – 28%.

^[1] G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 8a and 8b. Total employment growth in Schedule 8b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 8b is anticipated to reach approximately 32,130 by early-2034.



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal services that are provided within the Town.

A number of these services are not included in the list of eligible services provided in subsection 2 (4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services that are potentially eligible for inclusion in the Town’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

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



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

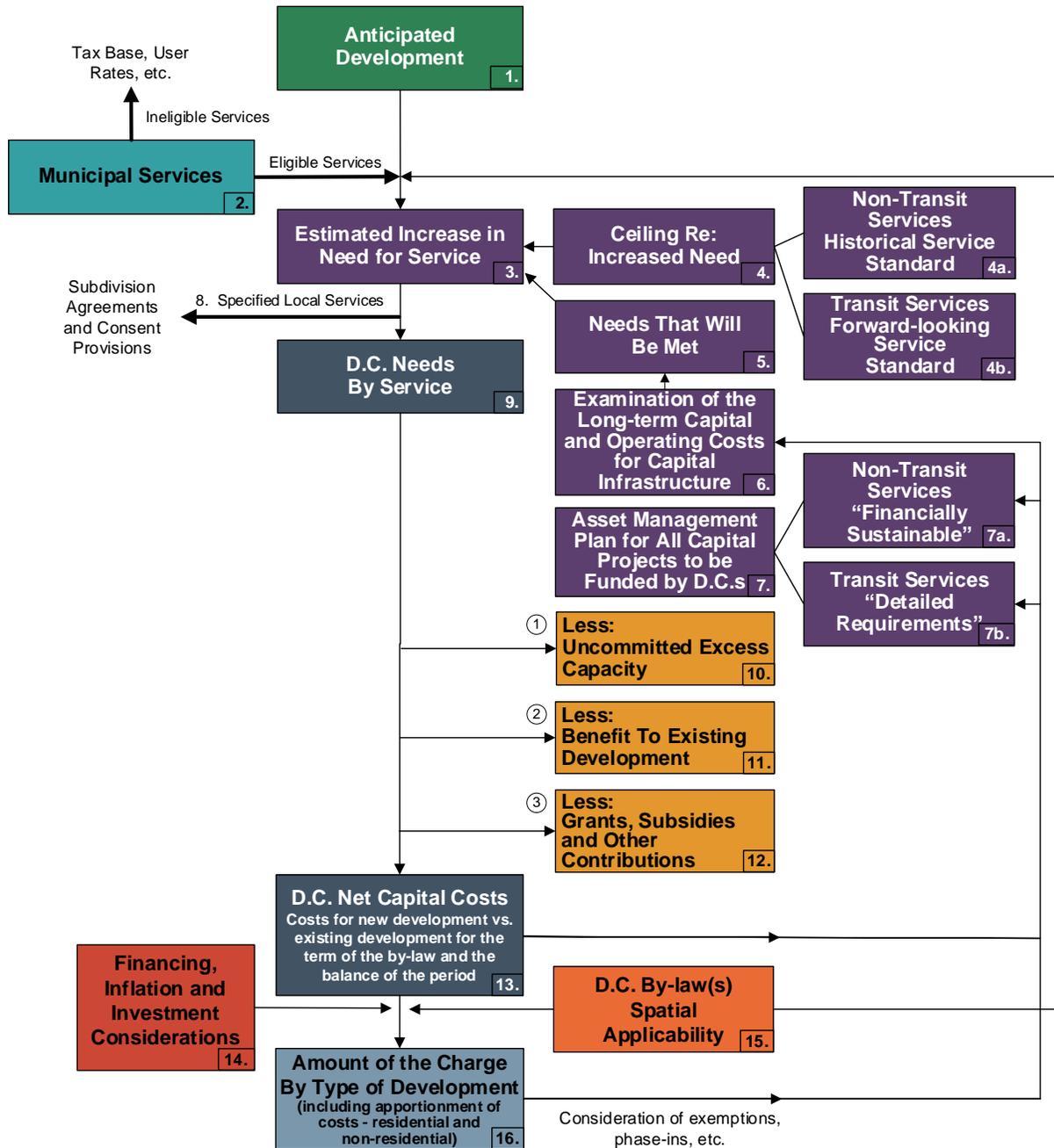




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, culverts and roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles ^[1] & facilities	100
	n/a	2.2 Other transit infrastructure	100
	Ineligible	2.3 Municipal parking spaces - indoor	0
	Ineligible	2.4 Municipal parking spaces - outdoor	0
	Yes	2.5 Works yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	100
	n/a	2.8 Airport	100
3. Stormwater Drainage and Control Services	Yes	3.1 Main channels and drainage trunks	100
	Yes	3.2 Channel connections	100
	No	3.3 Retention/detention ponds	100

^[1] with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ^[1]	100
	Yes	4.3 Small equipment and gear	100
5. Park Services (i.e., Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	100
	Yes	5.3 Development of district parks	100
	Yes	5.4 Development of municipal-wide parks	100
	Yes	5.5 Development of special purpose parks	100
6. Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	100
	Yes	6.2 Recreation vehicles and equipment ^[1]	100
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	100
	n/a	7.2 Library vehicles ^[1]	100
	Yes	7.3 Library materials	100
8. Emergency Preparedness Services	No	8.1 Facility space (incl. furniture and equipment)	100
	No	8.2 Vehicles ^[1]	100
	No	8.3 Equipment	100
9. Electrical Power Services	Ineligible	9.1 Electrical substations	0
	Ineligible	9.2 Electrical distribution system	0
	Ineligible	9.3 Electrical system rolling stock	0

^[1] with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
10. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	10.1 Cultural space (e.g., art galleries, museums and theatres)	0
	Ineligible	10.2 Tourism facilities and convention centres	0
11. Wastewater Services	n/a	11.1 Treatment plants	100
	Yes	11.2 Sewage trunks	100
	n/a	11.3 Local systems	0
	Yes	11.4 Vehicles and equipment ^[1]	100
12. Water Supply Services	n/a	12.1 Treatment plants	100
	Yes	12.2 Distribution systems	100
	n/a	12.3 Local systems	0
	Yes	12.4 Vehicles and equipment ^[1]	100
13. Waste Management Services	Ineligible	13.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	13.2 Landfills and other disposal facilities	0
	n/a	13.3 Waste diversion facilities	100
	n/a	13.4 Waste diversion vehicles and equipment ^[1]	100
14. Policing Services	n/a	14.1 Policing detachments	100
	n/a	14.2 Policing rolling stock ^[1]	100
	n/a	14.3 Small equipment and gear	100
15. Homes for the Aged	n/a	15.1 Homes for the aged space	100
	n/a	15.2 Vehicles ^[1]	100
16. Child Care	n/a	16.1 Child-care space	100
	n/a	16.2 Vehicles ^[1]	100
17. Health	n/a	17.1 Health department space	100
	n/a	17.2 Health department vehicles ^[1]	100
18. Social Housing	n/a	18.1 Social housing space	0
19. Provincial Offences Act (P.O.A.)	n/a	19.1 P.O.A. space	100

^[1] with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
20. Social Services	Ineligible	20.1 Social service space	0
21. Ambulance	n/a	21.1 Ambulance station space	100
	n/a	21.2 Vehicles ^[1]	100
22. Hospital Provision	Ineligible	22.1 Hospital capital contributions	0
23. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible	23.1 Office space	0
	Ineligible	23.2 Office furniture	0
	Ineligible	23.3 Computer equipment	0
24. Other Services	Ineligible	24.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land and facilities, including the D.C. background study cost	0
	Yes	24.2 Interest on money borrowed to pay for growth-related capital	0-100

^[1] with a 7+ year lifetime

4.4 Local Service Policy

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



4.5 Capital Forecast

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

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

The capital costs include:

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

In order for an increase in need for service to be included in the D.C. calculation, Town Council must indicate “that it intends to ensure that such an increase in need will be met” (subsection 5 (1) 3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast, or similar expression of the intention of Council (O. Reg. 82/98 section 3). The capital program contained herein reflects the Town’s approved and proposed capital budgets and master servicing/needs studies.

4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that “the value



of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. Outstanding credit obligations have been included in the D.C. calculations.

4.7 Classes of Services

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible service.

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein do not include a class of service.

4.8 Existing Reserve Funds

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

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5 (1).”

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

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

The alternative would involve the Town spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus,



the Town will use these reserve funds for the Town’s cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development that contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Town’s D.C. Reserve Fund balances by service as of December 31, 2023, are shown below:

Table 4-2
Summary of Development Charges Reserve Fund Balances
As of December 31, 2023

Service	December 31, 2023 Balances
Services Related to a Highway	11,700,597
Fire Protection Services	(2,131,100)
Parks and Recreation Services	(3,255,688)
Library Services	(503,106)
Wastewater	1,618,507
Water	1,037,916
Total	8,467,126

Note: Amounts in brackets are deficit balances.

4.9 Deductions

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

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies, and other contributions.

The requirements behind each of these reductions are addressed below.

4.9.1 *Reduction Required by Level of Service Ceiling*

This is designed to ensure that the increase in need included in section 4.3 does “not include an increase that would result in the level of service [for the additional



development increment] exceeding the average level of the service provided in the municipality over the 15-year period immediately preceding the preparation of the background study” (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 4) goes further to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

With respect to transit services, the changes to the Act introduced in 2015 have provided for an alternative method for calculating the service standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

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

4.9.2 Reduction for Uncommitted Excess Capacity

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

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



4.9.3 Reduction for Benefit to Existing Development

Section 5 (1) 6 of the D.C.A. provides that, “The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development.” The general guidelines used to consider benefit to existing development included:

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

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of service cap in section 4.9.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Town-wide system basis. For example, facilities of the same type may provide different services (i.e., leisure pool vs. competitive pool), different programs (i.e., hockey vs. figure skating), and different time availability for the same service (i.e., leisure skating available on Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users



from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies, and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

4.10 Municipal-wide vs. Area Rating

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

4.11 Allocation of Development

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.

4.12 Asset Management

The legislation now requires that a D.C. background study must include an asset management plan (A.M.P.) (subsection 10 (2) c. 2). The A.M.P. must deal with all



assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches, and policies on the asset management planning. This examination has been included in Appendix F.

4.13 Transit

The D.C.A. provides for the following matters for Transit:

- The Background Study requires the following in regard to transit costs (as per subsection 8 (2) of the Regulations):
 - The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2 (3) of the Act.
 - i. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - ii. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - iii. the anticipated development after the 10-year period immediately following the preparation of the background study.
 - An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
 - An assessment of ridership forecasts for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted ridership will be from existing or planned development.
 - An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.
- A forward-looking service standard (as per 6.1(2) of the Regulations):
 - The service is a discrete service.



- No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
- No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.
- A detailed asset management strategy and reporting requirements (subsection 6.1 (3) of the Regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, summary of how to achieve the proposed level of service, discussion on procurement measures and risk.

Transit services are provided through the Region of York. Therefore, the above calculations and reporting requirements are not required.

4.14 Mandatory Phase-in of a D.C.

As described in Chapter 1, all D.C. by-laws passed after January 1, 2022, the charge must be phased-in relative to the maximum charge that could be imposed under the by-law. The phase-in for the first 5-years that the by-law is in force, is as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

As noted in section 1.4, as of the time of writing, the Province has announced (on December 13, 2023) potential changes to the phase-in requirements. The details of these changes will be forthcoming in early 2024 and Watson will monitor and advise as to the nature of these changes.



Chapter 5

D.C.-Eligible Cost Analysis by Service



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

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 in the D.C.A. and described in Chapter 4, was followed in determining D.C. eligible costs.

The service component is evaluated on two format sheets:

- the service standards that provide the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts (note that this is not required for water or wastewater); and
- the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

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

5.2 Service Levels and 10-Year Capital Costs for Aurora’s D.C. Calculation

This section evaluates the development-related capital requirements for all services over a Town-wide 10-year planning period from 2024 to 2034.

5.2.1 *Services Related to a Highway*

Roads and Related

The Town of Aurora currently owns and maintains:

- 3.3 km of arterial roads;
- 55 km of collector roads;
- 38 bridges and culverts greater than 3 m;



- 132 cross culverts;
- 446 driveway culverts;
- 214 km of sidewalks;
- 11 km of multi-use paths;
- 17 traffic signals; and
- 5,181 streetlights.

The level of service provided over the historical 15-year period translates to an average investment of \$17,810 per capita and a maximum D.C. eligible amount of approximately \$238.37 million for recovery over the forecast period.

The Town has identified future capital needs totaling approximately \$80.27 million of which approximately \$16.08 million is attributable to existing development. These capital projects include road reconstructions, upgrades, sidewalks, signalization, and other road-related infrastructure. A deduction of approximately \$3.22 million has been made for the share of the projects that benefit growth outside the forecast period. A deduction of approximately \$11.70 million has been made from the calculations to reflect the balance in the D.C. reserve fund. Additionally a deduction of \$216,411 has been made to account for the amount the Town has previously funded for these projects. The resulting net growth-related amount of approximately \$49.06 million is being included in the D.C. calculations.

The residential/non-residential capital cost allocation for service related to a highway – roads and related is based on the ratio of the anticipated population and employment growth over the 10-year forecast period. This results in 68% being allocated to residential development and 32% to non-residential development.



Table 5-1
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Roads and Related

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non- Residential Share 32%
	Roads										
1	Winter Road Monitoring System	2024	61,000	-		61,000	51,900		9,100	6,188	2,912
2	Road Connection - Fernbrook and Ambria	2027	187,000	-		187,000	-		187,000	127,160	59,840
3	Construction of a Layby Lane on Tecumseh	2024	167,000	-	8,645	158,355	-		158,355	107,681	50,674
4	Construction of a Median at Yonge Street & Ridge Road	2024	150,000	-		150,000	-		150,000	102,000	48,000
5	Road Reconstruction - Promenade (Wellington to Church)	2024	5,915,000	-	132,766	5,782,234	-		5,782,234	3,931,919	1,850,315
6	Provision for Growth Related Roads - New/Upgrades/Widenings	2024-2031	18,700,000	-		18,700,000	-		18,700,000	12,716,000	5,984,000
7	Growth-Related Traffic Congestion Solutions	2025-2027	821,000	-		821,000	-		821,000	558,280	262,720
	Intersection Improvements										
8	Yonge Street/Church Street Signalization	2025	275,000	-		275,000	68,800		206,200	140,216	65,984
9	Provision for future intersection improvements	2024-2031	3,984,000	-		3,984,000	398,400		3,585,600	2,438,208	1,147,392
	Sidewalks (S), Illumination (I), Bikeways (B), Maintenance Strips (MS)										
10	Wellington Street - Bayview EAST to GO Parking @ 404 (south side)	2024-2030	1,010,000	-		1,010,000	101,000		909,000	618,120	290,880



Table 5-1 (Continued)
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Roads and Related

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non- Residential Share 32%
11	Wellington West Entrance Sidewalk - Bathurst to McLeod	2024	265,000	-		265,000	26,500		238,500	162,180	76,320
12	Bayview Avenue - Bloomington to Wellington	2025	1,550,000	-		1,550,000	155,000		1,395,000	948,600	446,400
13	Bayview Avenue - St. John's to N Town limit	2026-2028	377,000	-		377,000	37,700		339,300	230,724	108,576
14	St. John's Sideroad - Bathurst to Yonge	2031	1,900,000	427,500		1,472,500	190,000		1,282,500	872,100	410,400
15	Bathurst Street - Bloomington Sideroad to North Town limit	2025-2027	7,729,700	-		7,729,700	773,000		6,956,700	4,730,556	2,226,144
16	Bloomington Sideroad - Yonge Street to Bayview Avenue	2026-2028	1,029,900	-		1,029,900	103,000		926,900	630,292	296,608
17	Bloomington Sideroad - Bayview Avenue to East Town Limit	2029-2030	1,875,600	-		1,875,600	187,600		1,688,000	1,147,840	540,160
18	Yonge Street - Bloomington to GO bridge (East and West)	2024-2026	2,030,400	-		2,030,400	203,000		1,827,400	1,242,632	584,768
19	Yonge Street - GO bridge to Allaura - west side	2025-2027	637,300	-		637,300	63,700		573,600	390,048	183,552
20	Industrial Parkway South (West Side) - Wellington Street to Yonge Street	2025	474,008	-		474,008	47,400		426,608	290,094	136,515
21	Industrial Parkway North (West Side) - from Centre Street to St. John's Side Road (west side)	2025	624,434	-		624,434	249,800		374,634	254,751	119,883



Table 5-1 (Continued)
 Infrastructure Cost Included in the Development Charges Calculation
 Services Related to a Highway – Roads and Related

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non- Residential Share 32%
22	Sidewalk - Edward/ 100m East of Yonge - Dunning	2024	550,800	-	75,000	475,800	55,100		420,700	286,076	134,624
23	New S/W - Yonge Street from 185m North of Batson Dr. to St. John's S.R. (E side only)	2028-2029	350,000	-		350,000	140,000		210,000	142,800	67,200
24	New S/W - Yonge Street from Batson Dr. to 185 north (East Side Only), Yonge St. from 170m north of St. John's S.R. Dr. to North Town Limit, and Yonge St. from St. John's S.R. Dr. to North Town Limit	2024-2026	327,000	-		327,000	32,700		294,300	200,124	94,176
	Underpasses										
25	Cousins Drive Pedestrian Underpass	2030-2031	13,308,200	1,663,500		11,644,700	6,654,100		4,990,600	3,393,608	1,596,992
26	Underpass (Development North of St. Johns at Yonge Street)	2028-2029	4,800,000	-		4,800,000	2,400,000		2,400,000	1,632,000	768,000
27	Vandorf Road at Archer Hill	2024	428,900	-		428,900	107,200		321,700	218,756	102,944
28	Yonge Street at Elderberry	2031	2,409,700	-		2,409,700	1,204,900		1,204,800	819,264	385,536
	Pedestrian Crossings (IPS)										
29	Grade Crossing at Bayview / Rickard	2033	2,000,000	1,125,000		875,000	500,000		375,000	255,000	120,000
30	Other Ped. Crossings - Various Locations	2024-2031	332,000	-		332,000	83,000		249,000	169,320	79,680



Table 5-1 (Continued)
 Infrastructure Cost Included in the Development Charges Calculation
 Services Related to a Highway – Roads and Related

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non- Residential Share 32%
31	Train Whistle Cessation at St.John's SDRD Grade C	2030	95,000	-		95,000	47,500		47,500	32,300	15,200
	Other Road Related Projects										
32	Traffic Calming	2024-2031	2,000,000	-		2,000,000	200,000		1,800,000	1,224,000	576,000
33	S/W - Leslie Street - 600m North of Wellington to North Town limit	2024	1,738,500	-		1,738,500	173,900		1,564,600	1,063,928	500,672
34	Streetlight Pole Identification - Annual Program	2024-2031	20,000	-		20,000	-		20,000	13,600	6,400
35	Retaining Walls (Erosion Control)	2024-2031	2,145,000	-		2,145,000	1,823,300		321,700	218,756	102,944
	Reserve Fund Adjustment			-		-	11,700,597		(11,700,597)	(7,956,406)	(3,744,191)
	Total		80,268,443	3,216,000	216,411	76,836,032	27,779,097	-	49,056,935	33,358,716	15,698,219



Public Works (Facilities and Fleet)

The Town's Public Works department operates out of the Joint Operations Centre, which is shared with Parks and Recreation. The Public Works portion of the facility totals 38,940 sq.ft. (this represents 59% of the total 66,000 sq.ft. building). Additionally, a fleet of 65 vehicles and equipment are utilized by the Public Works staff. The average level of investment provided over the historical 15-year period was \$562 which results in a D.C. eligible amount of approximately \$7.52 million.

Based on the anticipated growth in the Town over the forecast period, approximately \$3.93 million in capital projects have been identified. Capital projects include the contracts for plows and sidewalks, and various vehicles and equipment. A deduction for the amount that benefits the existing development of \$595,000 has been included. The net growth-related D.C. recoverable amount of approximately \$3.34 million has been included in the D.C. calculations.

The residential/non-residential capital cost allocation for service related to a highway – public works (facilities and fleet) is based on the ratio of the anticipated population and employment growth over the long-term forecast period. This results in 68% being allocated to residential development and 32% to non-residential development.



Table 5-2
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Public Works (Facilities and Fleet)

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
1	Plows - Contract	2024-2031	1,800,000	-		1,800,000	-		1,800,000	1,224,000	576,000
2	Sidewalk Plows - Contract	2024-2031	540,000	-		540,000	-		540,000	367,200	172,800
3	New SUV	2024	75,000	-		75,000	-		75,000	51,000	24,000
4	Truck	2024	80,000	-		80,000	-		80,000	54,400	25,600
5	6-ton Diesel Dump with Plow and Sander	2025	390,000	-		390,000	-		390,000	265,200	124,800
6	Van	2025	70,000	-		70,000	-		70,000	47,600	22,400
7	Electric Vehicle Infrastructure	2026-2029	700,000	-		700,000	595,000		105,000	71,400	33,600
8	Sidewalk Vacuum Sweeper	2024	200,000	-		200,000	-		200,000	136,000	64,000
9	New SUV	2025	75,000	-		75,000	-		75,000	51,000	24,000
	Total		3,930,000	-	-	3,930,000	595,000	-	3,335,000	2,267,800	1,067,200



5.2.2 Fire Services

The Town of Aurora's fire services are shared with the Town of Newmarket under the Central York Fire Services. Aurora's current share of the service is approximately 42%. Based on Aurora's share of the service, the Town's portion of the fire stations equate to 28,488 sq.ft. of facility space, providing for a per capita average level of service of 0.40 sq.ft. per capita or \$421 per capita. This level of service provides the Town with a maximum D.C.-eligible amount for recovery over the forecast period of approximately \$5.63 million for fire facilities.

The fire department has a current inventory of 31 vehicles, of which Aurora is responsible for 12.92 vehicles (based on approximately 42% of Aurora's share of the service). The inventory provided over the previous 15-year period results in a calculated average level of service of 0.20 vehicles per 1,000 population, and an average level of investment of \$136 per capita. This level of service provides for a D.C.-eligible amount of approximately \$1.82 million over the forecast period.

In addition to vehicles, the Town also provides a total of approximately \$1.91 million in small equipment and gear (42% of the \$4.58 million total shared with Newmarket). This results in a calculated average level of service for the historical 15-year period of \$28 per capital. Providing for a D.C.-eligible amount over the forecast period of \$371,674 for small equipment and gear.

Based on the above, the maximum D.C.-eligible amount for recovery over the 2024 to 2034 forecast period for fire services is approximately \$7.83 million.

The capital program is based on the Town's 10-year budget and capital forecast. However, it is noted that the Town is undertaking a Fire Master Plan study which may have findings that revise the current capital program contained within this study and should be considered in a future update.

To service new development, the Town has identified future capital needs totaling approximately \$26.39 million, including the need for the new North Station 4-6 and new South Station 4-7 along with additional equipment, bunker gear, station wear for the new crews at each station, vehicles at each station, and the reserve fund deficit. Of this amount, deductions of approximately \$5.04 million and \$14.1 million have been made to recognize the share of the projects that benefit growth outside the forecast period, as well as the share of costs that would be related to Newmarket, respectively. Therefore,



the net growth-related amount of approximately \$7.20 million has been included in the D.C. calculations.

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



Table 5-3
Infrastructure Cost Included in the Development Charges Calculation
Fire Services

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development*	Total	Residential Share 68%	Non- Residential Share 32%
1	New North Station 4-6	2026-2028	9,470,000	-		9,470,000	-	5,522,000	3,948,000	2,684,640	1,263,360
2	New North Station 4-6 - Vehicle	2028	1,300,000	-		1,300,000	-	758,000	542,000	368,560	173,440
3	Station 4-6 - Bunker Gear and Station Wear for New Crew	2028	528,000	-		528,000	-	307,900	220,100	149,668	70,432
4	Station 4-6 Additional Equipment	2028	800,000	-		800,000	-	466,500	333,500	226,780	106,720
5	New South Station 4-7	2032-2034	9,470,000	3,948,000		5,522,000	-	5,522,000	-	-	-
6	New South Station 4-7- Vehicle	2034	1,300,000	542,000		758,000	-	758,000	-	-	-
7	Station 4-7 - Bunker Gear and Station Wear for New Crew	2034	528,000	220,100		307,900	-	307,900	-	-	-
8	Station 4-7 Additional Equipment	2034	800,000	333,500		466,500	-	466,500	-	-	-
9	Fire Provention Officer Vehicle	2024	60,000	-		60,000	-	35,000	25,000	17,000	8,000
	Reserve Fund Adjustment		2,131,100	-		2,131,100	-		2,131,100	1,449,148	681,952
	Total		26,387,100	5,043,600	-	21,343,500	-	14,143,800	7,199,700	4,895,796	2,303,904



5.2.3 Parks and Recreation Services

The Town currently has 279.79 acres of parkland within its jurisdiction. The parkland consists of various community parks, neighbourhood parks, open spaces, and parkettes. The Town's level of service over the historical 15-year period (2009-2023) equals an average of 4.8 acres of parkland per 1,000 population, or an investment of \$2,800 per capita. Over the forecast period the Town would be eligible to collect approximately \$37.48 million from D.C.s for parkland development.

The Town currently provides 265 parkland amenities, including various types of fields and courts, playground equipment, splash pads, fitness equipment, bridges, and various buildings such as gazebos, picnic shelters, etc. Over the historical 15-year period the Town provided an average of 4.1 amenities per 1,000 population. Over the forecast period to 2034 the Town would be eligible to collect approximately \$22.73 million from D.C.s for parkland amenities.

In addition to parkland development and amenities, the Town currently has 48,958 linear metres of parkland trails and 28,560 sq.ft. of park depots (including the 41% share of the Joint Operations Centre attributable to parks). The level of service provided over the historical 15-year period translates to an average investment of \$623 per capita and a maximum D.C. eligible amount of approximately \$8.34 million for recovery over the forecast period.

With respect to recreation facilities, there are currently 11 facilities provided by the Town including the Aurora Community Centre, Aurora Leisure Complex, Stronach Aurora Recreation Complex, etc. In total, these facilities provide the Town with 382,475 sq.ft. of recreation facility space. Based on the inventory of space over the historical 15-year period (2009 to 2023), the Town has provided an average of approximately 6.79 sq.ft. of space per capita or an investment of \$5,957 per capita. Over the forecast period the Town would be eligible to collect approximately \$79.73 million from D.C.s for recreation facility space.

The Town also maintains and operates a fleet of 90 vehicles and equipment, which has an estimated replacement value of approximately \$4.74 million. This results in a calculated average level of service for the historical 15-year period of \$63 per capita, providing a D.C. eligible amount over the forecast period of \$843,058.



In total, the Town is eligible to collect approximately \$149.12 million for parks and recreation services.

Based on the projected growth over the 2024 to 2034 forecast period, the Town has identified future capital needs totaling approximately \$143.71 million. These capital needs include various parkland development projects, park trail construction, multi-use courts, a hard court dome, park vehicles, and a provision for new recreation facility development, as well as the recovery of debt, outstanding credits, and the reserve fund balance. Through a review of the proposed capital works, the following deductions have been made:

- \$52.5 million for post period benefit;
- \$2.3 million for projects with previously funded D.C. amounts;
- \$78,600 for benefit to the existing community; and
- \$4.0 million for contributions from other sources.

Therefore the total net growth capital cost included in the D.C. for parks and recreation services is approximately \$84.87 million.

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



Table 5-4
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2024 to 2034									95%	5%
1	Park Development and Facilities (20ha @ \$668,000/ha)	2024-2034	13,372,000	-		13,372,000	-		13,372,000	12,703,400	668,600
2	Multi-Use Courts as per Parks & Rec Master Plan	2024	300,000	-		300,000	-		300,000	285,000	15,000
3	Multi Hard Court Dome	2024-2025	6,000,000	-		6,000,000	-		6,000,000	5,700,000	300,000
4	Artificial Ice Rink with Boards	2024-2025	3,250,000	-		3,250,000	-		3,250,000	3,087,500	162,500
5	Wildlife Park	2024	5,120,000	-		5,120,000	-		5,120,000	4,864,000	256,000
6	Englehard Off-Leash Dog Park Construction	2024	250,000	-		250,000	-		250,000	237,500	12,500
7	Leslie St / St. Johns (South East and North East Trails)	2028-2029	1,156,500	-		1,156,500	-		1,156,500	1,098,675	57,825
8	Leslie St Trail Connection - First Commerce Dr.	2025-2026	500,000	-		500,000	-		500,000	475,000	25,000
9	Shining Hill Trail Construction	2024-2026	1,838,100	-		1,838,100	-		1,838,100	1,746,195	91,905



Table 5-4 (Continued)
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2024 to 2034									95%	5%
10	Brookfield Parkette to Leslie Trail Connection	2025	100,000	-		100,000	-		100,000	95,000	5,000
11	Fitness Park	2027	175,000	-		175,000	-		175,000	166,250	8,750
12	Yonge Hadley Grange Trail Site Works	2024	150,000	-		150,000	-		150,000	142,500	7,500
13	Eric T. Smith Park	2026	80,000	-		80,000	-		80,000	76,000	4,000
14	George St. School - Park Construction and Amenities	2026-2027	5,300,000	-		5,300,000	-		5,300,000	5,035,000	265,000
15	Addison Hall Trails & Signage	2026	784,700	-		784,700	-		784,700	745,465	39,235
16	Hartwell Way Park in 2C	2024	2,720,900	-	2,265,967	454,933	-		454,933	432,186	22,747
17	Shining Hill Park	2024	6,000,000	-		6,000,000	-	4,000,000	2,000,000	1,900,000	100,000
18	Artificial Turf - Aurora Barbarians	2024-2025	2,750,000	-		2,750,000	-		2,750,000	2,612,500	137,500
19	Dog Waste Containers	2024-2026	92,500	-		92,500	78,600		13,900	13,205	695
20	Crew Cab Truck (1), Trailer (1), Zero Turn Mower	2024	136,700	-		136,700	-		136,700	129,865	6,835
21	3/4 ton truck	2024	80,000	-		80,000	-		80,000	76,000	4,000



Table 5-4 (Continued)
 Infrastructure Cost Included in the Development Charges Calculation
 Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2024 to 2034									95%	5%
	Recreation Facilities										
22	Stronach Aurora Recreation Complex - 20 yr Debenture (Principal)	2024	607,534	-		607,534	-		607,534	577,157	30,377
23	Stronach Aurora Recreation Complex - 20 yr Debenture (Discounted Interest)	2024	27,268	-		27,268	-		27,268	25,904	1,363
24	Hallmark Baseball Diamonds - 20 yr Debenture (Principal)	2024	3,111,719	-		3,111,719	-		3,111,719	2,956,133	155,586
25	Hallmark Baseball Diamonds - 20 yr Debenture (Interest)	2024	229,409	-		229,409	-		229,409	217,939	11,470
26	Aurora Town Square - 20 yr Debenture (principal)	2025	4,000,000	-		4,000,000	-		4,000,000	3,800,000	200,000
27	Aurora Town Square - 20 yr Debenture (interest)	2025	1,206,649	-		1,206,649	-		1,206,649	1,146,317	60,332



Table 5-4 (Continued)
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2024 to 2034									95%	5%
28	Stronach Aurora Recreation Complex Gymnasium - 20 yr Debenture (Principal)	2025	8,200,000	-		8,200,000	-		8,200,000	7,790,000	410,000
29	Stronach Aurora Recreation Complex Gymnasium - 20 yr Debenture (Interest)	2025	2,161,752	-		2,161,752	-		2,161,752	2,053,665	108,088
30	Provision for New Recreation Facility Development	2030-2034	70,000,000	52,500,000		17,500,000	-		17,500,000	16,625,000	875,000
31	Additional Greenhouse at JOC	2025	206,600	-		206,600	-		206,600	196,270	10,330
	Outstanding Credits		549,227	-		549,227	-		549,227	521,766	27,461
	Reserve Fund Adjustment		3,255,688	-		3,255,688	-		3,255,688	3,092,903	162,784
	Total		143,712,245	52,500,000	2,265,967	88,946,278	78,600	4,000,000	84,867,678	80,624,295	4,243,384



5.2.4 Library Services

The Town currently operates its library services out of the Aurora Public Library. The facility is 39,200 sq.ft. and maintains collection materials valued at \$11.5 million . Over the previous 15 years, the Town has sustained an average current level of service of 0.69 sq.ft. of facility space and 5.20 collection materials per capita. Including facilities and collection materials (e.g., books, periodicals, electronic collections, etc.), the level of service provided is \$1,014 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of approximately \$13.57 million.

With respect to capital needs to accommodate growth over the forecast period, the Town has identified a provision for additional library space as well as a provision for additional collection materials. In total, the gross capital cost estimate is \$11.20 million. A recovery of \$503,106 was added to the calculations to recognize the Town's reserve fund deficit. As a result of the above, the total amount included in the D.C. calculations is approximately \$11.70 million.

While library usage is predominately residential based, there is some use of the facilities by non-residential users, for the purpose of research. To acknowledge this use of the growth-related capital costs have been allocated 95% residential development and 5% non-residential development.



Table 5-5
Infrastructure Cost Included in the Development Charges Calculation
Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
2024 to 2034									95%	5%	
1	Provision for Additional Library Space	2027-2030	9,000,000	-		9,000,000	-		9,000,000	8,550,000	450,000
2	Provision for Additional Collection Materials	2027-2030	2,200,000	-		2,200,000	-		2,200,000	2,090,000	110,000
	Reserve Fund Adjustment		503,106	-		503,106	-		503,106	477,951	25,155
	Total		11,703,106	-	-	11,703,106	-	-	11,703,106	11,117,951	585,155



5.2.5 Water Services

The Town has identified the need to undertake water-related capital works in the form of the Hallgrove/Smart Centre project, the Old Bloomington Watermain project, and a provision for new watermains. An additional \$136,103 has been included to recover for the outstanding credit obligation. Additionally, the existing reserve fund balance of approximately \$1.04 million has been deducted from the calculations. The resulting net growth-related amount of approximately \$5.59 million is being included in the D.C. calculations.

These costs are shared between residential and non-residential based on the population to employment ratio over the 10-year forecast period, resulting in 68% being residential development and 32% being allocated to non-residential development.



Table 5-6
Infrastructure Cost Included in the Development Charges Calculation
Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
1	Hallgrove/Smart Centre - North/South Collector	2024-2031	350,000	-		350,000	-		350,000	238,000	112,000
2	Provision for Water Mains	2024-2031	4,875,000	-		4,875,000	-		4,875,000	3,315,000	1,560,000
3	Old Bloomington Watermain	2025-2027	1,267,500	-		1,267,500	-		1,267,500	861,900	405,600
	Outstanding Credits		136,103	-		136,103	-		136,103	92,550	43,553
	Reserve Fund Adjustment		-	-		-	1,037,916		(1,037,916)	(705,783)	(332,133)
	Total		6,628,603	-	-	6,628,603	1,037,916	-	5,590,687	3,801,667	1,789,020



5.2.6 Wastewater Services

The Town has identified the need to undertake wastewater-related capital works in the form of the Yonge St. Sani rehab & streetscape design project, an I/I reduction program, the Old Bloomington sanitary sewer project, and a provision for new wastewater mains. Furthermore, approximately \$1.2 million has been included to recover for the outstanding credit obligation. Deductions in the amounts of \$1.8 million and \$1.6 million have been made to account for the benefit to the existing community and the reserve fund balance, respectively. The resulting net growth-related amount of approximately \$6.87 million is being included in the D.C. calculations.

These costs are shared between residential and non-residential based on the population to employment ratio over the 10-year forecast period, resulting in 68% being residential development and 32% being allocated to non-residential development.



Table 5-7
Infrastructure Cost Included in the Development Charges Calculation
Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
1	Yonge St. Sani Sewer Rehab & Streetscape Detailed Design	2024-2026	122,000	-		122,000	57,200		64,800	44,064	20,736
2	I/I Reduction Program	2024-2031	3,500,000	-		3,500,000	1,750,000		1,750,000	1,190,000	560,000
3	Provision for Wastewater Mains	2024-2031	4,800,000	-		4,800,000	-		4,800,000	3,264,000	1,536,000
4	Old Bloomington Sanitary Sewer	2025-2027	672,000	-		672,000	-		672,000	456,960	215,040
	Outstanding Credits		1,201,828	-		1,201,828	-		1,201,828	817,243	384,585
	Reserve Fund Adjustment		-	-		-	1,618,507		(1,618,507)	(1,100,585)	(517,922)
	Total		10,295,828	-	-	10,295,828	3,425,707	-	6,870,121	4,671,682	2,198,439



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 calculates the proposed uniform D.C.s to be imposed on anticipated development in the Town for Town-wide services over a 10-year planning horizon.

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

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

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible-D.C. cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 7) to calculate the charge in Table 6-1.

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

Table 6-2 summarizes the total D.C. that is applicable for Town-wide services and Table 6-3 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the life of the by-law.



Table 6-1
Town of Aurora
Development Charge Calculation
Town-wide Services
10-Year (2024 to 2034)

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Wastewater Services</u>				
1.1 Collection Infrastructure	4,671,682	2,198,439	1,233	0.55
	4,671,682	2,198,439	1,233	0.55
2. <u>Water Services</u>				
2.1 Distribution Infrastructure	3,801,667	1,789,020	1,003	0.45
	3,801,667	1,789,020	1,003	0.45
3. <u>Services Related to a Highway</u>				
3.1 Roads and Related	33,358,716	15,698,219	8,805	3.95
3.2 Public Works (Facilities and Fleet)	2,267,800	1,067,200	599	0.27
	35,626,516	16,765,419	9,404	4.22
4. <u>Fire Protection Services</u>				
4.1 Fire facilities, vehicles & equipment	4,895,796	2,303,904	1,292	0.58
	4,895,796	2,303,904	1,292	0.58
5. <u>Library Services</u>				
5.1 Library facilities, materials and vehicles	11,117,951	585,155	2,935	0.15
	11,117,951	585,155	2,935	0.15
6. <u>Parks and Recreation Services</u>				
6.1 Park development, amenities, trails, recreation facilities, vehicles and equipment	80,624,295	4,243,384	21,280	1.07
	80,624,295	4,243,384	21,280	1.07
TOTAL	140,737,906	27,885,321	37,147	7.02
D.C.-Eligible Capital Cost	140,737,906	27,885,321		
10-Year Gross Population/GFA Growth (sq.ft.)	13,412	3,977,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$10,493.43	\$7.02		
By Residential Unit Type				
	P.P.U.			
Single and Semi-Detached Dwelling	3.540	\$37,147		
Multiples	2.715	\$28,490		
Apartments - Large	1.988	\$20,861		
Apartments - Small	1.366	\$14,334		
Special Care/Special Dwelling Units	1.100	\$11,543		



Table 6-2
Town of Aurora
Development Charge Calculation
Total All Services

	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Town-wide Services/Classes 10 Year	140,737,906	27,885,321	37,147	7.02
TOTAL	140,737,906	27,885,321	37,147	7.02



Table 6-3
Town of Aurora
Gross Expenditure and Sources of Revenue Summary for Costs to be Incurred over the Life of the By-law

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other	Benefit to	Other Funding		Residential	Non-Residential
1. Wastewater Services							
1.1 Collection Infrastructure	9,094,000	0	1,807,200	0	0	4,955,024	2,331,776
2. Water Services							
2.1 Distribution Infrastructure	6,492,500	0	0	0	0	4,414,900	2,077,600
3. Services Related to a Highway							
3.1 Roads and Related	80,268,443	216,411	16,078,500	0	3,216,000	41,315,121	19,442,410
3.2 Public Works (Facilities and Fleet)	3,930,000	0	595,000	0	0	2,267,800	1,067,200
4. Fire Protection Services							
4.1 Fire facilities, vehicles & equipment	24,256,000	0	0	14,143,800	5,043,600	3,446,648	1,621,952
5. Library Services							
5.1 Library facilities, materials and vehicles	11,200,000	0	0	0	0	10,640,000	560,000
6. Parks and Recreation Services							
6.1 Park development, amenities, trails, recreation facilities, vehicles and equipment	120,363,000	2,265,967	78,600	4,000,000	52,500,000	58,442,511	3,075,922
Total Expenditures & Revenues	\$255,603,943	\$2,482,378	\$18,559,300	\$18,143,800	\$60,759,600	\$125,482,005	\$30,176,860



Chapter 7

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



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

7.1 Introduction

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

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

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

Subsection 5 (6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under subsection 5 (1) 2-7 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

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

The rules provided are based on the Town’s existing policies; with some modifications and consideration for the changes to the D.C.A. resulting from Bills 108, 197, 213 and 23.



7.2 D.C. By-law Structure

It is recommended that:

- the Town uses a uniform Town-wide D.C. calculation for all Town-wide services; and
- one D.C. by-law be used for all services.

7.3 D.C. By-law Rules

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

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

7.3.1 Payment in any Particular Case

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

- “(a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
- (b) the approval of a minor variance under section 45 of the Planning Act;
- (c) a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;
- (d) the approval of a plan of subdivision under section 51 of the Planning Act;
- (e) a consent under section 53 of the Planning Act;
- (f) the approval of a description under section 9 of the Condominium Act, 1998; or
- (g) the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure.”



7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the number of square feet of G.F.A. constructed for eligible uses (i.e., industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
 - for parks and recreation services and library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector; and
 - for services related to a highway, fire protection services, water services, and wastewater services a 68% residential/32% non-residential attribution has been made based on a population vs. employment growth ratio over the 10-year (2024 to 2034) forecast period.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

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

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



7.3.4 Exemptions (full or partial)

a) Statutory exemptions:

- industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education (section 3);
- may add up to 2 apartments in an existing or new detached, semi-detached, or rowhouse (including in an ancillary structure);
- add one additional unit or 1% of existing units in an existing rental residential building;
- a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- affordable units, attainable units, and affordable inclusionary zoning units (to be in force at a later date);
- non-profit housing; and
- discount for rental housing units based on bedroom size (i.e., three or more bedrooms – 25% reduction, two bedrooms – 20% reduction, and all others – 15% reduction).

b) Non-statutory exemptions for Council's consideration:

- land owned by and used for the purposes of a private school;
- lands, buildings, or structures used or to be used for the purposes of a cemetery or burial;
- places of worship;
- non-residential uses permitted pursuant to section 39 of the Planning Act or any successor thereto;
- the issuance if a building permit not resulting in the creation of additional gross floor area;
- agricultural uses;
- public hospitals; and



- land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education.

7.3.5 Phasing in

As required by Bill 23, the calculated D.C. will be phased-in over a five-year period as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

As noted in earlier sections, as of the time of writing, the Province has announced (on December 13, 2023) potential changes to the phase-in requirements. The details of these changes will be forthcoming in early 2024 and Watson will monitor and advise as to the nature of these changes.

7.3.6 Timing of Collection

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

- Development charges shall be payable upon issuance of the first building permit with respect to each building or structure. Where applicable, a development charge for Town-wide engineered services shall be payable upon execution of a vacant land condominium agreement, a development agreement, or a subdivision agreement, with the remaining applicable portions to the development charge to be payable at issuance of building permit as above;
- Development charges for rental housing and institutional developments are due and shall be payable in 6 installments commencing with the first installment payable on the date of first occupancy certificate issued, and each subsequent installment, including interest, payable on the anniversary date each year thereafter;
- Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the development



charges shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest. Where both a site plan and zoning by-law application are received for a development, applicable development charges under subsections 3.6 and 3.7 shall be calculated on the rates set out in Schedule "B" on the date that the planning application is deemed complete, including interest. Otherwise the current rates under Schedule "B" will apply excluding interest; and

- Despite above, Council, from time to time, and at any time, may enter into agreements providing for all or any part of a D.C. to be paid before or after it would otherwise be payable.

7.3.7 The Applicable Areas

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

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

7.3.8 Indexing

Rates shall be adjusted, without amendment to the By-law, semi-annually on the first day of January and July of each year, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02)¹.

7.4 Other D.C. By-law Provisions

It is recommended that:

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



7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The Town's D.C. collections are currently reserved in eight (8) separate reserve funds: Fire Services, Library Services, Municipal Parking Spaces, General Government, Roads & Related, Sanitary Sewer, Water Supply & Distribution, and Parks & Recreation.

With respect to the Municipal Parking Spaces and General Government reserve funds, it is recommended that the amounts be utilized or incorporated as part of the Town's General Capital Reserves as these services are no longer eligible D.C. services.

Appendix D outlines the reserve fund policies that the Town is required to follow as per the D.C.A.

7.4.2 By-law In-force Date

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

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

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

7.4.4 Area Rating

The D.C.A. required that Council must consider the use of area specific charges:

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



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

Currently the Town's by-law provides for all services to be recovered on a uniform, Town-wide basis. There have been several reasons why area-rating has not been imposed on these services, including:

1. All Town services, with the exception of water and wastewater, require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the Town, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that "if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality." Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the Town hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Expanding on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Town-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.
3. Many services provided (roads, parks and recreation facilities, etc.) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Town will be used by residents from all areas depending on the programming of the facility (i.e., a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).



For the reasons noted above, it is recommended that Council calculate the charges on a uniform Town-wide basis for all services/classes of services.

7.5 Other Recommendations

It is recommended that Council:

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

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

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

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated January 23, 2024, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated January 23, 2024;”

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

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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (section 8.1.2), as well as the optional, informal consultation process (section 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

8.1.2 Public Meeting of Council

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

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

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

8.1.3 Other Consultation Activity

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

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



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

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

8.2 Anticipated Impact of the Charge on Development

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

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



8.3 Implementation Requirements

8.3.1 Introduction

Once the Town has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters. These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections that follow present an overview of the requirements in each case.

8.3.2 Notice of Passage

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

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

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

8.3.3 By-law Pamphlet

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

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



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

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

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

8.3.4 Appeals

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

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

8.3.5 Complaints

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

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



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

8.3.6 Credits

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

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

8.3.7 Front-Ending Agreements

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

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

8.3.8 Severance and Subdivision Agreement Conditions

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

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



- “local services to be installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*.”

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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Town of Aurora Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	54,880	53,203	818	52,385	12,305	3,565	1,810	11	17,691	744	3.007
	Mid 2016	57,190	55,445	740	54,705	12,770	3,975	2,100	10	18,855	673	2.941
	Mid 2021	64,010	62,057	667	61,390	14,470	4,280	2,740	10	21,500	606	2.886
Forecast	Early 2024	65,700	63,690	686	63,004	14,864	4,374	2,943	10	22,191	624	2.870
	Early 2034	79,500	77,074	832	76,242	15,571	6,172	6,337	10	28,090	756	2.744
Incremental	Mid 2011 - Mid 2016	2,310	2,242	-78	2,320	465	410	290	-1	1,164	-71	
	Mid 2016 - Mid 2021	6,820	6,612	-73	6,685	1,700	305	640	0	2,645	-67	
	Mid 2021 - Early 2024	1,690	1,633	19	1,614	394	94	203	0	691	18	
	Early 2024 - Early 2034	13,800	13,384	146	13,238	707	1,798	3,394	0	5,899	132	

^[1] Population includes the Census undercount estimated at approximately 3.1% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes studio, 1-bedroom, and 2-bedroom+ apartment units.

Notes:

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Schedule 2
Town of Aurora
Current Year Growth Forecast
Mid-2021 to Early-2024

		Population
Mid 2021 Population		62,057
Occupants of New Housing Units, Mid 2021 to Early 2024	<i>Units (2)</i>	691
	<i>multiplied by P.P.U. (3)</i>	2,727
	<i>gross population increase</i>	1,883
Occupants of New Equivalent Institutional Units, Mid 2021 to Early 2024	<i>Units</i>	18
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	19
Decline in Housing Unit Occupancy, Mid 2021 to Early 2024	<i>Units (4)</i>	21,500
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.013
	<i>total decline in population</i>	-269
Population Estimate to Early 2024		63,690
<i>Net Population Increase, Mid 2021 to Early 2024</i>		1,633

- (1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.
- (2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.
- (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.288	57%	1.874
<i>Multiples (6)</i>	2.708	14%	0.369
<i>Apartments (7)</i>	1.647	29%	0.484
Total		100%	2.727

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

- (4) 2021 households taken from Statistics Canada Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhouses and apartments in duplexes.
- (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 3
Town of Aurora
10-Year Growth Forecast
Early-2024 to Early-2034**

		Population
Early 2024 Population		63,690
Occupants of New Housing Units, Early 2024 to Early 2034	<i>Units (2)</i>	5,899
	<i>multiplied by P.P.U. (3)</i>	2,249
	<i>gross population increase</i>	13,266
Occupants of New Equivalent Institutional Units, Early 2024 to Early 2034	<i>Units</i>	132
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	146
Change in Housing Unit Occupancy, Early 2024 to Early 2034	<i>Units (4)</i>	22,191
	<i>multiplied by P.P.U. change rate (5)</i>	-0.001
	<i>total change in population</i>	-28
Population Estimate to Early 2034		77,074
<i>Net Population Increase, Early 2024 to Early 2034</i>		13,384

(1) Early 2024 Population based on:

2021 Population (62,057) + Mid 2021 to Early 2024 estimated housing units to beginning of forecast period (691 x 2.727 = 1,883) + (18 x 1.1 = 19) + (21,500 x -0.013 = -269) = 63,690

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.540	12%	0.424
<i>Multiples (6)</i>	2.715	30%	0.828
<i>Apartments (7)</i>	1.733	58%	0.997
<i>Small Apartment Units</i>	1.366		
<i>Large Apartment Units</i>	1.988		
Total		100%	2.249

¹ Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Early 2024 households based upon 2021 Census (21,500 units) + Mid 2021 to Early 2024 unit estimate (691 units) = 22,191 units.

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

(6) Includes townhouses and apartments in duplexes.

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

Note: Numbers may not add to totals due to rounding.



Schedule 4
Town of Aurora
Summary of Active Development Applications as of 2023

Stage of Development	Density Type					Total
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Singles & Semi-Detached and Multiples Mix ^[3]	Multiples and Apartments Mix ^[3]	
Approved	339	80	1,000	189	455	2,063
<i>% Breakdown</i>	16%	4%	48%	9%	22%	100%
Under Review	216	880	2,614	0	1,636	5,346
<i>% Breakdown</i>	4%	16%	49%	0%	31%	100%
Pre-Consultation	16	45	918	0	0	979
<i>% Breakdown</i>	2%	5%	94%	0%	0%	100%
Total	571	1,005	4,532	189	2,091	8,388
<i>% Breakdown</i>	7%	12%	54%	2%	25%	100%

^[1] Includes townhomes and apartments in duplexes.

^[2] Includes studio, 1 bedroom and 2 bedroom+ apartments.

^[3] Includes an unspecified mix of households within the identified density categories.

Source: Data provided by Town of Aurora staff as of September 2023.



Schedule 5
Town of Aurora
Historical Residential Building Permits
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2014	297	55	99	451
2015	623	341	44	1,008
2016	859	218	41	1,118
2017	156	107	3	266
2018	92	11	1	104
Sub-total	2,027	732	188	2,947
Average (2014 - 2018)	405	146	38	589
% Breakdown	68.8%	24.8%	6.4%	100.0%
2019	198	1	0	199
2020	159	0	0	159
2021	202	0	161	363
2022	161	0	23	184
2023	71	206	35	312
Sub-total	791	207	219	1,217
Average (2019 - 2023)	158	41	44	243
% Breakdown	65.0%	17.0%	18.0%	100.0%
2014 - 2023				
Total	2,818	939	407	4,164
Average	282	94	41	416
% Breakdown	67.7%	22.6%	9.8%	100.0%

[1] Includes townhouses and apartments in duplexes.

[2] Includes studio, 1-bedroom, and 2-bedroom+ apartment units.

Source: Historical housing activity derived from Town of Aurora (2014 to 2020) and Statistics Canada (2021 to 2022) building permit data. 2023 estimated based on September 2023 year-to-date Statistics Canada building permit data by Watson & Associates Economists Ltd.



Schedule 6
Town of Aurora
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.176	4.087	3.288		
6-10	-	-	-	3.274	4.364	3.418		
11-15	-	-	-	3.464	4.361	3.624	3.444	3.540
16-20	-	-	-	3.400	4.065	3.435		
20-25	-	-	2.091	3.005	4.042	3.040		
25-35	-	-	-	3.115	4.051	3.256		
35+	-	1.722	1.953	2.818	3.694	2.872		
Total	0.500	2.148	2.350	3.060	3.975	3.140		

Age of Dwelling	Multiples ^[1]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	2.794	-	2.708		
6-10	-	-	2.250	2.914	-	2.642		
11-15	-	-	-	2.841	-	2.794	2.715	2.715
16-20	-	-	-	2.741	-	2.730		
20-25	-	-	1.727	2.735	-	2.647		
25-35	-	-	-	2.255	-	2.439		
35+	-	1.571	2.026	2.703	3.118	2.541		
Total	1.357	1.960	2.081	2.725	3.333	2.633		

Age of Dwelling	Apartments ^[2]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.359	1.794	-	-	1.647		
6-10	-	1.423	1.719	-	-	1.623		
11-15	-	1.250	1.438	-	-	1.371	1.547	1.733
16-20	-	-	-	-	-	2.050		
20-25	-	1.200	-	-	-	1.538		
25-35	-	1.333	2.000	-	-	1.813		
35+	-	1.289	1.823	2.375	-	1.751		
Total	0.154	1.314	1.797	2.811	-	1.695		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.419	1.890	3.087	3.980	2.870
6-10	-	1.594	1.873	3.164	4.056	2.887
11-15	-	1.368	1.815	3.331	4.361	3.275
16-20	-	-	2.292	3.170	3.879	3.153
20-25	-	1.417	2.067	2.892	3.704	2.795
25-35	-	1.235	2.296	2.981	4.095	2.983
35+	-	1.367	1.891	2.777	3.667	2.660
Total	-	1.417	1.942	2.971	3.886	2.854

[1] Includes townhomes and apartments in duplexes.

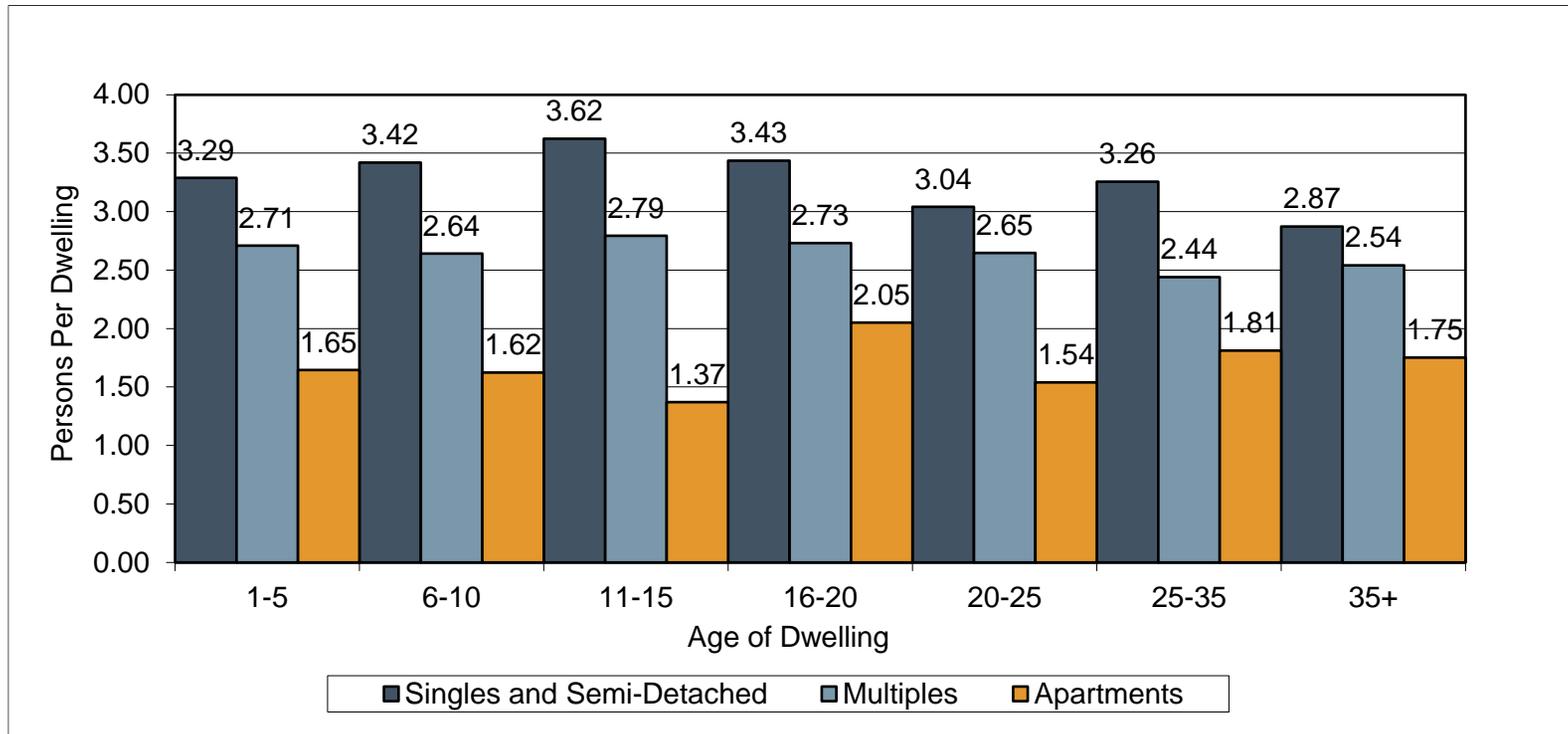
[2] Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as "Other."

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



Schedule 7
Town of Aurora
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)





Schedule 8a Town of Aurora Employment Forecast, 2024 to 2034

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	
Mid 2011	53,203	0.002	0.045	0.088	0.174	0.110	0.419	0.044	0.463	105	2,380	4,690	9,270	5,865	22,310	2,344	24,654	19,930
Mid 2016	55,445	0.001	0.052	0.091	0.185	0.127	0.456	0.050	0.506	80	2,895	5,030	10,230	7,045	25,280	2,772	28,052	22,385
Early 2024	63,690	0.001	0.063	0.087	0.192	0.127	0.471	0.041	0.512	80	4,026	5,553	12,259	8,077	29,995	2,607	32,602	25,969
Early 2034	77,074	0.001	0.063	0.097	0.192	0.127	0.481	0.041	0.522	80	4,872	7,499	14,835	9,779	37,065	3,155	40,220	32,193
Incremental Change																		
Mid 2011 - Mid 2016	2,242	-0.0005	0.0075	0.0026	0.0103	0.0168	0.0366	0.0059	0.0426	-25	515	340	960	1,180	2,970	428	3,398	2,455
Mid 2016 - Early 2024	8,245	-0.0002	0.0110	-0.0035	0.0080	-0.0002	0.0150	-0.0091	0.0059	0	1,131	523	2,029	1,032	4,715	-165	4,550	3,584
Early 2024 - Early 2034	13,384	-0.0002	0.0000	0.0101	0.0000	0.0001	0.0100	0.0000	0.0100	0	846	1,946	2,576	1,702	7,070	548	7,618	6,224
Annual Average																		
Mid 2011 - Mid 2016	448	-0.0001	0.0015	0.0005	0.0021	0.0034	0.0073	0.0012	0.0085	-5	103	68	192	236	594	86	680	491
Mid 2016 - Early 2024	1,099	0.0000	0.0015	-0.0005	0.0011	0.0000	0.0020	-0.0012	0.0008	0	151	70	271	138	629	-22	607	478
Early 2024 - Early 2034	1,338	0.0000	0.0000	0.0010	0.0000	0.0000	0.0010	0.0000	0.0010	0	85	195	258	170	707	55	762	622

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

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: Watson & Associates Economists Ltd.



Schedule 8b
Town of Aurora
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to 2034

Period	Population	Employment				Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional ^[3]	Total	Industrial	Commercial/ Population Related	Institutional ^[3]	Total
Mid 2011	53,203	105	4,690	9,270	5,865	19,930				
Mid 2016	55,445	80	5,030	10,230	7,045	22,385				
Early 2024	63,690	80	5,553	12,259	8,077	25,969				
Early 2034	77,074	80	7,499	14,835	9,711	32,125				
Incremental Change										
Mid 2011 - Mid 2016	2,242	-25	340	960	1,180	2,455				
Mid 2016 - Early 2024	8,245	0	523	2,029	1,032	3,584				
Early 2024 - Early 2034	13,384	0	1,946	2,576	1,634	6,156	1,848,700	1,017,500	1,111,500	3,977,700
Annual Average										
Mid 2011 - Mid 2016	448	-5	68	192	236	491				
Mid 2016 - Early 2024	1,099	0	70	271	138	478				
Early 2024 - Early 2034	1,338	0	195	258	163	616	184,870	101,750	111,150	397,770

^[1] Square Foot Per Employee Assumptions

Industrial	950
Commercial/Population-Related	395
Institutional	680

^[3] Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

*Reflects Early 2024 to Early 2034 forecast period.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Appendix B

Level of Service



Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	\$14,647.33	0.0010	km of roadways	14,647,330	per km	196,039,865
	Services Related to a Highway - Bridges, Culverts & Structures	\$438.80	0.0103	Number of Bridges, Culverts & Structures	42,602	per item	5,872,899
	Services Related to a Highway - Sidewalks and Active Transportation	\$1,583.93	0.0037	km of sidewalks and active transportation	428,089	per km	21,199,319
	Services Related to a Highway - Traffic Signals & Streetlights	\$1,140.13	0.0874	No. of Traffic Signals	13,045	per signal	15,259,500
Public Works	Public Works - Facilities	\$429.90	0.5551	sq.ft. of building area	774	per sq.ft.	5,753,782
	Public Works - Vehicles & Equipment	\$131.84	0.0009	No. of vehicles and equipment	146,489	per vehicle	1,764,547
Fire Protection	Fire Protection Services - Facilities	\$421.01	0.4024	sq.ft. of building area	1,046	per sq.ft.	5,634,798
	Fire Protection Services - Vehicles & Equipment	\$135.98	0.0002	No. of vehicles	679,900	per vehicle	1,819,956
	Fire Protection Services - Small Equipment and Gear	\$27.77	27.7641	No. of equipment and gear	1.00	per item	371,674
Parks & Recreation	Parkland Development	\$2,800.13	0.0048	Hectares of Parkland	583,360	per acre	37,476,940
	Parkland Amenities	\$1,697.93	0.0041	No. of parkland amenities	414,129	per amenity	22,725,095
	Parkland Trails	\$362.62	1.1613	Linear Metres of Paths and Trails	312	per linear m	4,853,306
	Parks Depots	\$260.81	0.3434	sq.ft. of building area	759	per sq.ft.	3,490,681
	Recreation Facilities	\$5,957.02	6.7909	sq.ft. of building area	877	per sq.ft.	79,728,756
	Parks & Recreation Vehicles and Equipment	\$62.99	0.0013	No. of vehicles and equipment	48,454	per vehicle	843,058
Library	Library Services - Facilities	\$820.74	0.6932	sq.ft. of building area	1,184	per sq.ft.	10,984,784
	Library Services - Collection Materials	\$193.01	5.2006	No. of library collection items	37	per collection item	2,583,246



**Town of Aurora
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads
Unit Measure: km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Arterial Roads	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	\$5,940,000
Collector Roads	47.3	47.3	47.7	47.9	47.9	48.9	50.9	51.4	51.4	51.4	55.0	55.0	55.0	55.0	55.0	\$3,740,000
Land (Acres)	263.1	263.1	265.1	266.1	266.1	271.0	280.9	283.4	283.4	283.4	301.2	301.2	301.2	301.2	301.2	\$2,200,000
Total	50.6	50.6	51.0	51.2	51.2	52.2	54.2	54.7	54.7	54.7	58.3	58.3	58.3	58.3	58.3	

Population	51,337	52,710	53,203	52,938	52,868	52,383	52,976	55,444	59,111	60,031	60,521	61,358	62,057	62,886	63,353
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0009	0.0009	0.0010	0.0010	0.0009	0.0009	0.0009

15 Year Average	2009 to 2023
Quantity Standard	0.0010
Quality Standard	\$14,647,330
Service Standard	\$14,647

D.C. Amount (before deductions)	10 Year
Forecast Population	13,384
\$ per Capita	\$14,647
Eligible Amount	\$196,039,865



**Town of Aurora
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Bridges, Culverts & Structures
 Unit Measure: Number of Bridges, Culverts & Structures

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Bridges & Culverts (>3m) - as Per OSIM	33	33	33	33	33	36	36	37	38	38	38	38	38	38	38	\$619,000
Cross Culverts	114	114	115	115	115	115	122	122	125	125	131	132	132	132	132	\$8,300
Driveway Culverts	400	400	400	402	404	404	433	439	441	441	441	446	446	446	446	\$3,800
Total	547	547	548	550	552	555	591	598	604	604	610	616	616	616	616	

Population	51,337	52,710	53,203	52,938	52,868	52,383	52,976	55,444	59,111	60,031	60,521	61,358	62,057	62,886	63,353
Per Capita Standard	0.0107	0.0104	0.0103	0.0104	0.0104	0.0106	0.0112	0.0108	0.0102	0.0101	0.0101	0.0100	0.0099	0.0098	0.0097

15 Year Average	2009 to 2023
Quantity Standard	0.0103
Quality Standard	\$42,602
Service Standard	\$439

D.C. Amount (before deductions)	10 Year
Forecast Population	13,384
\$ per Capita	\$439
Eligible Amount	\$5,872,899



**Town of Aurora
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Sidewalks and Active Transportation
Unit Measure: km of sidewalks and active transportation

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Sidewalks	177	179	180	182	186	197	202	208	211	211	213	214	214	214	214	\$442,000
Multi-Use Paths (Active Transportation)	8	8	8	8	8	10	10	10	10	10	11	11	11	11	11	\$165,000
Total	184	186	188	189	194	207	212	218	221	221	224	224	224	224	224	

Population	51,337	52,710	53,203	52,938	52,868	52,383	52,976	55,444	59,111	60,031	60,521	61,358	62,057	62,886	63,353
Per Capita Standard	0.0036	0.0035	0.0035	0.0036	0.0037	0.0039	0.0040	0.0039	0.0037	0.0037	0.0037	0.0037	0.0036	0.0036	0.0035

15 Year Average	2009 to 2023
Quantity Standard	0.0037
Quality Standard	\$428,089
Service Standard	\$1,584

D.C. Amount (before deductions)	10 Year
Forecast Population	13,384
\$ per Capita	\$1,584
Eligible Amount	\$21,199,319



**Town of Aurora
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Traffic Signals & Streetlights
Unit Measure: No. of Traffic Signals

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Traffic Signals	15	15	15	15	15	16	16	17	17	17	17	17	17	17	17	\$332,000
Streetlights	4,567	4,587	4,616	4,672	4,703	4,870	4,962	5,063	5,093	5,131	5,151	5,177	5,181	5,181	5,181	\$12,000
Total	4,582	4,602	4,631	4,687	4,718	4,886	4,978	5,080	5,110	5,148	5,168	5,194	5,198	5,198	5,198	

Population	51,337	52,710	53,203	52,938	52,868	52,383	52,976	55,444	59,111	60,031	60,521	61,358	62,057	62,886	63,353
Per Capita Standard	0.0893	0.0873	0.0870	0.0885	0.0892	0.0933	0.0940	0.0916	0.0864	0.0858	0.0854	0.0847	0.0838	0.0827	0.0820

15 Year Average	2009 to 2023
Quantity Standard	0.0874
Quality Standard	\$13,045
Service Standard	\$1,140

D.C. Amount (before deductions)	10 Year
Forecast Population	13,384
\$ per Capita	\$1,140
Eligible Amount	\$15,259,500



**Town of Aurora
Service Standard Calculation Sheet**

Class of Service: Public Works - Facilities
Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Building A	11,000	11,000	11,000	11,000	11,000	11,000	11,000	-	-	-	-	-	-	-	-	\$500	\$710
Building B	4,462	4,462	4,462	4,462	4,462	4,462	4,462	-	-	-	-	-	-	-	-	\$500	\$710
Public Works Depot (Scanlon)	6,400	6,400	6,400	6,400	6,400	6,400	6,400	-	-	-	-	-	-	-	-	\$500	\$710
Salt/Sand Dome	1,923	1,923	1,923	1,923	1,923	1,923	1,923	-	-	-	-	-	-	-	-	\$175	\$352
Waterworks Storage Shed	96	96	96	96	96	96	96	-	-	-	-	-	-	-	-	\$175	\$352
Joint Operations Centre - 66,000 sq.ft. (PW Share 59%)	-	-	-	-	-	-	-	38,940	38,940	38,940	38,940	38,940	38,940	38,940	38,940	\$600	\$833
Total	23,881	38,940															

Population	51,337	52,710	53,203	52,938	52,868	52,383	52,976	55,444	59,111	60,031	60,521	61,358	62,057	62,886	63,353
Per Capita Standard	0.4652	0.4531	0.4489	0.4511	0.4517	0.4559	0.4508	0.7023	0.6588	0.6487	0.6434	0.6346	0.6275	0.6192	0.6147

15 Year Average	2009 to 2023
Quantity Standard	0.5551
Quality Standard	\$774
Service Standard	\$430

D.C. Amount (before deductions)	10 Year
Forecast Population	13,384
\$ per Capita	\$430
Eligible Amount	\$5,753,782



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
1/2 ton Pick-up (1-13)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$70,000
1 ton 4x4 Pick-up (18-14)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$94,800
F-150	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$65,000
1/2 ton Pick-up (3-10)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
1/2 ton Pick-up (7-21)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000
Chevrolet 1500	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$65,000
1/4 ton 4x4 Pick-up (401-17)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
1/2 ton Pick-up (6-18)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$65,000
1/4 ton 4x4 Pick-up (402-15)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
1/2 ton Pick-up (13-15)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$65,000
2 ton Dump Truck (15-16)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$112,500
2 ton Flat Bed Replaced (24-21)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$110,000
3 ton Roll Off Body (17-21)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$116,600
3 ton (Sign Truck) Diesel (16-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$320,000
3/4 ton (23-22)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
3/4 Ton Pick Up (4-19)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$90,000
3/4 ton Pick-up (22-21)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
6 ton Diesel Dump with Sander (25-19)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$390,000
6 ton Diesel Dump with Sander (26-14)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$390,000
6 ton Diesel Dump with Sander replaced (27-19)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$390,000
6 ton Diesel Dump with Sander (28-12)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$390,000
6 ton Diesel Dump with Sander (28-21)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$390,000



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
8 ton Tandem Dump with Sander (29-19)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$428,900
6 ton Diesel Dump with Sander	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$390,000
6 ton Diesel Dump with Sander (30-16)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$390,000
6 ton Diesel Dump with Sander (31-23)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$390,000
6 ton Diesel Dump with Sander (32-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$390,000
8 ton DLA Roll Off (34-22)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$565,900
3 ton Dump Truck (38-16)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$95,300
Street Sweeper Pelican (40-21)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$356,500
Street Sweeper Broom Bear (41-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$462,200
3/4 ton Pick-up (5-21)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Bobcat Skid Steer Loader (44-19)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$151,500
Front End Loader replaced and renamed 45-12	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$357,400
Back Hoe (43-08) Removed 21-not replaced	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$269,500
HLA Box Blade Plow Attachment (45-A)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Ford Explorer Hybrid SUV (2-21)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$75,000
Ford Explorer Hybrid SUV (406-21)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Front End Loader (45-12)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Front End Loader (46-12)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Police Interceptor (Explorer SUV) (403-19)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Portable Air Compressor (55-11)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$26,600
Asphalt Roller (87-12)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Asphalt Hot Box (88-14)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$61,900
Spill Trailer (95-16)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$7,900
Line Painter Trailer (96-14)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$6,600
Trailer Flatbed (97-22)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,700
Hoe Pak (removed 2019- not replaced)	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$59,300
Solar Powered Sign (140-20)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$39,000
Solar Powered Sign (141-20)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$39,000
Solar Powered Sign (142-20)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$39,000
Solar Powered Sign (143-20)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$39,000
Cold Planer Attachment Bobcat (150-19)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$29,600
Forklift (199-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$65,000
Asphalt Roller c/w Trailer (86-88 removed 12-not replaced)	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$50,200
1/2 ton Supercab Pick-up (8-13)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$65,000
1/2 ton Supercab Pick-up (9-16)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$65,000
1/2 ton Pick-up (10-13)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$65,000
TV Sewer Camera with Truck Monitor (108)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$26,600
Radar Trailer (91-99 removed 19 - not replaced)	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$23,200
Sewer Flusher (removed not replaced)	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$627,700
Sewer Flusher (39-11 removed 21- not replaced)	-	-	1	1	1	1	1	1	1	1	1	1	-	-	-	\$627,700



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Valve Exercise Trailer (56-16)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$73,600
3/4 Ton Cargo Van (61-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$70,000
3/4 Ton Cargo Van (62-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$70,000
1/4 ton Pick-up (63-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$43,300
Ford Transit Van (64-20)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$80,000
3/4 Ton Cargo Van	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$70,000
Solar Powered Sign (144-20)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$39,000
Solar Powered Sign (145-20)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$39,000
3/4 ton Ford Transit Van (400-18)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$106,400
Police Interceptor (Explorer SUV) (404-19)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Sidewalk Tractor (50-12)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Sidewalk Tractor (51-12) removed 19 - not replaced	-	-	-	1	1	1	1	1	1	1	-	-	-	-	-	\$65,000
Sidewalk Tractor (52-12)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
3/4 ton Ford Transit Van (405-18)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$106,400
Trackless MT (51-19)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$250,000
1/2 ton pickup (504-10)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Total	30	38	39	42	44	49	50	57	64	64	65	66	65	66	65	

Population	51,337	52,710	53,203	52,938	52,868	52,383	52,976	55,444	59,111	60,031	60,521	61,358	62,057	62,886	63,353
Per Capita Standard	0.0006	0.0007	0.0007	0.0008	0.0008	0.0009	0.0009	0.0010	0.0011	0.0011	0.0011	0.0011	0.0010	0.0010	0.0010

15 Year Average	2009 to 2023
Quantity Standard	0.0009
Quality Standard	\$146,489
Service Standard	\$132

D.C. Amount (before deductions)	10 Year
Forecast Population	13,384
\$ per Capita	\$132
Eligible Amount	\$1,764,547



**Town of Aurora
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Hectares of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Hectare)
Community Park																
Confederation Park	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	\$932,000
Fleury Park	6.44	6.44	6.44	6.44	6.44	6.44	6.44	6.44	6.44	6.44	6.44	6.44	6.44	6.44	6.44	\$932,000
Hallmark Lands	-	-	-	-	-	-	-	-	-	-	-	-	-	5.46	5.46	\$932,000
Lambert Willson Park	12.44	12.44	12.44	12.44	12.44	12.44	12.44	12.44	12.44	12.44	12.44	12.44	12.44	12.44	12.44	\$932,000
Machell Park	5.95	5.95	5.95	5.95	5.95	5.95	5.95	5.95	5.95	5.95	5.95	5.95	5.95	5.95	5.95	\$932,000
Stewart Burnett Park	6.32	6.32	6.32	6.32	6.32	6.32	6.32	6.32	6.32	6.32	6.32	6.32	6.32	6.32	6.32	\$932,000
Town Park	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	\$932,000
Highland Field	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	\$932,000
Legion Soccer Fields	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	\$932,000
Sheppard's Bush Sports Fields	6.23	6.23	6.23	6.23	6.23	6.23	6.23	6.23	6.23	6.23	6.23	6.23	6.23	6.23	6.23	\$932,000
Neighbourhood Park																
Ada Johnson Park	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	\$1,685,500
Aurora War Memorial Peace Park	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	\$1,685,500
Canine Commons Leash-Free Dog Park	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	\$1,685,500
Copland Park	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	\$1,685,500
Craddock Park	3.69	3.69	3.69	3.69	3.69	3.69	3.69	3.69	3.69	3.69	3.69	3.69	3.69	3.69	3.69	\$1,685,500
Edward Coltham Park	-	-	-	-	-	-	-	-	-	2.00	2.00	2.00	2.00	2.00	2.00	\$1,685,500
Elizabeth Hader Park	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	2.09	\$1,685,500
Hamilton Park	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	\$1,685,500
Hickson Park	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	\$1,685,500
James Lloyd Park	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	2.16	\$1,685,500
McMahon Park	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	\$1,685,500
Norm Weller Park	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	\$1,685,500
Optimist Park	3.74	3.74	3.74	3.74	3.74	3.74	3.74	3.74	3.74	3.74	3.74	3.74	3.74	3.74	3.74	\$1,685,500
Summit Park	3.23	3.23	3.23	3.23	3.23	3.23	3.23	3.23	3.23	3.23	3.23	3.23	3.23	3.23	3.23	\$1,685,500
Thomas Coates Park	-	-	-	-	-	-	-	-	2.43	2.43	2.43	2.43	2.43	2.43	2.43	\$1,685,500
Trent Park	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	\$1,685,500



**Town of Aurora
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Hectares of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Hectare)
Open Space																
Aurora Community Arboretum	37.34	37.34	37.34	37.34	37.34	37.34	37.34	37.34	37.34	37.34	37.34	37.34	37.34	37.34	37.34	\$224,400
Cousins Park	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	\$224,400
Golf Glen Open Space	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	\$224,400
Highland Gate Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.41	\$224,400
Holland Valley Trail North	3.07	3.07	3.07	3.07	3.07	3.07	3.07	3.07	3.07	3.07	3.07	3.07	3.07	3.07	3.07	\$224,400
Holland Valley Trail South	8.99	8.99	8.99	8.99	8.99	8.99	8.99	8.99	8.99	8.99	8.99	8.99	8.99	8.99	8.99	\$224,400
Lundy Park & Open Space	7.01	7.01	7.01	7.01	7.01	7.01	7.01	7.01	7.01	7.01	7.01	7.01	7.01	7.01	7.01	\$224,400
Sandusky Park	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	\$224,400
Ashford Crt, Cul-de-sac Landscape Island	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$224,400
Bayview Vandorf Open Space	19.85	19.85	19.85	19.85	19.85	19.85	19.85	19.85	19.85	19.85	19.85	19.85	19.85	19.85	19.85	\$224,400
Baywell Cres - Bayview Ave to Hollandview Tr (Flank), Window Beds	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	\$224,400
Corridor Open Space	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	\$224,400
Corridor Open Space A/B (Block 109, 65M-2281)	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	\$224,400
Corridor Open Space A/B (Pt Block 110, 65M-2281)	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	\$224,400
Craiglee Crt, Cul-de-sac Landscape Island	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$224,400
David Tomlinson Nature Reserve	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	\$224,400
Edward Street Valley	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	\$224,400
Factory Theater	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	\$224,400
Falling Leaf Crt, Cul-de-sac Landscape Island	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$224,400
Future Open Space (Brookvalley - Blocks 78, 79, 80 & 81)	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$224,400



**Town of Aurora
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Hectares of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Hectare)
Future Open Space (Elderberry - Block 41)	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	\$224,400
Gateway Dr & Pedersen Dr, Traffic Circle Island & Adjacent Turf/Shrub Beds	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$224,400
Hadley Grange	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	\$224,400
Heatherfield Ln, Cul-de-sac Landscape Island	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$224,400
Henderson Drive Open Space	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	\$224,400
Karindon Crt, Cul-de-sac Landscape Island	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$224,400
Lakeview Trail System	18.08	18.08	18.08	18.08	18.08	18.08	18.08	18.08	18.08	18.08	18.08	18.08	18.08	18.08	18.08	\$224,400
Open Space	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	\$224,400
Open Space (Block 113, 65M-2228)	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$224,400
Open Space (Block 119, 65M-3073)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$224,400
Open Space (Block 12, 65M-3223)	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	\$224,400
Open Space (Block 270, 65M-3573)	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	\$224,400
Open Space (Block 271, 65M-3573)	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$224,400
Open Space (Block 275, 65M-3573)	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$224,400
Open Space (Block 3, 65M-2976)	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	\$224,400
Open Space (Block 35, Plan M2012)	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$224,400
Open Space (Block 38, 65M-2725)	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	\$224,400
Open Space (Block 41, 65M-3461)	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$224,400
Open Space (Block 8, 65M-2976)	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	\$224,400
Open Space (Block 8, 65M-3072)	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$224,400
Open Space (Block 84, 65M-2781)	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	\$224,400
Open Space (Block 91, 65M-2685)	4.71	4.71	4.71	4.71	4.71	4.71	4.71	4.71	4.71	4.71	4.71	4.71	4.71	4.71	4.71	\$224,400
Open Space (Block A, Plan 439)	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	\$224,400
Open Space (Block A, Plan M49)	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$224,400
Open Space (Block D, Plan 514)	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$224,400
Open Space (Brentwood - Block 29)	6.34	6.34	6.34	6.34	6.34	6.34	6.34	6.34	6.34	6.34	6.34	6.34	6.34	6.34	6.34	\$224,400
Open Space (Lot 20, Plan 166)	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$224,400
Open Space (Pt Lot 7, Plan 80)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$224,400
Open Space (Pt Lot 77, Plan 246)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$224,400
Open Space (Pt Lot 81, Con 1)	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	\$224,400
Open Space (Pt Lot 81, Con 1)	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	\$224,400



**Town of Aurora
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Hectares of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Hectare)
Open Space (State Farm - Blocks 11 & 15)	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	\$224,400
Open Space (State Farm - Blocks 5 & 7)	7.18	7.18	7.18	7.18	7.18	7.18	7.18	7.18	7.18	7.18	7.18	7.18	7.18	7.18	7.18	\$224,400
Open Space (Watercourse Plan 65M-2358)	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$224,400
Open Space (Watercourse Plan 65M-2358)	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$224,400
Open Space (Watercourse, Block 79, 65M-2358)	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$224,400
Open Space (Watercourse, Block G, Plan 514)	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$224,400
Open Space (Watercourse, Block H, Plan 514)	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$224,400
Pinnacle Tr & St. John's Sdrd, Entrance	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$224,400
Pinnacle Trail Open Space	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	\$224,400
Sheppard's Bush	26.08	26.08	26.08	26.08	26.08	26.08	26.08	26.08	26.08	26.08	26.08	26.08	26.08	26.08	26.08	\$224,400
Parkette																
Atkinson Park	3.78	3.78	3.78	3.78	3.78	3.78	3.78	3.78	3.78	3.78	3.78	3.78	3.78	3.78	3.78	\$890,000
Bayview Wellington Parkette	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$890,000
Benjamin Pearson Parkette	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$890,000
Billings Well Parkette	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$890,000
Bowler Street Parkette	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$890,000
Brookfield Parkette	-	-	-	-	-	-	-	-	0.74	0.74	0.74	0.74	0.74	0.74	0.74	\$890,000
Chapman Park	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	\$890,000
Corner Parkettes (10)	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	\$890,000
David English Park	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	\$890,000



**Town of Aurora
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Hectares of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Hectare)
Deerglen Terrace Parkette	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	\$890,000
Evans Park	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	\$890,000
Forest Grove Parkette	-	-	-	-	-	-	-	-	0.68	0.68	0.68	0.68	0.68	0.68	0.68	\$890,000
Graham Parkette	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	\$890,000
Harmon Park	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	\$890,000
Herb McKenzie Park	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	\$890,000
Highland Gate Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.30	\$890,000
Jack Wood Park	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	\$890,000
Jean Marie Iacovetta Parkette	-	-	-	-	-	-	-	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$890,000
John Ashton Parkette	-	-	-	-	-	-	1.47	1.47	1.47	1.47	1.47	1.47	1.47	1.47	1.47	\$890,000
Johnathan Bales Parkette	-	-	-	-	-	-	-	-	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$890,000
Khamissa Park	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	\$890,000
Lions Park	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	\$890,000
Lions Parkette	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$890,000
Martin Jaekel Park	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	\$890,000
McClellan Heights Park	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	\$890,000
Monkman Crescent Parkette	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$890,000
Queen's Diamond Jubilee Park	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	\$890,000
Seston Park	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	\$890,000
Tamarac Green	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	\$890,000
Taylor Park	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	\$890,000
Temperance Street Parkette	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$890,000



**Town of Aurora
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Hectares of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Hectare)
Thompson Park	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$890,000
Timbers Park	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	\$890,000
Tom's Park	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$890,000
Valhalla Park	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	\$890,000
William Kennedy Park	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$890,000
Wilson Park	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	\$890,000
Total	265.98	265.98	265.98	265.98	265.98	265.98	267.45	267.67	271.62	273.62	273.62	273.62	273.62	279.08	279.79	

Population	51,337	52,710	53,203	52,938	52,868	52,383	52,976	55,444	59,111	60,031	60,521	61,358	62,057	62,886	63,353
Per Capita Standard	0.0052	0.0050	0.0050	0.0050	0.0050	0.0051	0.0050	0.0048	0.0046	0.0046	0.0045	0.0045	0.0044	0.0044	0.0044

15 Year Average	2009 to 2023
Quantity Standard	0.0048
Quality Standard	\$583,360
Service Standard	\$2,800

D.C. Amount (before deductions)	10 Year
Forecast Population	13,384
\$ per Capita	\$2,800
Eligible Amount	\$37,476,940



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Soccer Pitches																
Fleury Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$984,000
Highland Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$984,000
Lambert Wilson Park (Legion) Dome	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$984,000
Optimists Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$984,000
Sheppards Bush Artificial Turf	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$2,573,000
Stewart Burnett Artificial Turf	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$2,573,000
Soccer Pitches - Unlit																
Summit Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$655,700
Craddock Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$655,700
Machell Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$655,700
Lambert Willson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$655,700
Norm Weller Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$655,700
Sheppards Bush	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$655,700
Magna	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$655,700
St. Andrew's College	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$655,700
Williams High School	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$655,700
Aurora High School	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$655,700
Aurora Grove School	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$655,700
Light of Christ School	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$655,700
Cardinal Carter High School	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$655,700
Confederation	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$655,700



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Soccer - Micro & Mini																
Sheppards Bush (Micro Fields)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$78,000
Town Park (micro)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,000
Harmon Park (mini)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,000
Confederation Park (mini)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,000
St Josephs catholic school (mini)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$98,000
Hamilton Park (mini)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,000
Holy Spirit School (mini)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,000
Civic Square (mini)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,000
Williams High School (mini)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,000
Sunoco Field (mini)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,000
Ecole St John School (mini)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,000
Devins Dr. School (mini)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,000
George St. School (mini)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,000
Our Lady of Grace School (mini)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,000
Sheppards Bush (Mini)	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$78,000
Senior Public School (mini)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,000
Magna (Mini)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$78,000
Magna (Micro)	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	\$78,000
Machell Park (mini)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,000
McMahon Park (micro)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$78,000
Ada Johnson (mini)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,000
Hickson (mini)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$78,000
Queen's Diamone Jubilee Park (mini)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$78,000
Artificial Multi-Use Fields Lit																
Sheppard's Bush	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$2,916,000
St. Max	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$2,916,000



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Lawn Bowling Lanes																
McMahon Park	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	\$750,000
Ball Diamond - Lit																
Leisure Complex -hard ball - Diamond #4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,967,000
Town Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,311,500
Norm Weller Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,311,500
Fleury Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,311,500
Leisure Complex	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$1,311,500
James Lloyd Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,311,500
Optimists Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,311,500
Stewart Burnett Park - Hard ball - Baseball	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,967,000
Hallmark - Baseball	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	\$992,000
Ball Diamond - Unlit																
Copland Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$738,000
Confederation Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$738,000
Valhalla Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$738,000
Machell Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$738,000
Elizabeth Hader Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$738,000
Summit Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$738,000
High View School	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$738,000
Aurora Grove School	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$738,000
Tennis Courts - lit																
McMahon Park	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$371,000
Fleury Park	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$371,000
Norm Weller Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$371,000
Summit Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$371,000
David English Park	-	-	-	2	2	2	2	2	2	2	2	2	2	2	2	\$371,000
Thomas Coates	-	-	-	-	-	-	-	-	2	2	2	2	2	2	2	\$329,000



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Pickle Ball Courts																
Edward Coltham	-	-	-	-	-	-	-	-	-	2	2	2	2	2	2	\$75,000
Trent Park	-	-	-	-	-	-	-	2	2	2	2	2	2	2	2	\$75,000
Pickle Ball Courts - Lit																
Thomas Coates	-	-	-	-	-	-	-	-	2	2	2	2	2	2	2	\$100,000
Basketball - Full Courts																
James Lloyd Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$54,000
Confederation Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$54,000
Summit Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$54,000
Tamarac Green	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$54,000
Hamilton Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$54,000
Chapman Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$54,000
Hickson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$54,000
Edward Coltham	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$57,000
Thomas Coates	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$57,000
Basketball - Half Courts																
William Kennedy Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$26,000
Seston Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$26,000
Thompson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$26,000
Ada Johnson Park				1	1	1	1	1	1	1	1	1	1	1	1	\$26,000
Atkinson	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$29,000
Thomas Coates	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$29,000
Outdoor Ice Rinks																
Machell Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,600
Fleury Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,600
Confederation Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,600
James Lloyd Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,600
Town Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,600
Ada Johnson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,600



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Playgrounds																
Town Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Flery Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Machell Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Leisure Complex	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Harmon Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Copland Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Confederation Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
William Kennedy Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Elizabeth Hader Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Atkinson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Allenvale Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Seston Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Tamarac Green	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Summit Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Graham Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Tom's Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Wilson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
McMahon Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
James Lloyd Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Khamissa Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Hamilton Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Lundy Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
McMaster Drive Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Taylor Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Evans Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Highview PS (Playground for Physically Disabled)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Hickson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Optimist Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Thompson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Timbers Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Ada Johnson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
David English Park	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Benjamin Pearson Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Brookfield Parkette	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$435,000
Chapman	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Edward Coltham	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$435,000
Jackwood	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Martin Jaekel	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Norm Weller	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$435,000
Queen's Diamond Jubilee Park	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$435,000
Stewart Burnett	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$435,000
Thomas Coates	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$435,000
Trent Park	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$435,000
Highland Gate Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$435,000
Splash Pads																
Ada Johnson Park	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$172,000
Edward Coltham	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$172,000
Stewart Burnett	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$172,000
Town Park	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$172,000



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Trent Park	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$172,000
Fitness Circuit																
Ada Johnson	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$50,000
Sheppard's Bush	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$50,000
Other																
Portable Skateboard Park	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$164,000
Beach Volleyball Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$33,000
BMX Course (Hickson Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,000
Skateboard Park (Hickson Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$131,000
Minor Skateboard Park (Thompson Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$13,000
Aurora Family Leisure Complex Skateboard Park	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$1,600,000
Sensory Garden- Queen's Diamond Jubilee Park	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$43,000
Bridges (# of bridges)																
Brentwood Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,000
Confederation Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,000
Edward St. Valley System(Cousins/Rotary/Jack Wood)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$120,000
Fleury Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,000
Holland River Valley Park/Nokiidaa Trail	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$120,000
Lions Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,000
Delayne Drive	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,000
Machell Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$120,000
Tim Jones Trail (Sheppards) Bridge											1	1	1	1	1	\$222,000
Bridge to Newmarket/ Nokiidaa	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$222,000
David Thomlinson Nature Reserve - lookout platforms	-	-	-	-	-	-	-	-	-	-	-	2	2	2	2	\$56,000



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
David Thomlinson Nature Reserve - bridge	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$116,000
Highland Gate Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	\$165,000
Other Buildings																
Greenhouse	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$227,000
Fleury Park Washrooms	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$650,000
Town Park Washroom/Concession	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$650,000
Sheppards Bush Washroom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$650,000
Lambert Willson Parks Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$327,000
Lambert Willson Parks Washrooms	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$650,000
Town Park Bandshell	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000,000
Fleury Park Gazebo	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$101,000
James Lloyd Park Gazebo	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,200
Lambert Willson Gazebo	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$113,000
Confederation Park Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,200
Sheppards Bush Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$119,000
Ada Johnson Park Washroom	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$650,000
Optimist Park Picnic Shelter	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$79,900
Ada Johnson Picnic Shelter	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$79,900
David English Picnic Shelter	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$79,900
McMahon Park Picnic Shelter	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,200
Hickson Park Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$79,900
Benjamin Pearson Parkette Shade Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$86,000
Edward Coltham Washroom	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$650,000
Edward Coltham Shade Structure	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$86,000



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Jean Marie Iacovetta Picnic Shelter	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$86,000
Martin Jaekel Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$86,000
Mattamy Phase 3 Parkette Shade Shelter	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$86,000
Stewart Burnett Shade Shelter	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$86,000
Stewart Burnett Washroom	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$650,000
Thomas Coates Picnic Shelter	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$86,000
Trent Park Picnic Shelter	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$86,000
Trent Park Washroom Building	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$650,000
Aurora War Memorial Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,000,000
Hallmark Ball Park Washroom	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$650,000
Highland Gate Park Shade Structure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$91,000
Total	204	206	210	218	217	219	219	228	241	254	255	258	258	261	265	

Population	51,337	52,710	53,203	52,938	52,868	52,383	52,976	55,444	59,111	60,031	60,521	61,358	62,057	62,886	63,353
Per Capita Standard	0.0040	0.0039	0.0039	0.0041	0.0041	0.0042	0.0041	0.0041	0.0041	0.0042	0.0042	0.0042	0.0042	0.0042	0.0042

15 Year Average	2009 to 2023
Quantity Standard	0.0041
Quality Standard	\$414,129
Service Standard	\$1,698

D.C. Amount (before deductions)	10 Year
Forecast Population	13,384
\$ per Capita	\$1,698
Eligible Amount	\$22,725,095



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/ Linear Metre)
Pathways & Trails (linear metres)																
Asphalt Trail (3.0m width)	20,159	20,159	20,159	20,159	20,159	20,159	20,159	20,159	20,159	20,159	20,159	20,159	20,159	20,159	12,475	\$370
Boardwalk Trail at grade	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	\$540
Limestone Trail (3.0m width)	42,983	42,983	42,983	42,983	42,983	42,983	42,983	42,983	42,983	42,983	42,983	45,983	45,983	45,983	32,875	\$270
Woodchip Trail (2.4m width)	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	\$220
Elevated Boardwalk (2.4m width)	-	145	145	145	145	145	145	145	145	145	145	145	445	475	475	\$3,600
Elevated Boardwalk (3.0m width)	-	-	-	-	-	-	-	-	-	-	-	250	250	250	350	\$4,500
Total	65,925	66,070	69,320	69,620	69,650	48,958										

Population	51,337	52,710	53,203	52,938	52,868	52,383	52,976	55,444	59,111	60,031	60,521	61,358	62,057	62,886	63,353
Per Capita Standard	1.28	1.25	1.24	1.25	1.25	1.26	1.25	1.19	1.12	1.10	1.09	1.13	1.12	1.11	0.77

15 Year Average	2009 to 2023
Quantity Standard	1.1613
Quality Standard	\$312
Service Standard	\$363

D.C. Amount (before deductions)	10 Year
Forecast Population	13,384
\$ per Capita	\$363
Eligible Amount	\$4,853,306



**Town of Aurora
Service Standard Calculation Sheet**

Service: Parks Depots
Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Parks & Recreation Depot (9 Scanlon)	7,780	7,780	7,780	7,780	7,780	7,780	7,780	7,780	-	-	-	-	-	-	-	\$500	\$710
Yard Storage (Machell Avenue)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$175	\$352
Joint Operations Centre - 66,000 sq.ft. (Parks Share 41%)	-	-	-	-	-	-	-	27,060	27,060	27,060	27,060	27,060	27,060	27,060	27,060	\$600	\$821
Total	9,280	36,340	28,560														

Population	51,337	52,710	53,203	52,938	52,868	52,383	52,976	55,444	59,111	60,031	60,521	61,358	62,057	62,886	63,353
Per Capita Standard	0.1808	0.1761	0.1744	0.1753	0.1755	0.1772	0.1752	0.6554	0.4832	0.4758	0.4719	0.4655	0.4602	0.4542	0.4508

15 Year Average	2009 to 2023
Quantity Standard	0.3434
Quality Standard	\$759
Service Standard	\$261

D.C. Amount (before deductions)	10 Year
Forecast Population	13,384
\$ per Capita	\$261
Eligible Amount	\$3,490,681



**Town of Aurora
Service Standard Calculation Sheet**

Service: Recreation Facilities
Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Aurora Community Centre	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	\$750	\$986
Aurora Leisure Complex	61,000	61,000	61,000	61,000	61,000	61,000	61,000	86,000	86,000	86,000	86,000	86,000	86,000	86,000	86,000	\$750	\$986
Victoria Hall	875	875	875	875	875	875	875	875	875	875	875	875	875	875	875	\$650	\$876
Former Aurora Senior's Centre (52 Victoria)	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	-	-	-	-	-	-	\$750	\$986
McMahon Building	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	\$650	\$876
Jack Wood's Property	2,400	2,400	-	-	-	-	-	-	-	-	-	-	-	-	-	\$650	\$876
Church Street School	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	\$750	\$986
Old Library	17,700	17,700	17,700	17,700	17,700	17,700	17,700	17,700	17,700	-	-	-	-	-	-	\$650	\$876
Town Hall Meeting Space	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$750	\$986
Stronach Aurora Recreation Complex	106,000	106,000	106,000	106,000	106,000	106,000	106,000	106,000	106,000	106,000	106,000	106,000	106,000	106,000	106,000	\$750	\$986
Aurora Senior's Centre	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	\$750	\$986
Library Meeting Space (Magna and Lebovic)	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	\$750	\$986
Staff Offices within Town Hall	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$750	\$986
Lambert Wilson Park (Legion) Dome and Clubhouse	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	\$175	\$337
Total	381,575	381,575	379,175	379,175	379,175	379,175	379,175	404,175	404,175	382,475	382,475	382,475	382,475	382,475	382,475		

Population	51,337	52,710	53,203	52,938	52,868	52,383	52,976	55,444	59,111	60,031	60,521	61,358	62,057	62,886	63,353
Per Capita Standard	7.4327	7.2391	7.1269	7.1626	7.1721	7.2385	7.1575	7.2898	6.8376	6.3713	6.3197	6.2335	6.1633	6.0820	6.0372

15 Year Average	2009 to 2023
Quantity Standard	6.7909
Quality Standard	\$877
Service Standard	\$5,957

D.C. Amount (before deductions)	10 Year
Forecast Population	13,384
\$ per Capita	\$5,957
Eligible Amount	\$79,728,756



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Parks																
Trench box trailer (removed 2011 not replaced)	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$22,700
3/4 ton Pick-up (200-19)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$80,000
3/4 ton Pick-up (201-12)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Ford Explorer Hybrid SUV (201-21)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$75,000
3/4 ton Pick-up (202-19)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$75,000
3/4 ton Pick-up (204-11)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$75,000
3/4 ton Pick-up (204-22)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$80,000
3/4 ton Pick-up (205-12)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
3/4 ton Pickup (206-13)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$75,000
1 ton Pick-up Crewcab (207-21)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	-	\$109,400
3/4 ton Pick-up 4x4 (208-15)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$80,000
3/4 ton Pick-up 4x4 (209-15)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$80,000
3/4 Ton Pick-up 4x4 with Lift Gate (212-21)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Grass Crew Trailer (214-21)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$12,700
Portable Welder (216-10)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$28,700
Parks Line Paint Trailer (121-21)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$13,600
3 ton Arborist Truck (223-15)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$92,800
3/4 T Pick Up (224-17)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$75,000
2 ton Dump Truck (225-15)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$88,600
2 ton Dump Truck (226-21)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$120,800
2 ton Dump Truck (227-13)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$85,900



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
2 ton Dump Truck (228-19)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$98,500
3 ton Garbage Compactor (229-14)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$199,100
Off-Road Utility Vehicle (230-11)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,600
Utility Flatbed Trailer (231-21)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$12,900
Utility Trailer (232-14)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$10,600
Grass Crew Trailer (233-18)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$14,300
Equipment Trailer AZ Flatbed (234-19)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$14,300
Off-Road Utility Vehicle (235-22)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
John Deere 310HL Backhoe (238-21)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$234,900
Tractor Massy(Ball)(240-20)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$64,800
Diamond Groomer (240-20-A1)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$64,800
Tractor Case (Ball)(241-20)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$73,500
Tractor John Deere (241-08)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$101,500
Tractor Joh Deere (242-14)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$146,100
Line Painter (243-10)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,000
Grass Crew Trailer Action (244-21)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,400
Zero Turn Mower (245-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$21,900
Zero Turn Mower (246-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$21,900
Zero Turn Mower (247-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$22,400
Zero Turn Mower (248-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$22,400
Zero Turn Mower (249-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$22,400
Zero Turn Mower (250-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$22,400
Zero Turn Mower (251-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$22,400
Mini Excavator (252-19)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$66,800
Skid Steer (253-19)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$99,600
Articulating Compact Wheel Loader (254-13)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$155,800
Wide Area Mower (255-19)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$204,400
Wide Area Mower (256-19)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$204,400
Trailer (Water Trailer) (258-05)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$15,200
Wood Chipper (270-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$90,300



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Salt and Sand Spreader (271-05)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,200
Roto Tiller Attachment (272-08)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$21,200
Roto Tiller Attachment (273-16)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$27,900
Rough Cut Mower Attachment (274-11)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$14,400
Tractor (275-18) Arborteam	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$8,100
Box Blade Attachment (276-99)	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$2,300
Tiller Attachment (277-92)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,600
Triplex 13' Mower Attachment (280-12)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$22,700
Snow Plow Attachment Sidewalk (282-13)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$27,300
Grapple Bucket Attachment (283-13)	-	-	-	-	1	1	1	1	1	1	1	1	1	-	-	\$22,700
Aerator Attachment (284-12)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$5,400
Aeraseeder Attachment (285-08)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,900
Turf Mower Attachment (287-08)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,300
Snow Plow Attachment (288-14)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$3,700
Tiller Attachment (289-93)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,200
Tiller Attachment (290-15)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$27,300
Groomer Attachment (291-15)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$11,300
Top Dresser Attachment (292-16)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$68,000
Utility Trailer (296-17)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$5,700
Off-Road Utility Vehicle Arborteam (297-15)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$37,900
Bush Hog Mower Attachment Arb (298-11)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,100
Tractor Arb (299-13)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$61,600
Water Trailer Arb (320-15)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,200
Greens Mower (377-12)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$10,600



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Rotary Flail Mower Attachment (388-99)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$6,700
Skid Steer Trencher Attachment (391-98)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,100
Rotary Broom Attachment (392-08)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$18,900
Grass Crew Trailer Miska (244-21)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,200
Zero Turn Mower	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$22,700
Box Blade Attachment	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$8,000
Snowblower Attachment Sidewalk	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,200
3/4 ton Cargo Van	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
1/2 ton Pick-up	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Facilities																
1/2 ton Pick-up (500-21)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$61,300
3/4 ton Cargo Van (501-19)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
1/2 ton Pick-up (502-13)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$45,500
1/2 ton Pick-up (503-21)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$60,600
Nissan NV2500 Van (505-12)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	-	\$70,000
JD X350 Tractor w Plow (580-22)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$51,200
Snow Blower (attachment for (580-22)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,100
JD X350 Tractor w Plow & Snowblower (581-22)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$51,200



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Scissor Lift (588-07)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,300
Telescopic Lift (589-06)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,100
Ice Resurfacer Olympian (590-16)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$130,000
Ice Resurfacer (593-16) Zamboni 526	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$130,000
Ice Resurfacer (595-21) Zamboni 526	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$170,000
Ice Resurfacer (596-11) Zamboni 526	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Ice Resurfacer (597-20) Zamboni 526	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$130,000
John Deere 1575 (599-20) Tractor Town Hall	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	\$68,300
Tractor (Town Hall) Leaf Blower & Snowblower	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$51,200
Ice Edger	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$5,300
Total	33	40	47	52	59	63	71	76	85	85	98	103	103	102	90	

Population	51,337	52,710	53,203	52,938	52,868	52,383	52,976	55,444	59,111	60,031	60,521	61,358	62,057	62,886	63,353
Per Capita Standard	0.0006	0.0008	0.0009	0.0010	0.0011	0.0012	0.0013	0.0014	0.0014	0.0014	0.0016	0.0017	0.0017	0.0016	0.0014

15 Year Average	2009 to 2023
Quantity Standard	0.0013
Quality Standard	\$48,454
Service Standard	\$63

D.C. Amount (before deductions)	10 Year
Forecast Population	13,384
\$ per Capita	\$63
Eligible Amount	\$843,058



**Town of Aurora
Service Standard Calculation Sheet**

Service: Library Services - Facilities
Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Aurora Public Library	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	\$1,100	\$1,184
Total	39,200																

Population	51,337	52,710	53,203	52,938	52,868	52,383	52,976	55,444	59,111	60,031	60,521	61,358	62,057	62,886	63,353
Per Capita Standard	0.7636	0.7437	0.7368	0.7405	0.7415	0.7483	0.7400	0.7070	0.6632	0.6530	0.6477	0.6389	0.6317	0.6234	0.6188

15 Year Average	2009 to 2023
Quantity Standard	0.6932
Quality Standard	\$1,184
Service Standard	\$821

D.C. Amount (before deductions)	10 Year
Forecast Population	13,384
\$ per Capita	\$821
Eligible Amount	\$10,984,784



**Town of Aurora
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Books	144,625	146,178	148,450	146,410	158,587	127,546	137,382	132,685	143,718	125,299	118,709	127,241	127,075	126,909	126,741	\$67
Periodicals- print	242	242	251	241	299	275	248	229	211	197	189	182	165	148	130	\$174
Periodicals -micro-forms	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$14,481
Periodicals -Digitization	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,540
Audiocassettes	3	3	1	-	-	-	-	-	-	-	-	-	-	-	-	\$14
Compact Discs	4,109	4,841	4,076	3,585	3,585	3,659	3,524	3,096	2,906	2,657	2,827	2,587	2,524	2,461	2,395	\$37
Talking Books	2,706	2,654	3,462	4,059	4,059	3,825	3,713	3,252	2,943	2,602	2,735	2,807	2,869	2,929	2,989	\$87
Videocassettes	1,958	898	589	2	2	-	-	-	-	-	-	-	-	-	-	\$69
CD-ROMS	39	40	32	32	32	30	28	24	18	14	9	6	6	6	6	\$51
Database Subscriptions	26	23	33	34	45	75	72	71	62	67	57	53	51	49	32	\$1,578
DVD & Blu-rays	3,873	4,941	5,335	8,005	8,005	8,504	9,317	9,805	10,967	11,595	13,475	14,373	14,561	14,749	14,937	\$59
Video Games	-	-	-	-	-	-	110	267	360	450	617	810	914	1,018	1,122	\$71
Miscellaneous	903	27	28	58	58	65	72	85	111	119	125	130	128	117	24	\$92
eBooks - owned	208	593	609	887	870	2,105	2,621	3,407	4,272	4,813	8,905	9,390	11,764	14,138	16,512	\$41
eAudiobooks-owned	-	-	-	49	160	189	266	326	420	561	1,990	2,094	2,212	2,330	2,448	\$147
eBooks - subscribed	5,790	7,000	7,515	34,506	49,238	65,572	82,914	100,413	116,097	123,780	164,198	228,701	225,804	222,907	216,563	\$2
eAudiobooks - subscribed	1,587	5,641	9,519	12,686	15,500	17,642	19,500	20,767	22,253	27,220	42,657	75,959	74,040	72,121	59,371	\$2
Total	166,070	173,082	179,902	210,556	240,442	229,489	259,769	274,429	304,340	299,376	356,495	464,335	462,114	459,883	443,271	

Population	51,337	52,710	53,203	52,938	52,868	52,383	52,976	55,444	59,111	60,031	60,521	61,358	62,057	62,886	63,353
Per Capita Standard	3.23	3.28	3.38	3.98	4.55	4.38	4.90	4.95	5.15	4.99	5.89	7.57	7.45	7.31	7.00

15 Year Average	2009 to 2023
Quantity Standard	5.2006
Quality Standard	\$37
Service Standard	\$193

D.C. Amount (before deductions)	10 Year
Forecast Population	13,384
\$ per Capita	\$193
Eligible Amount	\$2,583,246



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

Town of Aurora

Annual Capital and Operating Cost Impact

As a requirement of the *Development Charges Act, 1997*, as amended, under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Town's approved 2022 Financial Information Return (F.I.R.).

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



Table C-1
Town of Aurora
Lifecycle Cost Factors and Average Useful Lives

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Water and Wastewater Infrastructure	80	0.005160705
Facilities	50	0.01182321
Services Related to a Highway	50	0.01182321
Parkland Development	40	0.016555748
Vehicles	15	0.057825472
Small Equipment & Gear	10	0.091326528
Library Materials	10	0.091326528

Table C-2 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while Town program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e., facilities) would be delayed until the time these works are in place.



Table C-2
Town of Aurora
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services				
1.1 Collection Infrastructure	6,870,121	388,641	3,295,447	3,684,088
2. Water Services				
2.1 Distribution Infrastructure	5,590,687	345,050	2,741,700	3,086,750
3. Services Related to a Highway				
3.1 Roads and Related	52,489,346	4,490,661	2,309,498	6,800,159
3.2 Public Works (Facilities and Fleet)	3,335,000	409,322	876,302	1,285,624
4. Fire Protection Services				
4.1 Fire facilities, vehicles & equipment	26,387,100	1,505,408	3,314,900	4,820,308
5. Library Services				
5.1 Library facilities, materials and vehicles	11,703,106	850,024	958,743	1,808,767
6. Parks and Recreation Services				
6.1 Park development, amenities, trails, recreation facilities, vehicles and equipment	143,633,645	7,442,891	5,684,615	13,127,506
Total	250,009,005	15,431,997	19,181,206	34,613,203



Appendix D

D.C. Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

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

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

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing.

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

- opening balance;
- closing balance;



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

Recent changes arising from Bill 109 (More Homes for Everyone Act, 2022) provide that the Council shall make the statement available to the public by posting the statement on the website or, if there is no such website, in the municipal office. In addition, Bill 109 introduced the following requirements which shall be included in the treasurer's statement.

- For each service for which a development charge is collected during the year
 - whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law, and
 - if the answer to subparagraph i is no, the amount the municipality now expects to incur and a statement as to why this amount is expected;



- For any service for which a development charge was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.

Additionally, as per subsection 35(3) of the D.C.A.:

35(3) If a service is prescribed for the purposes of this subsection, beginning in the first calendar year that commences after the service is prescribed and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the prescribed service at the beginning of the year.

The services currently prescribed are water, wastewater, and services related to a highway. Therefore, as of 2023, a municipality shall spend or allocate at least 60 percent of the monies in the reserve fund at the beginning of the year. There are generally two (2) ways in which a municipality may approach this requirement:

- a) Include a schedule are part of the annual treasurer’s statement; or
- b) Incorporate the information into the annual budgeting process.

Based upon the above, Figure 1 and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided. Attachment 3 provides for the schedule for allocating reserve fund balances to projects.

D.2 D.C. Reserve Fund Application

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

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5(1).”

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



Figure D-1
Town of Aurora
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates					Total
	Services Related to a Highway	Water Services	Wastewater Services	Fire Protection Services	Parks and Recreation Services	
Opening Balance, January 1, _____						0
Plus:						
Development Charge Collections						0
Accrued Interest						0
Repayment of Monies Borrowed from Fund and Associated Interest ¹						0
Sub-Total	0	0	0	0	0	0
Less:						
Amount Transferred to Capital (or Other) Funds ²						0
Amounts Refunded						0
Amounts Loaned to Other D.C. Service Category for Interim Financing						0
Credits ³						0
Sub-Total	0	0	0	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0

¹ Source of funds used to repay the D.C. reserve fund

² See Attachment 1 for details

³ See Attachment 2 for details

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



Figure D-2a
 Town of Aurora
 Attachment 1
 Annual Treasurer's Statement of Development Charge Reserve Funds
 Amount Transferred to Capital (or Other) Funds – Capital Fund Transactions

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



Figure D-2b
 Town of Aurora
 Attachment 1
 Annual Treasurer's Statement of Development Charge Reserve Funds
 Amount Transferred to Capital (or Other) Funds – Operating Fund Transactions

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



Figure D-3
Town of Aurora
Attachment 2
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Credit Holder Transactions

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



Figure D-4
Town of Aurora
Attachment 3
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Reserve Fund Balance Allocations

Service:	Water
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Total		\$0	\$0	\$0

Service:	Wastewater
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Total		\$0	\$0	\$0

Service:	Services Related to a Highway
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Total		\$0	\$0	\$0



Appendix E

Local Service Policy



Appendix E: Local Service Policy

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

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

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

A. Services Related to a Highway

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

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features;



culvert structures; storm water drainage systems; traffic control systems; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails, etc.); transit lanes, stops and amenities; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes and driveway entrances; noise attenuation systems; railings and safety barriers.

1. Local and Collector Roads (Including Land)

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

2. Arterial Roads

- a) New, widened, extended or upgraded Arterial roads, inclusive of all associated infrastructure: Included as part of road costing funded through D.C.s.
- b) Land Acquisition for Arterial Roads on existing rights-of-way to achieve a complete street: Dedication under the Planning Act provisions (s. 41, 51 and s. 53) through development lands; in area with limited development, include in D.C.
- c) Land Acquisition for Arterial Roads on new rights-of-way to achieve a complete street: Dedication, where possible, under the Planning Act provisions (s. 51 and s. 53) through development lands up to the collector standard.* Land acquisitions for road widenings beyond the collector standard, or where located in an area with limited development, included in D.C.
- d) Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways including grade separation infrastructure for the movement of pedestrians, cyclists, public transit and/or railway vehicles: Included in the D.C.



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

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

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

4. Streetlights

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

5. Transportation Related Pedestrian and Cycling Facilities

- a) Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within town arterial, regional road and provincial highway corridors: Considered part of the complete street and included in area municipal D.C.



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

6. Noise Abatement Measures

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

B. Storm Water Management

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

1. Storm Sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates: Direct developer responsibility under s. 59 of the D.C.A. (as a local service).
2. Storm Water facility for quality and/or quantity management:



- a) inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing: Direct developer responsibility under s. 59 of the D.C.A. (as a local service).
 - b) the over-sizing cost of a facility's capacity, excluding land, to accommodate runoff from new, widened, extended or upgraded town arterial roads that are funded as a development charges project: Included as part of road costing funded through D.C.s
3. Erosion Works, inclusive of all restoration requirements, related to a development application: Direct developer responsibility under s. 59 of the D.C.A. (as a local service).

C. Water and Sewer

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

D. Parkland Development

1. Recreational Trails
 - a) Recreational trails (Multi-use trails and Type A trails) that do not form part of the town's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc.), is included in area municipal D.C. cost.
2. Parkland
 - a) Parkland Development for Community Parks: No direct developer responsibility as a local service provision. All works for Community Parks are included in the area municipal D.C.



- b) Parkland Development for Neighbourhood Parks and Village Squares: Direct developer responsibility as a local service provision including, but not limited to, the following:
- Clearing and grubbing.
 - Topsoil Stripping and stockpiling, (Topsoil or any fill or soils shall not be stockpiled on parkland without the approval of the Town).
 - Parkland shall be free of any contaminated soil or subsoil.
 - Servicing - Water, Hydro, Stormwater, Sanitary, Electrical, Fibre/phone, catch basins, meter and meter boxes to a point just inside the property line as per Town requirements. This includes providing a catch basin, manhole, access boxes and meter boxes within the park property.
 - Rough grading (pre-grading) and the supply of topsoil to the required depth as per Town requirements (However, the cost of amending and spreading the topsoil throughout the park based on the new Town topsoil standard will be included in the area municipal D.C.).
 - Parkland shall not be mined for engineering fill and replaced with fill or topsoil.
 - Parkland shall be conveyed free and clear of all encumbrances.
 - When parkland parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. Temporary fencing may also be required where there is no permanent fence to prevent illegal dumping.
 - Temporary park sign advising future residents that the site is a future park shall be included as a local cost.
 - Perimeter fencing of parkland to the Town standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Town.
- c) Parkland development costs (above and beyond the basic site preparation costs identified in 2(b)) are included in the municipal D.C. costs. Parkland



development costs in the municipal D.C. include, but are not limited to, the design and construction of:

- Additional site grading
- Tree preservation
- Catch basins
- Storm sewers
- Parking lots
- Parking lot curbs
- Park pathways
- Signage
- Pathway and parking lot lights
- Soft landscape (including trees and shrubs)
- Benches
- Garbage receptacles
- Picnic tables
- Pedestrian gates
- Fine grade sod or seed
- Naturalization of improved open space
- Parkland amenities as identified in Appendix B of the Development Charges Background Study.

Where the Town agrees to allow a person to develop parkland and/or construct park facilities that relate to the parkland development costs included in the municipal D.C., the Town will give the person a credit towards the development charge or provide other



reimbursement or recovery in accordance with the agreement (i.e. subdivision agreement). The amount of the credit will be the reasonable cost of doing the specific work as agreed by the municipality and the person who is to be given the credit. In the event that a person elects to construct park facilities in addition to or exceeding the D.C. standards, then such person shall be solely responsible for costs related to such additional park facilities.

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

a) The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms and other remnant pieces of land conveyed to the town shall be a direct developer responsibility as a local service. Such costs include but are not limited to:

- pre-grading, sodding or seeding, supply and installation of amended topsoil, (to the Town's required depth), landscape features, perimeter fencing and amenities and all planting;
- perimeter fencing to the Town standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Town.

4. Natural Heritage System (NHS)

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

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

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



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

The recent changes to the Development Charges Act, 1997, as amended (D.C.A.) (new subsection 10 (2) (c.2)) require that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

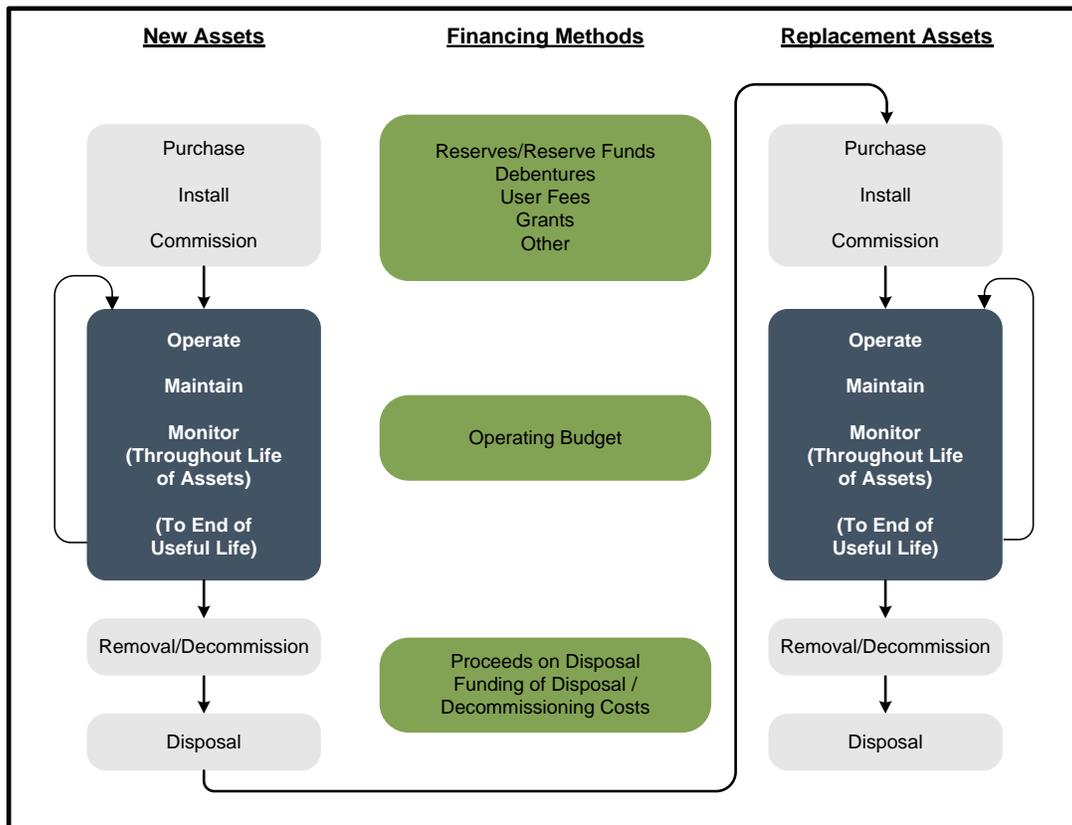
“The asset management plan shall,

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

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

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

It should be noted that with the recent passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2022 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



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

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

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

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

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have



made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the Town prepared an A.M.P. in 2022 for its existing assets; however, it did not take into account future growth-related assets for all services included in the D.C. calculations. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2024 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the Town's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e., taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2024 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$40.63 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are approximately \$23.51 million. This amount, totalled with the existing operating revenues of approximately \$128.51 million, provides annual revenues of approximately \$152.02 million by the end of the period.



6. In consideration of the above, the capital plan is deemed to be financially sustainable.

Town of Aurora
Asset Management – Future Expenditures and Associated Revenues
2024\$

Asset Management - Future Expenditures and Associated Revenues	2034 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	1,548,283
Annual Debt Payment on Post Period Capital ²	4,470,798
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	15,431,997
Incremental Operating Costs (for D.C. Services)	\$19,181,206
Total Expenditures	\$40,632,284
Revenue (Annualized)	
Total Existing Revenue ³	\$128,513,257
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$23,506,639
Total Revenues	\$152,019,896

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR