



# Addendum # 1 to the November 12, 2020 Development Charges Background Study

Township of King

December 18, 2020

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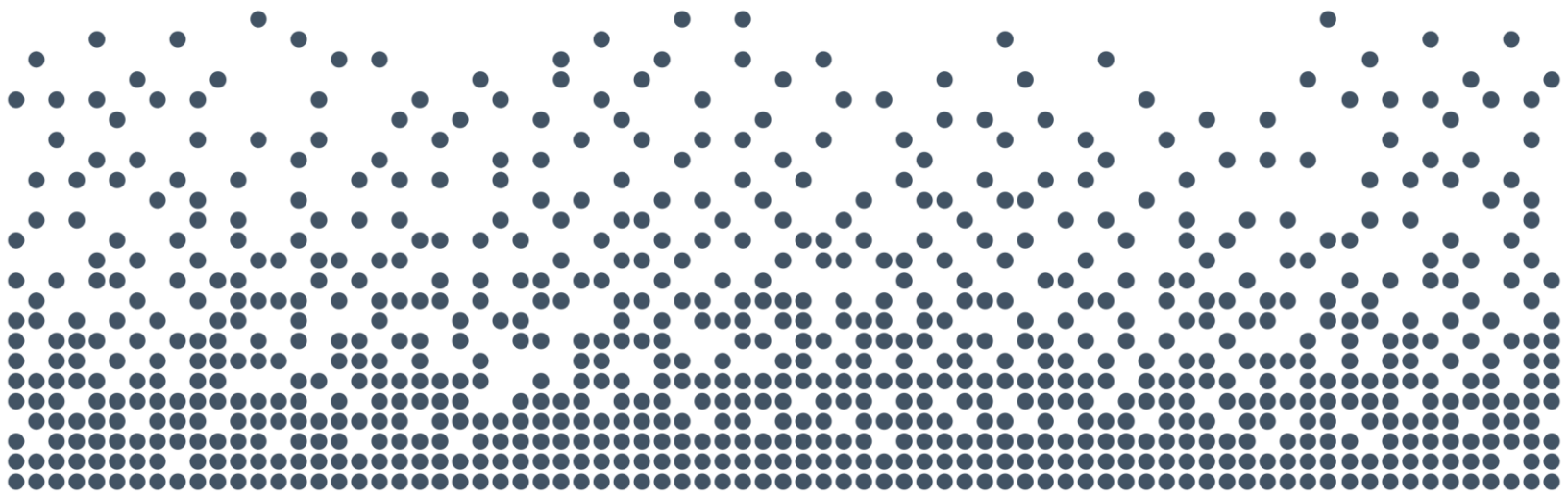
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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
B.T.E.	Benefit to Existing
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
O.Reg.	Ontario Regulation
P.P.B.	Post-Period Benefit
sq.ft.	square foot
sq.m	square metre



# Addendum Report to the November 12, 2020 Development Charges Background Study



# 1. Background

Commensurate with the provisions of the Development Charges Act, 1997, as amended (D.C.A.), the Township has undertaken a Development Charges (D.C.) Background Study and released the study in accordance with the D.C.A. The following provides a summary of the key dates in the D.C. by-law process:

- Early 2020 to Fall 2020 – Meetings with Township staff, growth forecast development and policy development
- November 12, 2020 – Release of the D.C. Background Study and draft by-law
- November 30, 2020 – Public Meeting of Council
- December 18, 2020 – Addendum to November 12<sup>th</sup> report released
- January 11, 2021 – Passage of Development Charges By-law

Subsequent to the release of the November 12, 2020 D.C. Background Study, additional adjustments were identified that requires an amendment to the D.C. calculations.

The amendments pertaining to the residential growth forecast include:

- The King City Community Planning Area residential forecast has been revised to exclude developments that have been built out (totalling 196 units);
- The Nobleton Community Planning Area residential forecast was revised to exclude residential lands in the southeast corner of the Community urban boundary (386 units). The designation and timing of development associated with these lands will be further reviewed upon subsequent updates to the Town's Official Plan (O.P.); and
- The Township non-residential forecast has been revised to conform to the Township of King O.P. and Region of York 2020 O.P. employment forecast allocation of 11,900 employees.

As a result of the adjustments made to the growth forecast, the residential and non-residential allocations of capital costs have been adjusted for services which are based on the anticipated population versus employment growth over those forecast periods.



These adjustments have also prompted additional post-period benefit deductions to recognize projects that would benefit growth outside of the forecast period.

Finally, the Township also identified other refinements that need to be undertaken, which include:

- Capital project additions, deletions, and cost modifications;
- Adjustments to outstanding D.C. credits; and
- Adjustments to the reserve funds balances to reflect encumbrances and commitments.

These changes are discussed further in Section 2 and form the basis of this addendum report.

## 2. Discussion

This section of the addendum report provides for further explanation of the above-noted refinements.

### 2.1 Refinements to Growth Forecast

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As mentioned in Section 1, revisions have been made to both the residential and non-residential growth forecast. These revisions include:

- The residential forecast has been adjusted for both King City and Nobleton Community Plan Areas.
- The initial forecast presented in the November 12, 2020 D.C. Background Study reported a buildout population of 35,840 (excluding the Net Census Undercount). This buildout population forecast has been revised to 33,820, a decrease of approximately 2,020 persons and 582 units.
- This change was a result of the removal of 196 units from King City Community Planning Area buildout forecast that have been recently built. Within the King City Community Planning Area, the 2020 to 2030 forecast was reduced from 2,415 units to 2,161 total units, resulting in a net population reduction of 884 persons.



From 2020 to buildout population forecast for King City was reduced from 2,529 units to 2,333 units (change of 196 units) resulting in a net population change of 672 persons over the 2020 to buildout time horizon.

- An additional 386 units were removed from the southeast corner of the Community urban boundary”. The designation and timing of development associated with these lands will be further reviewed upon subsequent updates to the Town’s Official Plan (O.P.). Changes made within Nobleton Community Plan Area resulted in a reduction of the 2020 to buildout forecast from 1,189 units to 803 units, equivalent to a net population reduction of 1,347.

The Township non-residential forecast has been revised to conform to the Township of King O.P. and Region of York 2020 O.P. employment forecast allocation of 11,900 employees. These changes the residential and non-residential growth forecast are summarized on Schedule 2 and Schedule 10 of Appendix A of the D.C. Background Study. The changes to the residential growth forecast are also summarized below in Figure 1.

Figure 1: Revised Schedule 2 - Estimate of the Anticipated Amount of growth by Community Plan Area

Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2020 - 2030	1,822	430	613	2,865	8,745	-1,453	7,292	43	7,335
	2020 - Buildout <sup>3</sup>	2,094	502	627	3,223	9,929	-1,890	8,039	44	8,083
King City	2020 - 2030	1,213	368	580	2,161	6,381	-694	5,687	19	5,707
	2020 - Buildout <sup>3</sup>	1,299	440	594	2,333	6,919	-903	6,016	20	6,036
Nobleton <sup>4</sup>	2020 - 2030	558	26	33	617	2,079	-736	1,342	16	1,358
	2020 - Buildout <sup>3</sup>	744	26	33	803	2,726	-958	1,768	16	1,784
Schomberg	2020 - 2030	51	36	0	87	284	-22	262	8	270
	2020 - Buildout <sup>3</sup>	51	36	0	87	284	-29	255	8	263
Rural	2020 - 2030	150	0	0	150	522	-899	-377	0	-377
	2020 - Buildout <sup>3</sup>	195	0	0	195	678	-1,169	-491	0	-491
Township of King	2020 - 2030	1,972	430	613	3,015	9,266	-2,352	6,914	43	6,957
	2020 - Buildout <sup>3</sup>	2,289	502	627	3,418	10,608	-3,059	7,549	44	7,592

Derived from the Township of King Population, Housing and Employment Forecast Update, 2016 to 2031 by Watson & Associates Economists Ltd., 2020

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

<sup>3</sup> Buildout refers to the buildout in accordance to the Township’s Community Plans.

<sup>4</sup> Does not include the Deferred Residential lands located in southeast Nobleton.

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



## 2.2 Adjustments to Residential/Non-Residential Allocations of the D.C. Capital Costs

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As a result of the adjustments made to the growth forecast, the following residential/non-residential allocations have been adjusted to reflect the incremental growth in population vs. employment over the forecast periods:

Category	Forecast Period	D.C. Background Study (November 12, 2020)	D.C. Addendum (December 18, 2020)
Growth Studies	10-year forecast period	84% Residential 16% Non-Residential	87% Residential 13% Non-Residential
Services Related to a Highway	buildout forecast period	87% Residential 13% Non-Residential	88% Residential 12% Non-Residential
Fire Protection Services	buildout forecast period	87% Residential 13% Non-Residential	88% Residential 12% Non-Residential
Water Services	urban community buildout forecast period	85% Residential 15% Non-Residential	89% Residential 11% Non-Residential
Stormwater Services	urban community buildout forecast period	85% Residential 15% Non-Residential	89% Residential 11% Non-Residential
Water & Wastewater Studies/Capital Improvements	urban community buildout forecast period	85% Residential 15% Non-Residential	89% Residential 11% Non-Residential

These changes have been incorporated into the calculations and has been updated as per this addendum report.





## 2.3 Refinements to Post Period Benefit Deductions

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Due to the revised growth forecast, additional post-period benefit deductions were made to certain services to account for the capital that would have serviced the residential and non-residential growth being removed. The additional post period benefit deductions, by service, are as follows:

- Fire Protection Services: \$887,107;
- Services Related to a Highway – Roads: \$13,259,303;
- Services Related to a Highway – Depots and Domes: \$2,215,468;
- Services Related to a Highway – Roads and Related Vehicles: \$319,559;
- Water & Wastewater Studies & Capital Improvements: \$253,585;
- Stormwater: \$315,031;
- Water Services: \$2,213,615;
- Wastewater – King City: \$838,483; and
- Wastewater – Nobleton: \$2,483,790.

In addition to these deductions, an increased post-period benefit deduction has been made to Parks & Recreation due to the reduction of the reserve fund balance as a result of encumbrances and commitments (discussed further in section 2.7). The adjustment has been applied to the following:

- Nobleton NW– Neighbourhood Park – Post Period deduction of \$336,000

These additional post period amounts are included in the updated calculations and have been reflected in the rates presented in section 2.9.

## 2.4 Refinements to Services Related to a Highway

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### Developer Agreement Projects

Subsequent to the release of the November 12, 2020 D.C. study, Township staff had identified several projects from developer agreements that needed to be added for 100% D.C. recovery. These projects are as follows:



- M.U.P. Typology Dufferin, Tatton to King W/S: \$100,000;
- Southern Pedestrian Crossing S.S.A. Schedule J 14(9): \$100,000;
- Sidewalk Completion King Boulevard: \$100,000; and

Additionally, the King Trails (N12) from K.C.E. project needed to be renamed to King City Active Transportation (N12) from KCE and the costing should be increased from \$500,000 to \$1,000,000.

### **Credits**

Township staff have identified that the following D.C. credit was missed and is to be added to the calculations:

- 19T-10K01 Keele Street W/S Sidewalk, south from 15<sup>th</sup>: \$312,000.

### **Other Changes**

Based on discussions with staff, one of the projects was classified under the Nobleton Area, when it was supposed to be under Schomberg. Additionally, the same project also had an incorrect description. This has been resolved and updated with the following:

- Pedestrian Connection from 225 Church Street to 14 Church Street, renamed to Pedestrian Connection from 225 Church Street to 149 Church Street.

The changes identified in this section have been updated as per this addendum report.

## **2.5 Refinements to Water Services**

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Through discussions with the Township, it was noted that the following capital projects were already issued as D.C. credits. Therefore, we have updated the capital listing to reflect the following:

### **Removed the following projects:**

- Highway #27 – Well #4 – Oliver Emmerson (Tribute) 300 mm: \$252,300;
  - Keele Street – Norman Drive to 15<sup>th</sup> Sideroad (increase existing 250mm to 300mm+): \$1,868,500; and
  - Highway #27, Main Street to Dr. Kay (upsizing 250mm to 300 mm): \$1,093,100.
-



Added the following credits:

- Highway #27 – Well #4 – Oliver Emmerson (Tribute) 300 mm: \$194,400;
- Keele Street – Norman Drive to 15<sup>th</sup> Sideroad (increase existing 250mm to 300mm+): \$800,000; and
- Highway #27, Main Street to Dr. Kay (upsizing 250mm to 300 mm): \$468,000.

These adjustments have incorporated into the DC calculations.

## 2.6 Refinements to Wastewater – King City

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Similar to Water, it was noted that the following wastewater capital project was already issued as a D.C. credit. Therefore, we have updated the capital listing to reflect the following:

Removed the following projects:

- Pumping Station A - West (Genview): \$4,900,000.

Added the following projects:

- Kingsview 19T-08K02 (S.S. Pumping Station A West): \$3,100,850

This change has been updated as per this addendum report.

## 2.7 Refinements to D.C. Reserve Fund Balances

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As discussed earlier, Township staff had identified several encumbrances and commitments to the reserve funds that were not accounted for. The following provides a list of the updated balances:

Category	D.C. Background Study (November 12, 2020)	D.C. Addendum (December 18, 2020)
Growth Studies	\$292,144	\$195,210



Services Related to a Highway	\$5,014,095	\$3,900,045
Parks & Recreation Services	\$4,717,637	\$4,368,813
Library Services	-\$1,076,024	-\$1,134,786

These adjustments to the reserve funds have been included in the D.C. calculations and are reflected in the amended pages appended to this report.

## 2.8 Overall Changes in the D.C. Calculation

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Based on the changes noted above, the calculated D.C. rate for Township-wide services has increased from \$31,557 to \$31,838 per single detached unit. The additional charge for urban services (water services, stormwater services and water & wastewater studies) has decreased from \$3,489 to \$3,454. The non-residential charge for Township-wide services has decreased from \$11.28 to \$10.66 per sq.ft. of gross floor area. The urban services charge has decreased from \$1.76 to \$1.56 per sq.ft.

The calculated D.C. for King City for wastewater services has decreased from \$4,186 to \$3,484 per single detached unit. The corresponding non-residential charge has increased from \$1.48 to \$1.58 per sq.ft. of gross floor area.

The residential charge in Nobleton for wastewater services has decreased from \$4,681 to \$3,976 per single detached unit. The non-residential charge has decreased from \$0.43 to \$0.41 per sq.ft. of gross floor area.

The above changes have been incorporated into the calculations. The summary below compares the current charges, the charges as calculated in the November 12, 2020 D.C. Background Study, and the charges calculated in this addendum report.



**Residential (Single Detached) Comparison**

<b>Service/Class of Service</b>	<b>Current</b>	<b>Calculated Rates from Nov.12 D.C. Study</b>	<b>Calculated for Addendum Report</b>
<b>Township Wide Services:</b>			
Services Related to a Highway	15,935	16,824	17,047
Parking Services*	8	-	-
Fire Protection Services	1,020	973	958
Parks and Recreation Services**	8,890	11,735	11,740
Library Services	1,413	1,566	1,587
Growth Studies	768	459	506
<b>Total Township Wide Services (A)</b>	<b>28,034</b>	<b>31,557</b>	<b>31,838</b>
<b>Urban Services:</b>			
Stormwater Services	-	388	391
Water Services	3,235	2,788	2,748
Water & Wastewater Studies	398	313	315
<b>Total Urban Services (B)</b>	<b>3,633</b>	<b>3,489</b>	<b>3,454</b>
<b>Area Specific Services:</b>			
Wastewater Services - King City (C)	6,375	4,186	3,484
Wastewater Services - Nobleton (D)	4,554	4,681	3,976
<b>Total King City (A + B + C)</b>	<b>38,042</b>	<b>39,232</b>	<b>38,776</b>
<b>Total Nobleton (A + B + D)</b>	<b>36,221</b>	<b>39,727</b>	<b>39,268</b>
<b>Total Schomberg (A + B)</b>	<b>31,667</b>	<b>35,046</b>	<b>35,292</b>

\*Parking is no longer an eligible service under the D.C.A. as per Bill 197

\*\*Previously presented as two separate charges: Outdoor Recreation Services and Indoor Recreation Services



**Non-Residential (per sq.ft.) Comparison**

<b>Service/Class of Service</b>	<b>Current</b>	<b>Calculated Rates from Nov.12 D.C. Study</b>	<b>Calculated for Addendum Report</b>
<b>Township Wide Services:</b>			
Services Related to a Highway	6.93	8.71	7.76
Parking Services*	-	-	-
Fire Protection Services	0.45	0.50	0.44
Parks and Recreation Services**	0.73	1.63	1.96
Library Services	0.11	0.21	0.26
Growth Studies	0.35	0.23	0.24
<b>Total Township Wide Services (A)</b>	<b>8.57</b>	<b>11.28</b>	<b>10.66</b>
<b>Urban Services:</b>			
Stormwater Services	-	0.20	0.18
Water Services	0.48	1.41	1.23
Water & Wastewater Studies	0.05	0.15	0.15
<b>Total Urban Services (B)</b>	<b>0.53</b>	<b>1.76</b>	<b>1.56</b>
<b>Area Specific Services:</b>			
Wastewater Services - King City (C)	0.80	1.48	1.58
Wastewater Services - Nobleton (D)	0.37	0.43	0.41
<b>Total King City (A + B + C)</b>	<b>9.90</b>	<b>14.52</b>	<b>13.80</b>
<b>Total Nobleton (A + B + D)</b>	<b>9.47</b>	<b>13.47</b>	<b>12.63</b>
<b>Total Schomberg (A + B)</b>	<b>9.10</b>	<b>13.04</b>	<b>12.22</b>

\*Parking is no longer an eligible service under the D.C.A. as per Bill 197

\*\*Previously presented as two separate charges: Outdoor Recreation Services and Indoor Recreation Services



## 2.9 Changes to Background Report

Based on the above, the following revisions have been made to the noted pages within the background study (new pages are appended to this report):

Page Reference	Description of Revisions
ES (iv)	Updated growth forecast summary table to reflect changes to growth forecast.
ES (v) – ES (vi)	Updated write-up to reflect updated D.C. rates.  Updated summary of gross capital costs and net costs to be recovered over the life of the D.C. by-law.
ES (viii)	Updated Table ES-1.
1-2	Updated Figure 1-1 to include the release of the addendum report and to revise the public meeting and by-law passage dates.
3-1, 3-2, 3-4, 3-6, 3-7, 3-9, 3-10	Updated the growth forecast chapter to reflect revised growth figures.
4-10	Revised reserve fund balances table to reflect updated adjustments/commitments.
5-1 to 5-7	Revised the Growth Studies write-up to reflect updated reserve balance and changes to residential/non-residential allocation. Updated tables to reflect these changes.
5-8 to 5-9	Revised the Library Services write-up and table to reflect the updated reserve fund balance.
5-11, 5-14, 5-16	Updated Parks & Recreation Services write-up and tables to reflect updated reserve fund balance and post-period benefit deduction.
5-17 to 5-26	Revised write-up and tables to reflect updated costs included in D.C. calculation, updated reserve balances, and post-period benefit deductions for Services Related to a Highway. Updated write-up and tables to reflect change to residential/non-residential allocation.
5-27 to 5-28	Revised write-up for Fire Services to reflect updated maximum D.C.-eligible amounts for recovery, post-period benefit deduction and residential/non-residential allocations.



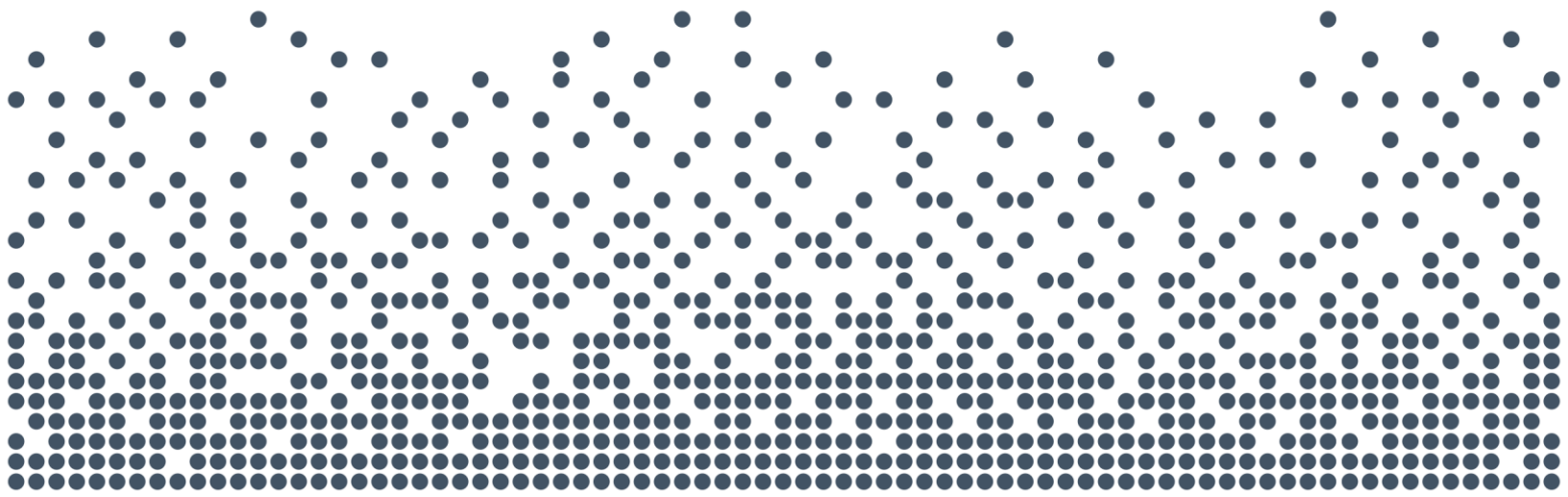
Page Reference	Description of Revisions
5-29 to 5-30	Revised write-up for Stormwater Services to reflect change to residential/non-residential allocation and post-period benefit deduction.
5-31 to 5-32	Updated write-up to reflect addition of post-period benefit deduction and change to residential/non-residential allocation for Water & Wastewater Studies & Capital Improvements.
5-33 to 5-35	Revised write-up to update changes to capital costs, post-period benefit deductions and change to the residential/non-residential attribution for Water Services.
5-36 to 5-37	Revised table and write-up for Wastewater Services – Nobleton for changes to the post-period benefit deduction.
5-38 to 5-39	Updates to table and write-up for Wastewater Services – King City for changes to project listing, and addition of post-period benefit deduction.
6-3 to 6-9	Updated D.C. calculation tables and summary of costs to be recovered over the life of the by-law to reflect changes made to calculations in Chapter 5.
7-3	Revised write-up to reflect changes to residential/non-residential allocations.
A-1, A-3, A-6, A-11, A-14	Updated Growth Forecast Tables.
B-2 to B-9	Updated summary table, services related to a highway and fire protection services for changes to maximum ceiling level of service.
C-4	Updated Table C-1 to reflect revised calculations.
F-4 and F-5	Updated asset management summary amounts and table to reflect revised calculations
Appendix G (Page 19)	Revised draft by-law table.





### 3. Process for Adoption of the Development Charges By-law

Sections 1 & 2 provide for a summary of the revisions to the Township's D.C. Background Study. If Council is satisfied with the above changes to the Background Study and based on the public submissions made at the public meeting, this addendum report will be considered for approval by Council along with the Background Study.



# Amended Pages



respect to the above noted changes from Bill 108, the following changes are provided in Bill 197:

- **Eligible Services:** The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108. For the Township of King this means that all services currently provided in the D.C. study remain eligible, other than municipal parking.
- **Mandatory 10% Deduction:** The mandatory 10% deduction is still removed (consistent with Bill 108). This applies to all D.C.-eligible services.
- **Community Benefits Charges:** a municipality may, by-law impose a C.B.C. to pay for the capital costs for formerly-eligible D.C. services in addition to parkland dedication and bonus zoning contributions. Based on the list of D.C.-eligible services under the new legislation, parking services will no longer be eligible under the D.C.A. The Township may consider a C.B.C. strategy for parking in order to collect for growth-related capital costs, as they will no longer be able to collect for this service under the D.C.A.

The above changes to the D.C.A. were proclaimed on September 18, 2020. These changes are described further in Section 1.4 of this report.

5. The growth forecast (Chapter 3) on which the Township-wide D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (2020 to 2029), Buildout (2020-Buildout), and Urban Buildout (2020-Urban Buildout) periods. Furthermore, the Urban Buildout for King City and Nobleton have been identified for wastewater servicing purposes.

Measure	10 Year 2020-2029	Buildout 2020-Buildout	Urban Buildout 2020-Urban Buildout	King City Buildout 2020-King City Buildout	Nobleton Buildout 2020-Nobleton Buildout
(Net) Population Increase	6,957	7,592	8,083	6,036	1,784
Residential Unit Increase	3,054	3,458	3,263	2,351	818
Non-Residential Gross Floor Area Increase (ft <sup>2</sup> )	846,500	916,900	784,900	366,400	380,100

Source: Watson & Associates Economists Ltd. Forecast 2020

6. On September 14, 2015, the Township of King passed By-law 2015-100 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law would have expired on September 15, 2020, however, the *Coronavirus (COVID-19) Support and Protection Act, 2020* came into force on April 14, 2020 which allows the 2015 D.C. by-law to continue to be in effect for



six months after the provincial emergency declaration period. On July 24, 2020, the *Reopening Ontario (A Flexible Response to COVID-19) Act, 2020*, came into effect, bringing an end to the provincial state of emergency. Accordingly, the 2015 by-law is continued in force until January 24, 2021. The Township is undertaking a D.C. public process and anticipates passing a new by-law in advance of the date the existing by-law is no longer in force. The mandatory public meeting has been set for December 14, 2020 with adoption of the by-law on January 18, 2021.

7. The Township's D.C.s currently in effect are \$28,034 per single detached unit for municipal-wide services. The urban area specific charge for water services and water & wastewater studies is \$3,633 per single detached unit. Furthermore, the Township imposes additional area specific charges for wastewater services in King City and Nobleton at a total of \$6,375 and \$4,554 per single detached unit, respectively.

With respect to non-residential, the municipal-wide charge is \$8.57 per square foot (\$92.25 per square metre) of building area. The urban area specific non-residential D.C. for water services and water & wastewater studies is \$0.53 per square foot (\$5.70 per square metre). For the areas of King City and Nobleton, an additional area specific charge for wastewater services is imposed at a rate of \$0.80 per square foot (\$8.61 per square metre) and \$0.37 per square foot (\$3.98 per square metre), respectively.

This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have been provided on a Township-wide basis for all services other than water, stormwater, wastewater, and water & wastewater studies. The corresponding single detached unit charge for Township-wide charges is \$31,838. The urban services charge is an additional \$3,454 per single detached unit. Area specific charges have also been calculated for wastewater services at \$3,484 per single detached unit in King City and \$3,976 in Nobleton.

The non-residential charge for Township-wide services is \$10.66 per square foot (\$114.75 per square metre) of building area. The non-residential urban services charge is an additional \$1.56 per square foot (\$16.79 per square metre). Additionally, the area-specific wastewater charge for King City is \$1.58 per



square foot (\$17.01 per square metre) and \$0.41 per square foot (\$4.41 per square metre) in Nobleton. These rates are submitted to Council for its 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 6-7. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$ 192,180,031
Less:	
Benefit to existing development	\$ 28,030,241
Post planning period benefit	\$ 41,047,721
Ineligible re: Level of Service	\$ 67,530
Grants, subsidies and other contributions	\$ 22,619,545
<b>Net Costs to be recovered from development charges</b>	<b>\$ 100,414,994</b>

This suggests that for the non-D.C. costs over the five-year D.C. by-law (benefit to existing development, and the grants, subsidies and other contributions), \$50.72 million (or an annual amount of \$10.14 million) will need to be contributed from taxes and rates, or other sources.

Based on the above table, the Township plans to spend \$192.18 million over the next five years, of which \$100.41 million (52%) is recoverable from D.C.s. Of this net amount, \$91.83 million is recoverable from residential development and \$8.58 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 urban specific services are calculated based on an Urban Buildout forecast:

- Stormwater Drainage and Control Services; and
- Water Services.

The following area specific service is calculated on a King City Community Buildout forecast:



Table ES-1  
Township of King  
Schedule of D.C.s

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Multiples	Large Apartments	Small Apartments	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.m. of Gross Floor Area)
<b>Township-Wide Services:</b>							
Services Related to a Highway	17,047	14,439	10,705	7,332	5,392	7.76	83.53
Fire Protection Services	958	811	602	412	303	0.44	4.74
Parks and Recreation Services	11,740	9,944	7,372	5,050	3,713	1.96	21.10
Library Services	1,587	1,344	997	683	502	0.26	2.80
Growth Studies	506	429	318	218	160	0.24	2.58
<b>Total Township-Wide Services (A)</b>	<b>31,838</b>	<b>26,967</b>	<b>19,994</b>	<b>13,695</b>	<b>10,070</b>	<b>10.66</b>	<b>114.75</b>
<b>Urban Services</b>							
Stormwater Services	391	331	246	168	124	0.18	1.94
Water Services	2,748	2,328	1,726	1,182	869	1.23	13.24
Water & Wastewater Studies and Capital Improvements	315	267	198	135	100	0.15	1.61
<b>Total Urban Services (B)</b>	<b>3,454</b>	<b>2,926</b>	<b>2,170</b>	<b>1,485</b>	<b>1,093</b>	<b>1.56</b>	<b>16.79</b>
<b>Area Specific Services</b>							
Wastewater Services - King City (C)	3,484	2,951	2,188	1,499	1,102	1.58	17.01
Wastewater Services - Nobleton (D)	3,976	3,368	2,497	1,710	1,258	0.41	4.41
<b>Total King City (A + B + C)</b>	<b>38,776</b>	<b>32,844</b>	<b>24,352</b>	<b>16,679</b>	<b>12,265</b>	<b>13.80</b>	<b>148.55</b>
<b>Total Nobleton (A + B + D)</b>	<b>39,268</b>	<b>33,261</b>	<b>24,661</b>	<b>16,890</b>	<b>12,421</b>	<b>12.63</b>	<b>135.95</b>
<b>Total Schomberg (A + B )</b>	<b>35,292</b>	<b>29,893</b>	<b>22,164</b>	<b>15,180</b>	<b>11,163</b>	<b>12.22</b>	<b>131.54</b>



## 1.2 Summary of the Process

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The public meeting required under section 12 of the D.C.A., has been scheduled for November 30, 2020. 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 Township'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 November 12, 2020.

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 Township of King

1. Data collection, staff review, engineering work, D.C. calculations and policy work	Winter 2019 to Fall 2020
2. Background study and proposed by-law available to public	November 12, 2020
3. Public meeting advertisement placed in newspaper(s)	At least 20 clear days before the public meeting
4. Public meeting of Council	November 30, 2020
5. Addendum Report available to public	December 18, 2020
6. Council considers adoption of background study and passage of by-law	January 11, 2021
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date



## 3. Anticipated Development in the Township of King

### 3.1 Requirement of the Act

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The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township of King will be required to provide services, over a 10-year (Mid-2020 to Mid-2030) and to the buildout<sup>1</sup> time horizons.

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 Section 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

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The D.C. growth forecast has been derived by Watson. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Township over the forecast period, including:

- The 10-year residential forecast has been prepared in accordance with the Township’s current Official Plan (OP) which has been informed by the Township of King Population, Housing and Employment Forecast Update, 2016 to 2031 (August 28, 2019);
- The 10-year non-residential forecast has been prepared in accordance with the Town’s O.P, which has been informed by the 2020 Township of King Population,

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<sup>1</sup> The residential and non-residential urban buildout forecast represents the development yield of all designated lands within the Urban Serviced Areas of King City, Nobleton and Schomberg, excluding the Nobleton Deferred Residential Lands.





Housing and Employment Forecast Update, 2016 to 2031, and adjusted for recent employment growth trends;

- The residential and non-residential urban buildout forecast represents the development yield of all designated lands within the Urban Serviced Areas of King City, Nobleton and Schomberg;
- 2006, 2011 and 2016 population, household, and employment Census data;
- Historical residential and non-residential building permit data over the 2011 to 2019 period; and
- Discussions with Township staff regarding anticipated residential and non-residential development in the Township of King.

### 3.3 Summary of Growth Forecast

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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 Township 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 King is anticipated to reach approximately 33,190 by Mid-2030 and 33,820 by Buildout of the Community Plans for King City, Nobleton, and Schomberg, resulting in an increase of approximately 6,960 and 7,590 persons, respectively.<sup>1</sup>

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<sup>1</sup> The population figures used in the calculation of the 2020 D.C. exclude the net Census undercount, which is estimated at approximately 4.1%.



**Table 3-1  
Township of King  
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) <sup>1</sup>	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 <sup>2</sup>	Apartments <sup>3</sup>	Other		Total Households
Historical	<i>Mid 2006</i>	20,290	19,487	127	19,360	6,070	115	180	25	6,390	3.050
	<i>Mid 2011</i>	20,710	19,899	149	19,750	6,245	155	225	20	6,645	2.995
	<i>Mid 2016</i>	25,520	24,512	147	24,365	7,185	435	500	15	8,135	3.013
Forecast	<i>Mid 2020</i>	27,310	26,230	159	26,071	7,819	439	500	15	8,773	2.990
	<i>Mid 2030</i>	34,550	33,187	202	32,985	9,791	869	1,113	15	11,788	2.815
	<i>Buildout<sup>4</sup></i>	35,209	33,822	203	33,619	10,108	941	1,127	15	12,191	2.774
Incremental	<b>Mid 2006 - Mid 2011</b>	<b>420</b>	<b>412</b>	<b>22</b>	<b>390</b>	<b>175</b>	<b>40</b>	<b>45</b>	<b>-5</b>	<b>255</b>	
	<b>Mid 2011 - Mid 2016</b>	<b>4,810</b>	<b>4,613</b>	<b>-2</b>	<b>4,615</b>	<b>940</b>	<b>280</b>	<b>275</b>	<b>-5</b>	<b>1,490</b>	
	<b>Mid 2016 - Mid 2020</b>	<b>1,790</b>	<b>1,718</b>	<b>12</b>	<b>1,706</b>	<b>634</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>638</b>	
	<b>Mid 2020 - Mid 2030</b>	<b>7,240</b>	<b>6,957</b>	<b>43</b>	<b>6,914</b>	<b>1,972</b>	<b>430</b>	<b>613</b>	<b>0</b>	<b>3,015</b>	
	<b>Mid 2020 - Buildout<sup>4</sup></b>	<b>7,899</b>	<b>7,592</b>	<b>44</b>	<b>7,548</b>	<b>2,289</b>	<b>502</b>	<b>627</b>	<b>0</b>	<b>3,418</b>	

Derived from the Township of King Population, Housing and Employment Forecast Update, 2016 to 2031 by Watson & Associates Economists Ltd., 2020

<sup>1</sup> Census undercount estimated at approximately 4.1%. Note: Population including the undercount has been rounded.

<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

<sup>4</sup> Buildout refers to the buildout in accordance to the Township's Community Plans and does not include the Deferred Residential lands located in southeast Nobleton.



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

1. Housing Unit Mix (Appendix A – Schedules 1)

- The housing unit mix for the Township was derived from a detailed review of residential development yields of all designated lands within the Urban Serviced Areas of King City, Nobleton and Schomberg.
- Based on the above indicators, the 10-year household growth forecast for the Township is comprised of a unit mix of 65.4% low density units (single detached and semi-detached), 14.3% medium density (multiples except apartments) and 20.3% high density (large apartments (700 sq.ft. and larger) and small apartments (less than 700 sq.ft.)).

2. Geographic Location of Residential Development (Appendix A – Schedule 2)

- Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the Township of King.
- In accordance with forecast demand and available designated land supply, the amount and percentage of forecast housing growth between 2020 and Buildout by development location is summarized below.

Development Location	Approximate Amount of Housing Growth, 2020 to Buildout	Percentage of Housing Growth, 2020 to Buildout
Urban	3,223	94%
<i>King City</i>	2,333	68%
<i>Nobleton</i>	803	23%
<i>Schomberg</i>	87	3%
Rural	195	6%
<b><i>Township Total</i></b>	<b>4,000</b>	<b>100%</b>



### 3. 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.

### 4. Population in New Housing Units (Appendix A - Schedules 3, 4 and 5)

- The number of housing units to be constructed by 2030 in the Township of King over the forecast period is presented in Figure 3-2. Over the 2020 to 2030 forecast period, the Township is anticipated to average approximately 300 new housing units per year.
- Institutional population<sup>1</sup> is anticipated to increase by approximately 43 people between 2020 to 2030.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7a (low density) and 7b (medium and high density) summarizes the average P.P.U. assumed for the new housing units by age and type of dwelling based on a 2016 custom Census data for the Township of King. Due to data limitations, medium and high density P.P.U.'s were derived from York Region, which includes the Township of King as per Statistics Canada, and is outlined in Schedule 7b. The total calculated 20-year average P.P.U.s by dwelling type are as follows:
  - Low density: 3.478
  - Medium density: 2.946
  - High density<sup>2</sup>: 1.860

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<sup>1</sup> Institutional 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 these special care facilities.

<sup>2</sup> Includes bachelor, 1-bedroom and 2- or more bedroom apartments.



This represents an employment increase of approximately 1,280 for the 10-year forecast period, and 1,325 for the 2020 to buildout forecast.

- Schedule 9b, 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 gross floor area (G.F.A.) calculation.
- Total employment for the Township of King (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 8,810 by Mid-2030 and 8,845 by Buildout. This represents an employment increase of approximately 1,000 for the 10-year forecast period and 1,035 for the 2020 to Buildout forecast period.

#### 7. Non-Residential Sq.ft. Estimates (G.F.A., Appendix A, Schedule 9b)

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
  - 1,100 sq.ft. per employee for industrial;
  - 500 sq.ft. per employee for commercial/population-related;
  - 700 sq.ft. per employee for institutional employment; and
  - 3,000 sq.ft. per employee for primary employment.
- The Township-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 846,500 sq.ft. over the 10-year forecast period and 916,900 sq.ft. over the 2020 to Buildout forecast period.
- In terms of percentage growth, the 2020 to buildout incremental G.F.A. forecast by sector is broken down as follows:
  - primary – 14%
  - industrial – 51%;
  - commercial/population-related – 21%; and
  - institutional – 14%.



## 8. Geography of Non-Residential Development (Appendix A, Schedule 9c)

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Township of King by area.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast total non-residential growth between 2020 and Buildout by development location is summarized below.

Development Location	Amount of Non-Residential G.F.A., 2020 to Buildout	Percentage of Non-Residential G.F.A., 2020 to Buildout
Urban	784,900	86%
<i>King City</i>	366,400	40%
<i>Nobleton</i>	380,100	42%
<i>Schomberg</i>	38,400	4%
Rural	132,000	14%
<b><i>Township Total</i></b>	<b>1,340,700</b>	<b>100%</b>

*Note: numbers may not add due to rounding.*



Service	Balance as of December 31, 2019	Adjustments/ Commitments	Adjusted Balance
Services Related to a Highway	\$5,014,095	(\$1,114,050)	\$3,900,045
Parking Services*	\$7,791		\$7,791
Fire Protection Services	\$1,198,427		\$1,198,427
Outdoor Recreation Services	\$317,351		\$317,351
Indoor Recreation Services	\$5,825,207	(\$1,773,745)	\$4,051,462
Library Services	(\$170,545)	(\$964,241)	(\$1,134,786)
Growth Studies	\$292,144	(\$96,934)	\$195,210
Water and Wastewater Studies	\$107,202		\$107,202
Wastewater - Nobleton	\$791,867	(\$1,111,000)	(\$319,133)
Wastewater - King	\$2,060,903		\$2,060,903
Water Services	\$652,867		\$652,867
<b>Total</b>	<b>\$16,097,309</b>	<b>(\$5,059,970)</b>	<b>\$11,037,339</b>

\*Parking is no longer a D.C. Eligible Service. The funds must be transferred to a Special Account (CBC) or into the Township's General Reserve

## 4.9 Deductions

The D.C.A. potentially requires that five 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 as follows:

### 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 10-year period immediately preceding the preparation of the background study..." 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."



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

### 5.1 Introduction

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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 8 in the D.C.A. and described in Chapter 4, was followed in determining D.C.-eligible costs.

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

### 5.2 Service Levels and 10-Year Capital Costs for D.C. Calculation

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This section evaluates the development-related capital requirements for all of the "softer" services over a 10-year planning period. Each service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and, the infrastructure cost calculation, which determines the potential D.C. recoverable cost.





### **5.2.1 Growth Studies**

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. As discussed in Section 4.7, these studies have been allocated as a class of services based on each service to which the study relates.

For planning related studies, a deduction of 10% has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. All planning studies have been allocated to each service within the class in the following manner:

- Stormwater Drainage and Control Services – 10%
- Wastewater Services – 25%
- Water Services – 25%
- Services Related to a Highway – 25%
- Fire Protection Services – 5%
- Parks and Recreation – 5%
- Library Services – 5%

In addition, the capital cost of D.C. background studies has been allocated across the different services based on the proportion of the total net growth-related capital costs. The following provides a breakdown of the allocation of D.C. background studies to each service:

- Stormwater Drainage and Control Services – 2%
- Wastewater Services – 6%
- Water Services – 6%
- Services Related to a Highway – 62%
- Fire Protection Services – 6%
- Parks and Recreation – 7%
- Library Services – 11%

The remainder of the growth studies identified are as follows:

- Services Related to a Highway:
  - Active Transportation Strategies;
  - Paving Strategies;
  - Traffic Calming Strategies;



- Road Culvert Condition Assessments;
- Bridge Structure Assessments;
- Transportation Master Plan Updates;
- Development Guidelines and Engineering Design Criteria Manual Updates;
- Highway 11 Corridor Study;
- Major Transit Study Area; and
- Asset Management & Needs Study.
- Parks and Recreation Services:
  - Community Services Master Plan Update;
- Library Services:
  - Collection Development Studies;
  - Strategic Plans;
  - Service Delivery Assessment/Master Plan; and
  - Library Expansion/Feasibility Studies.
- Fire Protection Services:
  - Community Risk Assessment Study;
  - Fire Master Plan Update; and
  - Full Fire Master Plan.

The gross capital cost of these studies is \$3,443,300 of which \$1,616,400 is attributable to existing benefit. A deduction of \$72,330 has been made to recognize the portion of planning studies related to D.C.-ineligible services, as mentioned above. The existing reserve fund balance of \$195,210 has been deducted as well, resulting in a net D.C.-eligible cost of \$1,559,360 to be included in the calculations.

These costs have been allocated 87% residential and 13% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



**Infrastructure Costs Included in the Development Charges Calculation**

Township of King  
Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Category	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (To Recognize Benefit to Non-D.C. Services)	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
	2020-2029										87%	13%
1A	Development Charge Study	Stormwater Drainage and Control Services	2020	750	-		750	-		750	653	98
1B	Development Charge Study	Wastewater Services	2020	6,750	-		6,750	-		6,750	5,873	878
1D	Development Charge Study	Water Services	2020	5,250	-		5,250	-		5,250	4,568	683
1E	Development Charge Study	Services Related to a Highway	2020	36,750	-		36,750	-		36,750	31,973	4,778
1F	Development Charge Study	Fire Protection Services	2020	2,250	-		2,250	-		2,250	1,958	293
1G	Development Charge Study	Parks and Recreation Services	2020	20,250	-		20,250	-		20,250	17,618	2,633
1H	Development Charge Study	Library Services	2020	3,000	-		3,000	-		3,000	2,610	390
2A	Development Charge Study	Stormwater Drainage and Control Services	2025	750	-		750	-		750	653	98
2B	Development Charge Study	Wastewater Services	2025	6,750	-		6,750	-		6,750	5,873	878
2D	Development Charge Study	Water Services	2025	5,250	-		5,250	-		5,250	4,568	683
2E	Development Charge Study	Services Related to a Highway	2025	36,750	-		36,750	-		36,750	31,973	4,778
2F	Development Charge Study	Fire Protection Services	2025	2,250	-		2,250	-		2,250	1,958	293
2G	Development Charge Study	Parks and Recreation Services	2025	20,250	-		20,250	-		20,250	17,618	2,633
2H	Development Charge Study	Library Services	2025	3,000	-		3,000	-		3,000	2,610	390
		<b>Services Related to a Highway</b>										
3	10 YR AT Strategy (active transportation)	Services Related to a Highway	2020	75,000	-		75,000	15,000		60,000	52,200	7,800
4	10 YR Paving Strategy	Services Related to a Highway	2020	100,000	-		100,000	80,000		20,000	17,400	2,600
5	Traffic Calming Strategy	Services Related to a Highway	2020	60,000	-		60,000	30,000		30,000	26,100	3,900
6	Road Culvert Condition Assessment (over 3.0m dia.) Every 2 years.	Services Related to a Highway	2021	75,000	-		75,000	60,000		15,000	13,050	1,950
7	Road Culvert Condition Assessment (over 3.0m dia.) Every 2 years.	Services Related to a Highway	2023	75,000	-		75,000	60,000		15,000	13,050	1,950
8	Road Culvert Condition Assessment (over 3.0m dia.) Every 2 years.	Services Related to a Highway	2025	75,000	-		75,000	60,000		15,000	13,050	1,950
9	Road Culvert Condition Assessment (over 3.0m dia.) Every 2 years.	Services Related to a Highway	2027	75,000	-		75,000	60,000		15,000	13,050	1,950
10	Bridge Structure Assessment (every 2 years)	Services Related to a Highway	2021	60,000	-		60,000	48,000		12,000	10,440	1,560
11	Bridge Structure Assessment (every 2 years)	Services Related to a Highway	2023	60,000	-		60,000	48,000		12,000	10,440	1,560
12	Bridge Structure Assessment (every 2 years)	Services Related to a Highway	2025	60,000	-		60,000	48,000		12,000	10,440	1,560
13	Bridge Structure Assessment (every 2 years)	Services Related to a Highway	2027	60,000	-		60,000	48,000		12,000	10,440	1,560



**Infrastructure Costs Included in the Development Charges Calculation**

Township of King  
Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Category	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (To Recognize Benefit to Non-D.C. Services)	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
	2020-2029										87%	13%
14	Bridge Structure Assessment (every 2 years)	Services Related to a Highway	2029	60,000	-		60,000	48,000		12,000	10,440	1,560
15	Transportation Master Plan Update ( 5 year cycle )	Services Related to a Highway	2024	100,000	-		100,000	50,000		50,000	43,500	6,500
16	10 YR AT Strategy	Services Related to a Highway	2024	75,000	-		75,000	15,000		60,000	52,200	7,800
17	10 YR Paving Strategy	Services Related to a Highway	2024	100,000	-		100,000	80,000		20,000	17,400	2,600
18	Traffic Calming Strategy	Services Related to a Highway	2024	60,000	-		60,000	30,000		30,000	26,100	3,900
19	Transportation Master Plan Update ( 5 year cycle )	Services Related to a Highway	2029	100,000	-		100,000	50,000		50,000	43,500	6,500
20	10 YR AT Strategy	Services Related to a Highway	2028	75,000	-		75,000	15,000		60,000	52,200	7,800
21	10 YR Paving Strategy	Services Related to a Highway	2028	100,000	-		100,000	80,000		20,000	17,400	2,600
22	Traffic Calming Strategy	Services Related to a Highway	2028	60,000	-		60,000	30,000		30,000	26,100	3,900
23	Development Guidelines and Engineering Design Criteria Manual Update	Services Related to a Highway	2021	50,000	-		50,000	-		50,000	43,500	6,500
24	Development Guidelines and Engineering Design Criteria Manual Update - Every 2 Years	Services Related to a Highway	2023-2029	200,000	-		200,000	-		200,000	174,000	26,000
25	Highway 11 Corridor Study	Services Related to a Highway	2021	35,000	-		35,000	17,500		17,500	15,225	2,275
26	Major Transit Study Area	Services Related to a Highway	2023	25,000	-		25,000	12,500		12,500	10,875	1,625
27	Asset Management & Needs Study	Services Related to a Highway	2020	119,000	-		119,000	47,600		71,400	62,118	9,282
	<b>Parks and Recreation</b>											
28	Community Services Master Plan Update	Parks and Recreation Services	2024	125,000	-		125,000	62,500		62,500	54,375	8,125
	<b>Library</b>											
29	Collection Development Study	Library Services	2022	20,000	-		20,000	12,000		8,000	6,960	1,040
30	Strategic Plan 2021-2025 (Library)	Library Services	2020	48,000	-		48,000	28,800		19,200	16,704	2,496
31	Service Delivery Assessment / Master Plan	Library Services	2026	75,000	-		75,000	37,500		37,500	32,625	4,875
32	Schomberg Library Expansion Feasibility / Architectural Renderings	Library Services	2024	70,000	-		70,000	35,000		35,000	30,450	4,550
33	Nobleton Library Expansion Feasibility / Architectural Renderings	Library Services	2021	70,000	-		70,000	35,000		35,000	30,450	4,550
34	Strategic Plan 2026-2030 (Library)	Library Services	2025	50,000	-		50,000	30,000		20,000	17,400	2,600
35	Collection Development Study	Library Services	2027	20,000	-		20,000	12,000		8,000	6,960	1,040



**Infrastructure Costs Included in the Development Charges Calculation**

Township of King  
Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Category	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (To Recognize Benefit to Non-D.C. Services)	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
	2020-2029										87%	13%
	<b>Fire</b>											
36	Community Risk Assessment re growth	Fire Protection Services	2023	42,000	-		42,000	21,000		21,000	18,270	2,730
37	Fire Master Plan update	Fire Protection Services	2023	45,000	-		45,000	22,500		22,500	19,575	2,925
38	Fire Master Plan full	Fire Protection Services	2026	71,000	-		71,000	35,500		35,500	30,885	4,615
	<b>Planning Related Studies</b>											
39A	Official Plan Update Conformity including Natural Heritage Study for Village and Hamlets	Stormwater Drainage and Control Services	2022	20,000	-	2,000	18,000	9,000		9,000	7,830	1,170
39B	Official Plan Update Conformity including Natural Heritage Study for Village and Hamlets	Wastewater Services	2022	50,000	-	5,000	45,000	22,500		22,500	19,575	2,925
39C	Official Plan Update Conformity including Natural Heritage Study for Village and Hamlets	Water Services	2022	50,000	-	5,000	45,000	22,500		22,500	19,575	2,925
39D	Official Plan Update Conformity including Natural Heritage Study for Village and Hamlets	Services Related to a Highway	2022	50,000	-	5,000	45,000	22,500		22,500	19,575	2,925
39E	Official Plan Update Conformity including Natural Heritage Study for Village and Hamlets	Fire Protection Services	2022	10,000	-	1,000	9,000	4,500		4,500	3,915	585
39F	Official Plan Update Conformity including Natural Heritage Study for Village and Hamlets	Parks and Recreation Services	2022	10,000	-	1,000	9,000	4,500		4,500	3,915	585
39G	Official Plan Update Conformity including Natural Heritage Study for Village and Hamlets	Library Services	2022	10,000	-	1,000	9,000	4,500		4,500	3,915	585
40A	Zoning By-law Consolidation/Update	Stormwater Drainage and Control Services	2023	10,000	-	1,000	9,000	4,500		4,500	3,915	585
40B	Zoning By-law Consolidation/Update	Wastewater Services	2023	25,000	-	2,500	22,500	11,300		11,200	9,744	1,456
40C	Zoning By-law Consolidation/Update	Water Services	2023	25,000	-	2,500	22,500	11,300		11,200	9,744	1,456
40D	Zoning By-law Consolidation/Update	Services Related to a Highway	2023	25,000	-	2,500	22,500	11,300		11,200	9,744	1,456
40E	Zoning By-law Consolidation/Update	Fire Protection Services	2023	5,000	-	500	4,500	2,300		2,200	1,914	286
40F	Zoning By-law Consolidation/Update	Parks and Recreation Services	2023	5,000	-	500	4,500	2,300		2,200	1,914	286
40G	Zoning By-law Consolidation/Update	Library Services	2023	5,000	-	500	4,500	2,300		2,200	1,914	286
41A	Community Planning Permit System Study	Stormwater Drainage and Control Services	2024	5,000	-	500	4,500	2,300		2,200	1,914	286
41B	Community Planning Permit System Study	Wastewater Services	2024	12,500	-	1,250	11,250	5,600		5,650	4,916	735
41C	Community Planning Permit System Study	Water Services	2024	12,500	-	1,250	11,250	5,600		5,650	4,916	735



**Infrastructure Costs Included in the Development Charges Calculation**

Township of King  
Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Category	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (To Recognize Benefit to Non-D.C. Services)	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
	2020-2029										87%	13%
41D	Community Planning Permit System Study	Services Related to a Highway	2024	12,500	-	1,250	11,250	5,600		5,650	4,916	735
41E	Community Planning Permit System Study	Fire Protection Services	2024	2,500	-	250	2,250	1,100		1,150	1,001	150
41F	Community Planning Permit System Study	Parks and Recreation Services	2024	2,500	-	250	2,250	1,100		1,150	1,001	150
41G	Community Planning Permit System Study	Library Services	2024	2,500	-	250	2,250	1,100		1,150	1,001	150
42A	Population and Employment Land Needs	Stormwater Drainage and Control Services	2021	7,500	-	750	6,750	-		6,750	5,873	878
42B	Population and Employment Land Needs	Wastewater Services	2021	18,800	-	1,880	16,920	-		16,920	14,720	2,200
42C	Population and Employment Land Needs	Water Services	2021	18,800	-	1,880	16,920	-		16,920	14,720	2,200
42D	Population and Employment Land Needs	Services Related to a Highway	2021	18,800	-	1,880	16,920	-		16,920	14,720	2,200
42E	Population and Employment Land Needs	Fire Protection Services	2021	3,800	-	380	3,420	-		3,420	2,975	445
42F	Population and Employment Land Needs	Parks and Recreation Services	2021	3,800	-	380	3,420	-		3,420	2,975	445
42G	Population and Employment Land Needs	Library Services	2021	3,800	-	380	3,420	-		3,420	2,975	445
43A	Rural Zoning By-law	Stormwater Drainage and Control Services	2020	10,000	-	1,000	9,000	4,500		4,500	3,915	585
43B	Rural Zoning By-law	Wastewater Services	2020	25,000	-	2,500	22,500	11,300		11,200	9,744	1,456
43C	Rural Zoning By-law	Water Services	2020	25,000	-	2,500	22,500	11,300		11,200	9,744	1,456
43D	Rural Zoning By-law	Services Related to a Highway	2020	25,000	-	2,500	22,500	11,300		11,200	9,744	1,456
43E	Rural Zoning By-law	Fire Protection Services	2020	5,000	-	500	4,500	2,300		2,200	1,914	286
43F	Rural Zoning By-law	Parks and Recreation Services	2020	5,000	-	500	4,500	2,300		2,200	1,914	286
43G	Rural Zoning By-law	Library Services	2020	5,000	-	500	4,500	2,300		2,200	1,914	286
44A	Urban Design Guidelines Update-Villages	Stormwater Drainage and Control Services	2021	10,000	-	1,000	9,000	1,800		7,200	6,264	936
44B	Urban Design Guidelines Update-Villages	Wastewater Services	2021	25,000	-	2,500	22,500	4,500		18,000	15,660	2,340
44C	Urban Design Guidelines Update-Villages	Water Services	2021	25,000	-	2,500	22,500	4,500		18,000	15,660	2,340
44D	Urban Design Guidelines Update-Villages	Services Related to a Highway	2021	25,000	-	2,500	22,500	4,500		18,000	15,660	2,340
44E	Urban Design Guidelines Update-Villages	Fire Protection Services	2021	5,000	-	500	4,500	900		3,600	3,132	468
44F	Urban Design Guidelines Update-Villages	Parks and Recreation Services	2021	5,000	-	500	4,500	900		3,600	3,132	468
44G	Urban Design Guidelines Update-Villages	Library Services	2021	5,000	-	500	4,500	900		3,600	3,132	468



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development  2020-2029	Category	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (To Recognize Benefit to Non-D.C. Services)	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 87%	Non-Residential Share 13%
45A	Employment Area Lands Need Study (PD/ED)	Stormwater Drainage and Control Services	2021	5,000	-	500	4,500	900		3,600	3,132	468
45B	Employment Area Lands Need Study (PD/ED)	Wastewater Services	2021	12,500	-	1,250	11,250	2,300		8,950	7,787	1,164
45C	Employment Area Lands Need Study (PD/ED)	Water Services	2021	12,500	-	1,250	11,250	2,300		8,950	7,787	1,164
45D	Employment Area Lands Need Study (PD/ED)	Services Related to a Highway	2021	12,500	-	1,250	11,250	2,300		8,950	7,787	1,164
45E	Employment Area Lands Need Study (PD/ED)	Fire Protection Services	2021	2,500	-	250	2,250	500		1,750	1,523	228
45F	Employment Area Lands Need Study (PD/ED)	Parks and Recreation Services	2021	2,500	-	250	2,250	500		1,750	1,523	228
45G	Employment Area Lands Need Study (PD/ED)	Library Services	2021	2,500	-	250	2,250	500		1,750	1,523	228
46A	Community Improvement Plan Review (PD/ED)	Stormwater Drainage and Control Services	2025	4,800	-	480	4,320	2,200		2,120	1,844	276
46B	Community Improvement Plan Review (PD/ED)	Wastewater Services	2025	12,000	-	1,200	10,800	5,400		5,400	4,698	702
46C	Community Improvement Plan Review (PD/ED)	Water Services	2025	12,000	-	1,200	10,800	5,400		5,400	4,698	702
46D	Community Improvement Plan Review (PD/ED)	Services Related to a Highway	2025	12,000	-	1,200	10,800	5,400		5,400	4,698	702
46E	Community Improvement Plan Review (PD/ED)	Fire Protection Services	2025	2,400	-	240	2,160	1,100		1,060	922	138
46F	Community Improvement Plan Review (PD/ED)	Parks and Recreation Services	2025	2,400	-	240	2,160	1,100		1,060	922	138
46G	Community Improvement Plan Review (PD/ED)	Library Services	2025	2,400	-	240	2,160	1,100		1,060	922	138
47	Reserve Fund Adjustment		Reserve	-	-		-	195,210		(195,210)	(169,833)	(25,377)
	<b>Total</b>			<b>3,443,300</b>	<b>-</b>	<b>72,330</b>	<b>3,370,970</b>	<b>1,811,610</b>	<b>-</b>	<b>1,559,360</b>	<b>1,356,643</b>	<b>202,717</b>



## **5.2.2 Library Services**

The Township currently operates its library services from four facilities which total 17,372 sq.ft. in space. Based on the space provided over the past 10 years, the historical average level of service provided by the Township equates to an investment of \$544 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the forecast period of \$3,787,321 for facilities.

The Township also has an inventory of 150,233 library collection items, which comprises of items such as books, periodicals, CDs, DVDs, E-books, etc. Over the past ten years, the average level of service was \$99 per capita. Based on this growth forecast, the Township would be eligible to collect \$686,725 from D.C.s for library collection items over the next ten-year forecast period.

Therefore, the total D.C. eligible amount for Library Services is \$4,474,047.

The Township has identified the need for expansions to the Schomberg and Nobleton libraries as well as an Integrated Library System, as a result of growth. The gross capital cost of these projects is \$5,678,000, with a deduction of \$727,300 to recognize the benefit to existing development. A further deduction of \$2,266,480 has been made in order to recognize the benefit to growth beyond the forecast period. A recovery of \$1,134,786 has been included in order to recognize the existing reserve fund deficit. Based on the above, the net-D.C. eligible amount of \$3,819,006 is being included in the calculations.

To complement the proposed facility expansions, the Township has identified the need for additional collection materials as a result of growth. A provision in the amount of \$650,000 has been identified and included in the D.C. calculations.

While library services are predominantly residential based, there is some use of the facilities by non-residential users, for the purpose of research. To acknowledge this use, the capital costs would be allocated 95% residential and 5% non-residential.







### **5.2.3 Parks and Recreation Services**

The Township Parks and Recreation department currently maintains the following inventory:

- 896 acres of parkland (various sized parks, parkettes, active parks, and passive parks);
- 139 parkland amenities (playgrounds, shade structures, washrooms, splash pads, basketball courts, etc.);
- 45 kilometres of trails;
- 52 Parks and Recreation vehicles (totalling \$2.89 million in value); and
- 231,769 sq.ft. of Indoor Recreation space.

Based on the assets provided above, the Township has provided a parks and recreation historical 10-year level of service of \$4,755 per capita. This level of service, when applied to the 10-year growth forecast population of 6,957, results in a total D.C.-eligible amount of \$33,078,865.

Due to the projected growth over the forecast period, the Township has identified \$93,983,515 in future growth capital costs for Parks and Recreation Services. These projects include:

- the development of additional parks and park upgrades (neighbourhood parks, community parks, tennis courts, sports park, artificial turf, etc.)
- additional parks vehicles and equipment (trailers, pick up trucks, wood chippers, mowers, etc.); and
- new recreation facilities (tennis clubhouse, washrooms, community centre, etc.).

Additionally, D.C. credits for works to be constructed by developers are also included. Deductions in the amount of \$13,229,360 has been made to account for the benefit to existing development, \$27,244,500 to recognize the benefit to growth beyond the forecast period, and \$4,368,813 to recognize the existing reserve fund balance. Additionally, the Township has identified \$16,065,000 of contributions from other sources to be used towards the new community centre. Therefore, the net growth capital cost of \$33,075,842 has been included in the D.C. calculations.



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service Parks & Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	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
	2020-2029									95%	5%
18	New Sports Park (incl. parking) - 2 full size / lit soccer fields - 2 intermediate soccer fields - 1 hardball diamond	2023	4,620,500	4,620,500		-	-		-	-	-
19	Community Park - King North	2022	4,653,000	-		4,653,000	-		4,653,000	4,420,350	232,650
20	Artificial Turf (with lights)	2022	2,500,000	-		2,500,000	500,000		2,000,000	1,900,000	100,000
21	Recreational/Nature Trail - 7.0 km	2020-2021	600,000	-		600,000	-		600,000	570,000	30,000
22	Recreational/Nature Trail - 1.5 km	2020-2021	129,000	-		129,000	-		129,000	122,550	6,450
23	King NW - Neighbourhood Park	2022	900,000	-		900,000	-		900,000	855,000	45,000
24	King NE - Neighbourhood Park 2	2022	900,000	-		900,000	-		900,000	855,000	45,000
25	King SW - Neighbourhood Park	2023	900,000	900,000		-	-		-	-	-
26	Nobleton NE - Neighbourhood Park	2024	900,000	900,000		-	-		-	-	-
27	Nobleton NW - Neighbourhood Park	2023	900,000	900,000		-	-		-	-	-
28	Nobleton NW - Neighbourhood Park	2022	600,000	-		600,000	-		600,000	570,000	30,000
29	Nobleton NW - Neighbourhood Park	2022-2023	600,000	336,000		264,000	-		264,000	250,800	13,200
30	Schomberg - Intensification Site	2023	300,000	300,000		-	-		-	-	-
31	King City Intensification Site - North	2023	400,000	400,000		-	-		-	-	-
32	King City Intensification Site - Central	2023	600,000	600,000		-	-		-	-	-
33	King City Intensification Site - South	2023	400,000	400,000		-	-		-	-	-
34	King City Intensification Site - East	2023-2025	600,000	600,000		-	-		-	-	-
	<b>Outstanding DC Credits</b>										
35	19T-05K01 - 1808629 Ontario Limited (Fandor - Nobleton)	Credit	25,315	-		25,315	-		25,315	24,049	1,266



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service Parks & Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	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
	2020-2029									95%	5%
49	Community Centre (incl. arena, pool, gym, fitness, track, multi-use space) - Seneca	2021-2023	57,500,000	14,375,000		43,125,000	11,257,781	16,065,000	15,802,219	15,012,108	790,111
50	Tennis Clubhouse and storage space (Nobleton)	2021	360,000	-		360,000	-	-	360,000	342,000	18,000
51	Reserve Fund Adjustment	Reserve	-	-		-	4,368,813		(4,368,813)	(4,150,373)	(218,441)
	<b>Total</b>		<b>93,983,515</b>	<b>27,244,500</b>	<b>-</b>	<b>66,739,015</b>	<b>17,598,173</b>	<b>16,065,000</b>	<b>33,075,842</b>	<b>31,422,050</b>	<b>1,653,792</b>



## 5.3 Service Levels and Buildout Capital Costs for King's D.C. Calculation

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This section evaluates the development-related capital requirements for those services with Buildout capital costs.

### 5.3.1 Services Related to a Highway

#### 5.3.1.1 Roads and Related

King owns and maintains 109 km of rural and urban roads (both arterial and collector). Over the historical 10-year period, the Township has provided an average level of investment of \$19,253 per capita. Based on this service standard, the Township would be eligible to collect \$146,168,017 from D.C.s over the forecast period.

With respect to future growth-related needs, the Township's capital program are based on the forecasted budgets and works identified through the 2020 Transportation Master Plan, as prepared by the engineers from WSP. The capital program includes various works related to adding capacity to the highway system which consists of road improvements, urbanization, paving program, expansions, as well as new roadways. Additionally, projects related to traffic calming, sidewalks/walkways, active transportation, capital from developer agreements, outstanding D.C. credits, and purchases for right of way allowances have been included. These works provide a gross capital cost of \$161,383,762.

To recognize the benefit of these works to the existing community, a deduction of \$17,197,800 has been made. In addition, a deduction of \$72,451,603 has been applied to recognize the benefit of these works to the growth beyond the forecast period. Furthermore, a deduction of \$18,025,000 has been made to recognize dedications with respect to the right of way purchases. Finally, a deduction of \$3,900,045 has been made to account for the existing reserve fund balance. After all the deductions have been applied, the net D.C.-eligible amount of \$49,809,314 has been included for recovery in the calculations.



### *5.3.1.2 Depots and Domes*

The Township operates their Public Works service out of a number of facilities, totalling 28,343 sq.ft. of facility space. Over the previous 10-year period, the average level of service provided by the Township is 1.24 sq.ft. per capita or \$1,452 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the buildout forecast period of \$11,026,469 related to Public Works Facilities.

Based on the growth identified, the Township has included the need for three facility-related projects: expansions to the operations facility, works yard, and a new Southern works yard. The total cost of the projects identified is \$23,738,000. The scope of the new southern works yard has been assumed to service both growth and existing communities with the Township; therefore, an existing benefit deduction of \$2,200,000 has been made. In addition, a deduction to account for the benefit to growth beyond the forecast period of \$13,215,468 has been applied. Therefore, the net D.C.-eligible amount to be included in the calculations is \$8,322,532.

### *5.3.1.3 Vehicles and Equipment*

The public works department has a variety of vehicles and major equipment totalling approximately \$7.61 million. The inventory provides for a per capita standard of \$268. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is \$2,037,617.

Additional vehicle and equipment items have been identified for the forecast period, amounting to \$1,520,000. A deduction of \$319,559 has been made to account for the benefit to growth beyond the forecast period. Therefore, the net recoverable cost of \$1,200,441 has been included in the D.C. calculation.

The residential/non-residential capital cost allocation for services related to a highway is 88% residential and 12% non-residential based on the incremental growth in population to employment for the buildout forecast period.



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 88%	Non-Residential Share 12%
	<b>2020-Buildout</b>										
	<b>Schomberg Area:</b>										
1	Main Street Schomberg Reconstruction with Main Street Typology, incl. Bridges	2023	5,079,700	-		5,079,700	4,063,800		1,015,900	893,992	121,908
2	Dr. Kay	2021	169,500	-		169,500	152,600		16,900	14,872	2,028
3	Centre St. - Rebellion Way to Church St. and Queen St. - Rebellion Way to 10th Conc. (Design + Construction)	2021	1,100,000	-		1,100,000	110,000		990,000	871,200	118,800
4	8th Conc - 15th S.R. to King Road	2025-2028	3,729,500	-		3,729,500	1,864,800		1,864,700	1,640,936	223,764
	<b>King City and Rural Areas:</b>		-								
5	King Boulevard	2022	1,249,100	-		1,249,100	624,600		624,500	549,560	74,940
6	William St	2025	666,200	-		666,200	333,100		333,100	293,128	39,972
	<b>Nobleton:</b>										
7	Culvert Improvements	2024-2026	2,037,000	-		2,037,000	509,300		1,527,700	1,344,376	183,324
8	Sheardown	2020	327,100	-		327,100	261,700		65,400	57,552	7,848
9	Holden Dr. - MacTaggart Dr. to turning circle	2022	32,700	-		32,700	26,200		6,500	5,720	780
10	MacTaggart - Witherspoon Way to YR #27	2022	232,000	-		232,000	185,600		46,400	40,832	5,568
11	10th Conc - King Road to 15th S.R.	2022	3,836,500	-		3,836,500	1,918,300		1,918,200	1,688,016	230,184
12	15th S.R. - 10th Conc. to Y.R. #27	2022	3,568,900	-		3,568,900	1,784,500		1,784,400	1,570,272	214,128
13	Gilbert Fuller	2024	59,500	-		59,500	47,600		11,900	10,472	1,428
14	Woodhill	2024	119,000	-		119,000	95,200		23,800	20,944	2,856
	<b>New Road Construction (From WSP)</b>						-				
15	15th Sideroad Extension Interchange (from 15th SR to Hwy 400) - Township's Portion	2028-2031	16,933,000	12,699,800		4,233,200	423,300	-	3,809,900	3,352,712	457,188
16	10th Concession Extension (from Queen St to 19th SR)	2026-2030	1,480,000	1,110,000		370,000	-		370,000	325,600	44,400
17	15th Sideroad Extension (from 15th SR N of Chelsea Ln to Jane St)	2027	3,052,000	2,289,000		763,000	-		763,000	671,440	91,560



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service: Services Related to a Highway - Roads

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 88%	Non-Residential Share 12%
	<b>2020-Buildout</b>										
	<b>Active Transportation &amp; Lighting on Regional &amp; Township Roads (Urbanization)</b>										
	<b>King City and Rural Areas:</b>										
18	King City, Patton St, Kingslyn to South End	2026	45,200	-		45,200	22,600		22,600	19,888	2,712
19	King City, Warren Road	2026	216,500	-		216,500	108,300		108,200	95,216	12,984
20	Dufferin St. - Nicort to 550 metres south - West Side Only	2022	130,900	-		130,900	-		130,900	115,192	15,708
21	Jane St. - King Road - 1000 metres south	2023	535,300	-		535,300	-		535,300	471,064	64,236
22	King City - Main Street Typology	2023	5,000,000	-		5,000,000	1,000,000		4,000,000	3,520,000	480,000
23	Jane St. - 1000 M north of King Road (YR #11)	2023	535,300	-		535,300	-		535,300	471,064	64,236
24	King City GO Station Signed Bike Routes and Sharrows	2021	65,000	-		65,000	-		65,000	57,200	7,800
25	Sidewalk/Pedestrian Walkway on Burton Grove	2026-2030	52,000	26,000		26,000	-		26,000	22,880	3,120
26	Sidewalk/Pedestrian Walkway on Patricia Dr	2026-2030	78,000	39,000		39,000	-		39,000	34,320	4,680
27	Sidewalk/Pedestrian Walkway on Warren Rd	2026-2030	130,000	65,000		65,000	-		65,000	57,200	7,800
28	King City Trails (N9, N10, N11)	2026-2030	325,000	162,500		162,500	26,800		135,700	119,416	16,284
	<b>Schomberg Area:</b>										
29	Highway #27 (York Road #27) - Dr.Kay Drive to Maynard Drive	2023	750,000	-		750,000	375,000		375,000	330,000	45,000
30	Sidewalk/Pedestrian Walkway on Main Street and Hwy 9 & gateway feature	2023	26,000	-		26,000	-		26,000	22,880	3,120
31	Sidewalk/Pedestrian Walkway on Dr Kay Dr / Dillane Dr, west of Hwy 27 to Sproule St, south side	2023	32,500	-		32,500	-		32,500	28,600	3,900





### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
 Service: Services Related to a Highway - Roads

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 88%	Non-Residential Share 12%
<b>2020-Buildout</b>											
32	Sidewalk/Pedestrian Walkway on Western Ave	2026-2030	325,000	162,500		162,500	-		162,500	143,000	19,500
33	Sidewalk/Pedestrian Walkway on Hwy 27 from Dr Kay Dr to Hwy 9	2026-2030	130,000	65,000		65,000	-		65,000	57,200	7,800
34	Schomberg Trails (Connections to Foxtrail Park)	2023	50,000	-		50,000	-		50,000	44,000	6,000
35	Pedestrian Connection from 225 Church St to 149 Church St	2022	175,000	-		175,000	-		175,000	154,000	21,000
<b>Nobleton Area:</b>											
35	Nobleton Area - Main Street Typology	2024-2025	6,500,000	-		6,500,000	1,300,000		5,200,000	4,576,000	624,000
36	Nobleton Pedestrian Connectivity	2028	900,000	-		900,000	450,000		450,000	396,000	54,000
37	Multi-use Path on King Road from Old King Road to Greenside, south side	2021-2024	259,400	-		259,400	-		259,400	228,272	31,128
38	Midblock Crossing at Ellis Avenue and Parkview Avenue	2021-2024	29,300	-		29,300	-		29,300	25,784	3,516
39	Midblock Crossing at King Road and Henry Gate / Tomlinson Gate	2021-2024	29,300	-		29,300	-		29,300	25,784	3,516
40	Multi-use Path on King Road from Henry Gate to Wellington St, south side	2026-2030	259,400	129,700		129,700	-		129,700	114,136	15,564
41	Nobleton Trails (N2, N5, N6)	2026-2030	325,000	162,500		162,500	26,800		135,700	119,416	16,284
<b>Roadway Paving (from WSP)</b>											
42	89-18th Sideroad from Weston Road to End	2021	172,200	-		172,200	17,200		155,000	136,400	18,600
43	235-Concession Road 7 from 15th Sideroad to 16th Sideroad	2021	654,000	-		654,000	65,400		588,600	517,968	70,632
44	229-Concession Road 7 from King Road to 15th Sideroad	2021	135,000	-		135,000	13,500		121,500	106,920	14,580
45	39—16th Sideroad from Concession 11 to Concession 12	2022	627,000	-		627,000	62,700		564,300	496,584	67,716
46	285- Davis Road from 2nd Concession to Schomberg River	2022	231,240	-		231,240	23,100		208,140	183,163	24,977
47	209-Concession Road 8 from King Road to South End	2022	167,280	-		167,280	16,700		150,580	132,510	18,070



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
 Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 88%	Non-Residential Share 12%
	<b>2020-Buildout</b>										
48	283- Davis Road from South Canal Bank Road to 2nd Concession Road	2023	231,240	-		231,240	23,100		208,140	183,163	24,977
49	37- 16th Sideroad from Concession Road 10 to Concession Road 11	2023	504,300	-		504,300	50,400		453,900	399,432	54,468
50	85-18th Sideroad from Jane Street to End	2023	222,015	-		222,015	22,200		199,815	175,837	23,978
51	87- 18th Sideroad from Weston Road to End	2023	231,240	-		231,240	23,100		208,140	183,163	24,977
52	345-Toll Road from Bathurst Street to Highway 11	2024	332,920	-		332,920	33,300		299,620	263,666	35,954
53	31-16th Sideroad from Concession 7 to Concession 8	2024	519,060	-		519,060	51,900		467,160	411,101	56,059
54	269-Dufferin Street from 19th Sideroad to Davis Drive	2024	477,660	-		477,660	47,800		429,860	378,277	51,583
55	227-Elmpine Trail from Mill Road to West End	2025	143,424	-		143,424	14,300		129,124	113,629	15,495
56	233-Concession Road 7 from King Road to 15th Sideroad	2026	708,960	354,500		354,460	35,400		319,060	280,773	38,287
57	337-Dufferin Street from Graham Sideroad to North End	2026	165,984	83,000		82,984	8,300		74,684	65,722	8,962
58	225-Mill Road from Elmpine Trail to King Road	2026	430,080	215,000		215,080	21,500		193,580	170,350	23,230
59	113-19th Sideroad from Dufferin Street to Keele Street	2027	754,992	377,500		377,492	37,700		339,792	299,017	40,775
60	331-Wilhelmina Road from Dufferin Street to West End	2027	219,300	109,700		109,600	11,000		98,600	86,768	11,832
61	151-Caledon/King Townline North from 19th Sideroad to Highway 9	2027	781,550	390,800		390,750	39,100		351,650	309,452	42,198
62	239- Concession Road 7 from 18th Sideroad to South End	2028	506,400	253,200		253,200	25,300		227,900	200,552	27,348
63	9-15th Sideroad from Weston Road to Hwy 400	2028	232,050	116,000		116,050	11,600		104,450	91,916	12,534



### Infrastructure Costs Included in the Development Charges Calculation

Township of King

Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 88%	Non-Residential Share 12%
<b>2020-Buildout</b>											
64	139-19th Sideroad from Concession Road 11 to Concession Road 12	2028	624,000	312,000		312,000	31,200		280,800	247,104	33,696
65	237-Concession Road 7 from 16th Sideroad to North End	2028	267,750	133,900		133,850	13,400		120,450	105,996	14,454
66	19- 15th Sideroad from Concession 11 to West End	2028	231,336	115,700		115,636	11,600		104,036	91,552	12,484
67	275-Bernhardt Road from Hwy 9 to Schomberg River	2029	446,880	223,400		223,480	22,300		201,180	177,038	24,142
68	19-15th Sideroad from Concession Road 11 to West End	2029	231,336	115,700		115,636	11,600		104,036	91,552	12,484
69	45-Burrows Road from Weston Road to Weston Road	2029	69,003	34,500		34,503	3,500		31,003	27,283	3,720
70	67-17th Sideroad from Concession 8 to RR 27	2030	651,168	325,600		325,568	32,600		292,968	257,812	35,156
71	67-17th Sideroad from Weston to Hwy 400	2030	267,900	134,000		133,900	13,400		120,500	106,040	14,460
72	141-19th Sideroad from Concession Road 12 to Caledon/King Townline	2030	617,288	308,600		308,688	30,900		277,788	244,453	33,335
73	239-Concession Road 7 from 18th Sideroad to South End	2026	506,400	253,200		253,200	25,300		227,900	200,552	27,348
	<b>Right of Way Purchases (from WSP)</b>										
74	Right of Way Purchase of Land (Arterial Roads)	2021-2031	66,100,000	33,050,000		33,050,000	-	16,525,000	16,525,000	14,542,000	1,983,000
75	Right of Way Purchase of Land (Collector Roads)	2021-2031	10,000,000	5,000,000		5,000,000	-	1,500,000	3,500,000	3,080,000	420,000
							-				
	<b>Other</b>						-				
76	Growth-Related Traffic Calming Implementation	2021-2031	1,500,000	375,000		1,125,000	562,500		562,500	495,000	67,500
							-				
							-				
	<b>Capital From Agreements (Net Growth Amount)</b>						-				
77	Eaton Hall Creek Bdrge	2021-2022	6,480,100	-		6,480,100	-		6,480,100	5,702,488	777,612



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
 Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 88%	Non-Residential Share 12%
<b>2020-Buildout</b>											
78	Multi-use Path (MUP) Dufferin St.- Tatton Crt to 15th Sideroad	2021-2022	412,979	-		412,979	-		412,979	363,422	49,557
79	Multi-use Path (MUP) 15th Sideroad, SS Dufferin to St. A	2021-2022	869,512	-		869,512	-		869,512	765,171	104,341
80	Ped connection to Tawes Trail from KCE	2021-2022	1,225,000	-		1,225,000	-		1,225,000	1,078,000	147,000
81	King City Active Transportation (N12) from KCE	2023-2024	1,000,000	-		1,000,000	-		1,000,000	880,000	120,000
82	MUP Typology Dufferin, Tatton to King W/S	2023	100,000	-		100,000	-		100,000	88,000	12,000
83	Southern Ped Crossing SSA Sched J 14(9)	2023	100,000	-		100,000	-		100,000	88,000	12,000
84	Sidewalk completion King Blvd	2021	100,000	-		100,000	-		100,000	88,000	12,000
<b>Outstanding D.C. Credits</b>											
84	19T-05K02 - Road and concurrent works - Noblewood Drive & Hollywood Crescent	Credit	29,560	-		29,560	-		29,560	26,013	3,547
85	19T-98K01 - Road and concurrent works on Dillane Dr. - north limit to Proctor Road	Credit	80,855	-		80,855	-		80,855	71,152	9,703
86	19T-06K07 - Sidewalk - East side of Keele Street, from entrance to the plan, north connecting to existing sidewalk at Elizabeth Grove	Credit	137,000	-		137,000	-		137,000	120,560	16,440
87	19T-10K01 Keele Street W/S Sidewalk, S from 15th	Credit	312,000	-		312,000	74,800		237,200	208,736	28,464
88	Reserve Fund Adjustment	Reserve	-	-		-	3,900,045		(3,900,045)	(3,432,040)	(468,005)
89	Post Period Adjustment	Adjustment	-	13,259,303		(13,259,303)	-		(13,259,303)	(11,668,186)	(1,591,116)
<b>Total</b>			<b>161,383,762</b>	<b>72,451,603</b>	<b>-</b>	<b>88,932,159</b>	<b>21,097,845</b>	<b>18,025,000</b>	<b>49,809,314</b>	<b>43,832,197</b>	<b>5,977,118</b>



### Infrastructure Costs Included in the Development Charges Calculation

Township of King

Service: Services Related to a Highway - Depots and Domes

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 88%	Non-Residential Share 12%
<b>2020-Buildout</b>											
1	Provision for Miscellaneous Equipment - Expansion of Operations facility	2021-2031	238,000	-		238,000	-		238,000	209,440	28,560
2	Works Yard Expansion	2021-2026	1,500,000	-		1,500,000	-		1,500,000	1,320,000	180,000
3	New Southern Works Yard	2026-2031	22,000,000	11,000,000		11,000,000	2,200,000		8,800,000	7,744,000	1,056,000
4	Post Period Adjustment	Adjustment	-	2,215,468		(2,215,468)	-		(2,215,468)	(1,949,612)	(265,856)
	<b>Total</b>		<b>23,738,000</b>	<b>13,215,468</b>	<b>-</b>	<b>10,522,532</b>	<b>2,200,000</b>	<b>-</b>	<b>8,322,532</b>	<b>7,323,828</b>	<b>998,704</b>



### Infrastructure Costs Included in the Development Charges Calculation

Township of King

Service: Services Related to a Highway - Roads and Related Vehicles

Prj .No	Increased Service Needs Attributable to Anticipated Development  2020-Buildout	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 88%	Non-Residential Share 12%
1	Tandem Axle and Plow	2021-2024	375,000	-		375,000	-		375,000	330,000	45,000
2	Tandem Axle and Plow	2024-2028	375,000	-		375,000	-		375,000	330,000	45,000
3	Provision for (2) Additional Vehicles	2021-2031	150,000	-		150,000	-		150,000	132,000	18,000
4	Provision for Contracted Vehicles*	2021-2031	200,000	-		200,000	-		200,000	176,000	24,000
5	3/4 Ton Pick Up (4x4)	2023	80,000	-		80,000	-		80,000	70,400	9,600
6	3/4 Ton Pick Up (4x4)	2023	80,000	-		80,000	-		80,000	70,400	9,600
7	Aerial Bucket Truck	2025	260,000	-		260,000	-		260,000	228,800	31,200
8	Post Period Adjustment	Adjustment	-	319,559		(319,559)	-		(319,559)	(281,212)	(38,347)
	<b>Total</b>		<b>1,520,000</b>	<b>319,559</b>	<b>-</b>	<b>1,200,441</b>	<b>-</b>	<b>-</b>	<b>1,200,441</b>	<b>1,056,388</b>	<b>144,053</b>

\*Note: contracted vehicles include street sweeping, plowing, sidewalk plowing, etc.



### **5.3.2 Fire Protection Services**

The Township currently operates its fire services from three stations with a combined square footage of 28,404 sq.ft.. Over the historical 10-year period, the per capita average level of service was 1.25 sq.ft. or \$581 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the forecast period of \$4,414,672.

The Fire Department has a current inventory of 24 vehicles. The historical 10-year level of service equates to a level of investment of \$411 per capita which translates into a D.C.-eligible amount of \$3,119,477.

In addition to the vehicles, the Township also provides 734 items of equipment and gear for use in the fire services. This results in a calculated average level of service for the historical 10-year period of \$81 per capita, providing for a D.C.-eligible amount over the forecast period of \$614,117 for small equipment and gear.

Based on the above, the maximum D.C.-eligible amount for recovery over the buildout forecast period for fire services is \$8,148,266.

In order to service the forecast population, the Township has identified several projects for inclusion into the D.C. These include expansions to current fire facilities, new vehicles and equipment, additional turnout gear and breathing apparatus for new fire fighters, and other provisions for fire prevention. The gross capital cost for these projects is \$6,418,000. A benefit to existing deduction of \$250,000 has been made to recognize the upgrades to existing vehicles. A \$1,637,107 deduction to recognize the benefit of these works for future growth has also been applied. Finally, the existing reserve fund balance of \$1,198,427 has been considered as well. Therefore, the net growth-related capital cost of \$3,332,466 has been included in the calculations.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 88% being allocated to residential development and 12% being allocated to non-residential development.



**Infrastructure Costs Included in the Development Charges Calculation**

Township of King  
Service: Fire Services

Prj .No	Increased Service Needs Attributable to Anticipated Development  2020-Buildout	Timing (year)	Gross Capital Cost Estimate (2020\$)	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  88%	Non- Residential Share  12%
1	Provision for Fire Facilities Expansions - King City	2021-2031	1,500,000	-		1,500,000	-		1,500,000	1,320,000	180,000
2	Provision for Fire Facilities Expansions - Nobleton	2021-2031	750,000	-		750,000	-		750,000	660,000	90,000
3	Provision for an Additional Fire Facility	2027-2031	1,500,000	750,000		750,000	-		750,000	660,000	90,000
4	Rescue Pumper	2021	850,000	-		850,000	-		850,000	748,000	102,000
5	Single to Tandem Tanker Upgrade	2022	375,000	-		375,000	250,000		125,000	110,000	15,000
6	Fire Prevention Vehicle	2022	35,000	-		35,000	-		35,000	30,800	4,200
7	Provision for an Additional Fire Vehicle	2026-2031	850,000	-		850,000	-		850,000	748,000	102,000
8	Training Aids - Additional Equipment	2021-2022	30,000	-		30,000	-		30,000	26,400	3,600
9	Mobile Data Terminals (3)	2021-2022	60,000	-		60,000	-		60,000	52,800	7,200
10	Emergency Call Box Phones	2021-2022	18,000	-		18,000	-		18,000	15,840	2,160
11	FPO Investigation equipment	2021-2022	12,000	-		12,000	-		12,000	10,560	1,440
12	Public Education Aids	2021-2022	12,000	-		12,000	-		12,000	10,560	1,440
13	Training Simulator - Live Fire	2021-2022	18,000	-		18,000	-		18,000	15,840	2,160
14	Training Facility	2021-2022	59,000	-		59,000	-		59,000	51,920	7,080
15	Software / Apps - Firehouse	2021	25,000	-		25,000	-		25,000	22,000	3,000
16	Power Saws (2) - Provision FD expansion	2027-2031	6,000	-		6,000	-		6,000	5,280	720
17	Turnout Gear (30) - Provision FD expansion	2027-2031	177,000	-		177,000	-		177,000	155,760	21,240
18	SCBA (15) - Provision FD expansion	2027-2031	141,000	-		141,000	-		141,000	124,080	16,920
19	Reserve Fund Adjustment	Reserve	-	-		-	1,198,427		(1,198,427)	(1,054,616)	(143,811)
20	Post Period Adjustment	Adjustment		887,107		(887,107)	-		(887,107)	(780,654)	(106,453)
	<b>Total</b>		<b>6,418,000</b>	<b>1,637,107</b>	<b>0</b>	<b>4,780,893</b>	<b>1,448,427</b>	<b>0</b>	<b>3,332,466</b>	<b>2,932,570</b>	<b>399,896</b>





## **5.4 Service Levels and Urban Specific Buildout Capital Costs for King's D.C. Calculation**

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This section evaluates the development-related capital requirements for those services and classes of services with urban Buildout capital costs.

### **5.4.1 Stormwater Services**

Historically, the Township has not included a D.C. for stormwater as the works undertaken by developers provided the requirements of this service. However, due to the growth experienced within the Township, the stormwater infrastructure needs to be upgraded in order to meet the increasing capacity requirements.

Therefore, the Township has identified several growth-related capital projects related to its stormwater. These projects include intensification upgrades for the areas of King City, Nobleton, and Schomberg. Additionally, Stormwater Master Plans have also been identified in order to determine the stormwater needs into the future. The total gross capital cost related to these projects is approximately \$1,650,000.

Deductions in the amount of \$75,000 to recognize the master plan's benefit to the existing community and \$315,031 to account for the projects post period benefit has been made. This provides for a net D.C.-eligible amount of \$1,575,000 to be recovered from D.C.s.

These costs are shared between residential and non-residential based on the population to employment ratio over the urban buildout forecast period, resulting in 89% being allocated to residential development and 11% being allocated to non-residential development.



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service: Stormwater

Prj.No	Increased Service Needs Attributable to Anticipated Development  Urban Buildout	Timing (year)	Gross Capital Cost Estimate (2020\$)	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  89%	Non- Residential Share  11%
1	King City - Storm Water Management Intensification Upgrades	2021-2031	500,000	-		500,000	-		500,000	445,000	55,000
2	Nobleton - Storm Water Management Intensification Upgrades	2021-2031	500,000	-		500,000	-		500,000	445,000	55,000
3	Schomberg - Storm Water Management Intensification Upgrades	2021-2031	500,000	-		500,000	-		500,000	445,000	55,000
4	Stormwater Management Master Plan Update	2021	75,000	-		75,000	37,500		37,500	33,375	4,125
5	Stormwater Management Master Plan Update	2024	75,000	-		75,000	37,500		37,500	33,375	4,125
6	Post Period Adjustment	Adjustment	-	315,031		(315,031)	-		(315,031)	(280,378)	(34,653)
	<b>Total</b>		<b>1,650,000</b>	<b>315,031</b>	<b>-</b>	<b>1,334,969</b>	<b>75,000</b>	<b>-</b>	<b>1,259,969</b>	<b>1,121,372</b>	<b>138,597</b>



### **5.4.2 Water & Wastewater Studies and Capital Improvements**

The Township has separated the studies related to water & wastewater works and other capital improvements to ensure that the corresponding D.C. for these types of studies is only recovered from future serviced development areas. The studies included in the D.C. calculations are for the water and wastewater master plan (both full and updates) that the Township undertakes every few years, as well as a DMA Implementation study and growth capacity modelling. The total cost identified at this time is \$1,350,000. Additionally, capital improvements related to the wastewater system has also been included at a total cost of \$250,000. Therefore, the total gross costs for the above is \$1,600,000.

Deductions in the amounts of \$225,000 for existing benefit, \$253,585 for post-period benefit, and \$107,202 for the existing reserve fund balance has been made. This provides for a net D.C.-eligible amount of \$1,014,213 to be recovered from D.C.s.

These costs are shared between residential and non-residential based on the population to employment ratio over the urban buildout forecast period, resulting in 89% being allocated to residential development and 11% being allocated to non-residential development.



### Infrastructure Costs Included in the Development Charges Calculation

Township of King

Class of Service: Water & Wastewater Studies & Capital Improvements

Prj.No	Increased Service Needs Attributable to Anticipated Development  Urban Buildout	Category	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 89%	Non- Residential Share 11%
1A	Water and Wastewater Master Plan	Water Services	2020	225,000	-		225,000	-		225,000	200,250	24,750
1B	Water and Wastewater Master Plan	Wastewater Services	2020	225,000	-		225,000	-		225,000	200,250	24,750
2A	Water and Wastewater Master Plan Update	Water Services	2024	50,000	-		50,000	-		50,000	44,500	5,500
2B	Water and Wastewater Master Plan Update	Wastewater Services	2024	50,000	-		50,000	-		50,000	44,500	5,500
3A	Water and Wastewater Master Plan	Water Services	2028	225,000	-		225,000	-		225,000	200,250	24,750
3B	Water and Wastewater Master Plan	Wastewater Services	2028	225,000	-		225,000	-		225,000	200,250	24,750
4A	DMA Implementation Study	Water Services	2022	62,500	-		62,500	37,500		25,000	22,250	2,750
4B	DMA Implementation Study	Wastewater Services	2022	62,500	-		62,500	37,500		25,000	22,250	2,750
5	Pumping Station Communciations and Base Station Equipment and SCADA system	Wastewater Services	2026-2028	250,000	-		250,000	150,000		100,000	89,000	11,000
6A	Water-Wastewater Master Plan and Growth Capacity Modelling	Water Services	2021	112,500	-		112,500	-		112,500	100,125	12,375
6B	Water-Wastewater Master Plan and Growth Capacity Modelling	Wastewater Services	2021	112,500	-		112,500	-		112,500	100,125	12,375
7	Reserve Fund Adjustment		Reserve	-	-		-	107,202		(107,202)	(95,410)	(11,792)
8	Post Period Adjustment		Adjustment	-	253,585		(253,585)	-		(253,585)	(225,690)	(27,894)
	<b>Total</b>			<b>1,600,000</b>	<b>253,585</b>	<b>-</b>	<b>1,346,415</b>	<b>332,202</b>	<b>-</b>	<b>1,014,213</b>	<b>902,650</b>	<b>111,563</b>



### **5.4.3 Water Services**

The Township has identified several growth-related capital projects related to its water services. These projects include new watermains and replacement of existing mains with upsized mains in order to service growth for the areas of King City, Nobleton, and Schomberg. Additionally, projects related to the Township's Spine Servicing Agreements have also been included, along with and outstanding D.C. credits for works to be constructed by developers. The total gross capital cost related to these projects is approximately \$11.72 million.

Deductions in the amounts of \$2,213,615 million to recognize the benefit to growth beyond the forecast period and \$652,867 for the existing reserve fund balance have been made. This provides for a net D.C.-eligible amount of \$8,853,365 to be recovered from D.C.s.

These costs are shared between residential and non-residential based on the population to employment ratio over the urban buildout forecast period, resulting in 89% being allocated to residential development and 11% being allocated to non-residential development.



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service: Water Distribution

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 89%	Non-Residential Share 11%
	<b>Urban Buildout</b>										
	<b>King City:</b>						-				
1	Jane Street - King Road 1,000 meters North	2028	1,681,700	-		1,681,700	-		1,681,700	1,496,713	184,987
2	Jane Street - King Road 1,000 meters South	2028	1,681,700	-		1,681,700	-		1,681,700	1,496,713	184,987
	<b>Spine Servicing</b>										
3	15th SR Keele to Dufferin - (Seneca and KEG) 300mm	2021-2022	3,084,433	-		3,084,433	-		3,084,433	2,745,145	339,288
4	Dufferin St - Railway Crossing to 15th SR (Seneca and KEG, CDS) 300mm	2021-2022	2,382,037	-		2,382,037	-		2,382,037	2,120,013	262,024
5	Tawes Trail Ext. - Keele to End (KEG) 300mm	2021-2022	374,102	-		374,102	-		374,102	332,951	41,151
6	Watermain – Keele St w/s - 15th to existing termination	2021-2022	117,800	-		117,800	-		117,800	104,842	12,958
	<b>Outstanding DC Credits</b>										
7	19T-08K02 - King Road - Charles to Jane	Credit	935,675	-		935,675	-		935,675	832,751	102,924
8	Highway #27 - Well #4 - Oliver Emmerson (Tribute) 300mm	Credit	194,400	-		194,400	-		194,400	173,016	21,384
9	Keele Street - Norman Drive to 15th SR (increase existing 250mm to 300mm+)	Credit	800,000	-		800,000	-		800,000	712,000	88,000



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service: Water Distribution

Prj.No	Increased Service Needs Attributable to Anticipated Development  Urban Buildout	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 89%	Non-Residential Share 11%
10	Highway #27, Main St to Dr. Kay (upsizing 250mm to 300mm)	Credit	468,000	-		468,000	-		468,000	416,520	51,480
11	Reserve Fund Adjustment	Reserve	-	-		-	652,867		(652,867)	(581,052)	(71,815)
12	Post Period Adjustment	Adjustment	-	2,213,615		(2,213,615)	-		(2,213,615)	(1,970,117)	(243,498)
	<b>Total</b>		<b>11,719,847</b>	<b>2,213,615</b>	<b>-</b>	<b>9,506,232</b>	<b>652,867</b>	<b>-</b>	<b>8,853,365</b>	<b>7,879,495</b>	<b>973,870</b>



## 5.5 Service Levels and Area-Specific Buildout Capital Costs for King's D.C. Calculation

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This section evaluates the development-related capital requirements for area specific D.C.s for wastewater services over the urban community plan buildout forecast for the areas of Nobleton and King City.

### 5.5.1 Wastewater Services – Nobleton

Currently, the Township of King is collecting an area-specific development charge for wastewater in the Nobleton Area. The Township intends to continue with the area-specific charge in the Nobleton Area.

The Township has identified growth-related wastewater capital projects related to Nobleton. These projects include new sewer mains along several streets and sewer upgrades as identified in the Township's 2020 Water and Wastewater Master Plan. Additionally, D.C. credits for works to be constructed by developers and the reserve fund deficit have also been included. The total gross capital cost related to these projects is approximately \$6.93 million.

Deductions in the amount of \$1.16 million to recognize the benefit to the existing community and \$2.48 million to account for the benefit to growth beyond the forecast period have been made. This provides for a net D.C.-eligible amount of \$3,289,593 to be recovered from D.C.s.

The allocation between residential and non-residential growth is calculated based on the anticipated flows as identified in the Nobleton Servicing Study, resulting in 95.3% of the costs to be borne by residential development and 4.7% to be borne by non-residential development.





### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service: Wastewater - Nobleton

Prj.No	Increased Service Needs Attributable to Anticipated Development  2020-Buildout - Nobleton	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 95.3%	Non-Residential Share 4.7%
1	Holden Drive 115 m North of MacTaggart Drive to Sheardown Drive	2022	1,042,100	-		1,042,100	708,628		333,472	317,799	15,673
2	Chamberlain Court - Sheardown Drive Cul-de-Sac	2021	246,300	-		246,300	167,484		78,816	75,112	3,704
3	Easement Chamberlain Court to Hwy #27	2021	215,300	-		215,300	146,404		68,896	65,658	3,238
4	Gilbert Fuller Drive Cul-de-Sac Road bend	2024	95,200	-		95,200	-		95,200	90,726	4,474
5	Woodhill Avenue Cul-de-Sac to Gilbert Fuller Dr	2024	155,800	-		155,800	15,580		140,220	133,630	6,590
6	Gilbert Fuller Drive to Woodhill Avenue Road bend	2024	286,700	-		286,700	28,670		258,030	245,903	12,127
7	Easement Gilbert Fuller Drive to Pumping Station	2024	295,000	-		295,000	9,440		285,560	272,139	13,421
8	Hawthorne Valley Rd Cul-de-Sac to Woodhill Avenue	2024	792,300	-		792,300	79,230		713,070	679,556	33,514
	<b>From Master Plan</b>										
9	King Road and Hwy 27 Sewer Upgrade (WW-N-1)	2022	1,701,000	-		1,701,000	-		1,701,000	1,621,053	79,947
10	Wellar Avenue Sewer Upgrade (WW-N-2)	2022	1,691,000	-		1,691,000	-		1,691,000	1,611,523	79,477
	<b>Outstanding DC Credits</b>										
11	19T-05K03 - Road and concurrent works - Noblewood Drive & Hollywood Cres	Credit	88,986	-		88,986	-		88,986	84,804	4,182
12	Reserve Fund Adjustment	Reserve	319,133	-		319,133	-		319,133	304,134	14,999
13	Post Period Adjustment	Adjustment	-	2,483,790		(2,483,790)	-		(2,483,790)	(2,367,052)	(116,738)
	<b>Total</b>		<b>6,928,819</b>	<b>2,483,790</b>	<b>-</b>	<b>4,445,029</b>	<b>1,155,436</b>	<b>-</b>	<b>3,289,593</b>	<b>3,134,982</b>	<b>154,611</b>



### **5.5.2 Wastewater Services – King City**

Similar to Nobleton, the Township of King also collects an area-specific development charge for wastewater in the King City Area and intends to continue this practice.

The Township has identified growth-related wastewater capital projects related to King City. These projects include new pumping station and a sewer upgrade (as described in the Township's 2020 Water and Wastewater Master Plan). Additionally, a pumping station related to the Township's Spine Servicing Agreements and outstanding credits have also been included. The total gross capital cost related to these projects is approximately \$10.43 million.

Deductions in the amounts of \$838,483 to recognize the benefit growth beyond the forecast period and \$2,060,903 for the existing reserve fund balance have been made. This provides for a net D.C.-eligible amount of \$7,531,374 to be recovered from D.C.s.

The allocation between residential and non-residential growth is calculated based on the results of the "King City Sanitary Sewer Financial Analysis" Report, resulting in 92.3% of the costs to be borne by residential development and 7.7% to be borne by non-residential development.



### Infrastructure Costs Included in the Development Charges Calculation

of King  
Wastewater - King City

Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	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
<b>2020-Buildout - King City</b>									92.3%	7.7%
King Road and Keele Street Sewer Upgrade (WW-K-1)	2021	1,701,000	-		1,701,000	-		1,701,000	1,570,023	130,977
<b>Spine Services</b>										
Pumping Station B (East) - King East Group	2022	5,628,910	-		5,628,910	-		5,628,910	5,195,484	433,426
<b>Outstanding Credits</b>										
Kingsview 19T-08K02 (SS Pumping Station A West)	Credit	3,100,850	-		3,100,850	-		3,100,850	2,862,085	238,765
Reserve Fund Adjustment	Reserve	-	-		-	2,060,903		(2,060,903)	(1,902,213)	(158,690)
Post Period Adjustment	Adjustment	-	838,483		(838,483)	-		(838,483)	(773,920)	(64,563)
<b>Total</b>		<b>10,430,760</b>	<b>838,483</b>	<b>-</b>	<b>9,592,277</b>	<b>2,060,903</b>	<b>-</b>	<b>7,531,374</b>	<b>6,951,458</b>	<b>579,916</b>



Table 6-1  
Township of King  
D.C. Calculation  
Township-wide Services  
2020-Urban Buildout

SERVICE/CLASS OF SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Water &amp; Wastewater Studies and Capital Improvements</u>				
1.1 Water Services	418,501	51,725	146	0.07
1.2 Wastewater Services	484,149	59,839	169	0.08
	902,650	111,563	315	0.15
2. <u>Stormwater Services</u>				
2.1 Channels, drainage and ponds	1,121,372	138,597	391	0.18
3. <u>Water Services</u>				
3.1 Distribution systems	7,879,495	973,870	2,748	1.23
<b>TOTAL</b>	<b>9,903,517</b>	<b>1,224,030</b>	<b>3,454</b>	<b>1.56</b>
D.C.-Eligible Capital Cost	\$9,903,517	\$1,224,030		
Urban Buildout Gross Population/GFA Growth (sq.ft.)	9,973	784,900		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$993</b>	<b>\$1.56</b>		
<b>By Residential Unit Type</b>				
	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.478	\$3,454		
Large Apartments	2.184	\$2,169		
Small Apartments	1.496	\$1,486		
Multiples	2.946	\$2,925		
Special Care/Special Dwelling Units	1.100	\$1,092		



Table 6-2  
Township of King  
D.C. Calculation  
Area-Specific Services (Wastewater Services – King City)  
2020-Urban Buildout (King City)

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
4. <u>Wastewater Services - King City</u>				
4.1 Sewers	6,951,458	579,916	3,484	1.58
<b>TOTAL</b>	<b>\$6,951,458</b>	<b>\$579,916</b>	<b>\$3,484</b>	<b>1.58</b>
D.C.-Eligible Capital Cost	6,951,458	\$579,916		
King City Buildout Gross Population/GFA Growth (sq.ft.)	6,939	366,400		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$1,002</b>	<b>\$1.58</b>		
<b><u>By Residential Unit Type</u></b>				
	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.478	\$3,484		
Large Apartments	2.184	\$2,188		
Small Apartments	1.496	\$1,499		
Multiples	2.946	\$2,951		
Special Care/Special Dwelling Units	1.100	\$1,102		



Table 6-3  
Township of King  
D.C. Calculation  
Area-Specific Services (Wastewater Services – Nobleton)  
2020-Urban Buildout (Nobleton)

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
5. <u>Wastewater Services - Nobleton</u>				
5.1 Sewers	3,134,982	154,611	3,976	0.41
<b>TOTAL</b>	<b>\$3,134,982</b>	<b>\$154,611</b>	<b>\$3,976</b>	<b>0.41</b>
D.C.-Eligible Capital Cost	3,134,982	\$154,611		
Nobleton Buildout Gross Population/GFA Growth (sq.ft.)	2,742	380,100		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$1,143</b>	<b>\$0.41</b>		
<b><u>By Residential Unit Type</u></b>				
	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.478	\$3,976		
Large Apartments	2.184	\$2,497		
Small Apartments	1.496	\$1,710		
Multiples	2.946	\$3,368		
Special Care/Special Dwelling Units	1.100	\$1,258		



Table 6-4  
Township of King  
D.C. Calculation  
Township-wide Services  
2020-Buildout

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
6. <u>Services Related to a Highway</u>				
6.1 Roads	43,832,197	5,977,118	14,311	6.51
6.2 Depots and Domes	7,323,828	998,704	2,391	1.09
6.3 PW Rolling Stock	1,056,388	144,053	345	0.16
	52,212,413	7,119,874	17,047	7.76
7. <u>Fire Protection Services</u>				
7.1 Fire facilities, vehicles & equipment	2,932,570	399,896	958	0.44
	2,932,570	399,896	958	0.44
<b>TOTAL</b>	<b>\$55,144,983</b>	<b>\$7,519,770</b>	<b>\$18,005</b>	<b>\$8.20</b>
D.C.-Eligible Capital Cost	\$55,144,983	\$7,519,770		
Buildout Gross Population/GFA Growth (sq.ft.)	10,652	916,900		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$5,177</b>	<b>\$8.20</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.478	\$18,005		
Large Apartments	2.184	\$11,306		
Small Apartments	1.496	\$7,745		
Multiples	2.946	\$15,251		
Special Care/Special Dwelling Units	1.100	\$5,695		



Table 6-5  
Township of King  
D.C. Calculation  
Township-wide Services  
2020-2029

SERVICE/CLASS OF SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
8. <u>Parks and Recreation Services</u>				
8.1 Parkland development, amenities, trails, recreation facilities, vehicles & equipment	31,422,050	1,653,792	11,740	1.96
	31,422,050	1,653,792	11,740	1.96
9. <u>Library Services</u>				
9.1 Library facilities	3,628,056	190,950	1,356	0.22
9.2 Library materials	617,500	32,500	231	0.04
	4,245,556	223,450	1,587	0.26
10. <u>Growth Studies</u>				
10.1 Stormwater Drainage and Control Services	31,988	4,780	12	0.01
10.2 Wastewater Services	87,620	13,093	33	0.02
10.3 Water Services	85,300	12,746	32	0.02
10.4 Services Related to a Highway	830,979	124,169	310	0.13
10.5 Fire Protection Services	79,934	11,944	30	0.01
10.6 Parks and Recreation Services	95,011	14,197	35	0.02
10.7 Library Services	145,811	21,788	54	0.03
	1,356,643	202,717	506	0.24
<b>TOTAL</b>	<b>37,024,249</b>	<b>\$2,079,959</b>	<b>13,833</b>	<b>\$2.46</b>
D.C.-Eligible Capital Cost	\$37,024,249	\$2,079,959		
10-Year Gross Population/GFA Growth (sq.ft.)	9,309	846,500		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$3,977</b>	<b>\$2.46</b>		
<b><u>By Residential Unit Type</u></b>				
	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.478	\$13,833		
Large Apartments	2.184	\$8,686		
Small Apartments	1.496	\$5,950		
Multiples	2.946	\$11,717		
Special Care/Special Dwelling Units	1.100	\$4,375		





Table 6-6  
Township of King  
D.C. Calculation  
Total All Services

	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Urban-wide Services/Class of Services Buildout	9,903,517	1,224,030	3,454	1.56
Area Specific Services Buildout (King City)	6,951,458	579,916	3,484	1.58
Area Specific Services Buildout (Nobleton)	3,134,982	154,611	3,976	0.41
Township-wide Services Buildout	55,144,983	7,519,770	18,005	8.20
Township-wide Services/Class of Services 10 Year	37,024,249	2,079,959	13,833	2.46
<b>TOTAL TOWNSHIP-WIDE</b>	<b>92,169,232</b>	<b>9,599,730</b>	<b>31,838</b>	<b>10.66</b>
<b>TOTAL KING CITY</b>	<b>109,024,207</b>	<b>11,403,676</b>	<b>38,776</b>	<b>13.80</b>
<b>TOTAL NOBLETON</b>	<b>105,207,731</b>	<b>10,978,371</b>	<b>39,268</b>	<b>12.63</b>



**Table 6-7**  
**Township of King**  
**Gross Expenditure and Sources of Revenue Summary for Costs to be Incurred over the Life of the By-law**

Service/Class of Service	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Water & Wastewater Studies and Capital Improvements							
1.1 Water Services	450,000	0	37,500	0	0	367,125	45,375
1.2 Wastewater Services	450,000	0	37,500	0	0	367,125	45,375
2. Stormwater Services							
2.1 Channels, drainage and ponds	620,455	0	37,500	0	0	518,830	64,125
3. Water Services							
3.1 Distribution systems	5,958,372	0	0	0	0	5,302,951	655,421
4. Wastewater Services - King City							
4.1 Sewers	7,329,910	0	0	0	0	6,765,507	564,403
5. Wastewater Services - Nobleton							
5.1 Sewers	6,520,700	0	1,155,436	0	0	5,113,097	252,167
6. Services Related to a Highway							
6.1 Roads	70,331,928	0	12,119,812	6,554,545	13,972,727	33,162,662	4,522,181
6.2 Depots and Domes	1,086,545	0	0	0	0	956,160	130,385
6.3 PW Rolling Stock	509,773	0	0	0	0	448,600	61,173
7. Fire Protection Services							
7.1 Fire facilities, vehicles & equipment	2,312,182	0	250,000	0	0	1,814,720	247,462
8. Parks and Recreation Services							
8.1 Parkland development, amenities, trails, recreation facilities, vehicles & equipment	93,003,200	0	13,229,360	16,065,000	26,319,500	35,519,873	1,869,467
9. Library Services							
9.1 Library facilities	1,992,667	0	292,433	0	755,493	897,503	47,237
9.2 Library materials	325,000	0	0	0	0	308,750	16,250
10. Growth Studies							
10.1 Stormwater Drainage and Control Services	69,000	6,750	23,000	0	0	34,148	5,103
10.2 Wastewater Services	182,300	16,880	57,500	0	0	93,890	14,030
10.3 Water Services	179,300	16,880	57,500	0	0	91,280	13,640
10.4 Services Related to a Highway	1,186,300	16,880	556,100	0	0	533,588	79,732
10.5 Fire Protection Services	125,300	3,380	55,100	0	0	58,133	8,687
10.6 Parks and Recreation Services	199,300	3,380	74,100	0	0	105,983	15,837
10.7 Library Services	247,800	3,380	122,400	0	0	106,157	15,863
<b>Total Expenditures &amp; Revenues</b>	<b>\$192,180,031</b>	<b>\$67,530</b>	<b>\$28,030,241</b>	<b>\$22,619,545</b>	<b>\$41,047,721</b>	<b>\$91,831,833</b>	<b>\$8,583,161</b>



- (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 amount of square feet of gross floor area 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;
  - for growth studies, an 84% residential/16% non-residential allocation has been made based on the anticipated population and employment growth over the 10-year forecast period;
  - for services related to a highway and fire protection services, an 88% residential/12% non-residential attribution has been made based on a population vs. employment growth ratio over the buildout forecast period;
  - for water services, stormwater services, and water & wastewater studies/capital improvements, an 89% residential/11% non-residential attribution has been made based on a population vs. employment growth ratio over the urban buildout forecast period;
  - for King City area specific - wastewater services, a 92.3% residential/7.7% non-residential attribution has been made based on the findings in the King City Sanitary Sewer Financial Analysis Report; and



## Schedule 1 Township of King Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) <sup>1</sup>	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 <sup>2</sup>	Apartments <sup>3</sup>	Other		Total Households
Historical	<i>Mid 2006</i>	20,290	19,487	127	19,360	6,070	115	180	25	6,390	3.050
	<i>Mid 2011</i>	20,710	19,899	149	19,750	6,245	155	225	20	6,645	2.995
	<i>Mid 2016</i>	25,520	24,512	147	24,365	7,185	435	500	15	8,135	3.013
Forecast	<i>Mid 2020</i>	27,310	26,230	159	26,071	7,819	439	500	15	8,773	2.990
	<i>Mid 2030</i>	34,550	33,187	202	32,985	9,791	869	1,113	15	11,788	2.815
	<i>Buildout<sup>4</sup></i>	35,209	33,822	203	33,619	10,108	941	1,127	15	12,191	2.774
Incremental	<b>Mid 2006 - Mid 2011</b>	<b>420</b>	<b>412</b>	<b>22</b>	<b>390</b>	<b>175</b>	<b>40</b>	<b>45</b>	<b>-5</b>	<b>255</b>	
	<b>Mid 2011 - Mid 2016</b>	<b>4,810</b>	<b>4,613</b>	<b>-2</b>	<b>4,615</b>	<b>940</b>	<b>280</b>	<b>275</b>	<b>-5</b>	<b>1,490</b>	
	<b>Mid 2016 - Mid 2020</b>	<b>1,790</b>	<b>1,718</b>	<b>12</b>	<b>1,706</b>	<b>634</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>638</b>	
	<b>Mid 2020 - Mid 2030</b>	<b>7,240</b>	<b>6,957</b>	<b>43</b>	<b>6,914</b>	<b>1,972</b>	<b>430</b>	<b>613</b>	<b>0</b>	<b>3,015</b>	
	<b>Mid 2020 - Buildout<sup>4</sup></b>	<b>7,899</b>	<b>7,592</b>	<b>44</b>	<b>7,548</b>	<b>2,289</b>	<b>502</b>	<b>627</b>	<b>0</b>	<b>3,418</b>	

Derived from the Township of King Population, Housing and Employment Forecast Update, 2016 to 2031 by Watson & Associates Economists Ltd., 2020

<sup>1</sup> Census undercount estimated at approximately 4.1%. Note: Population including the undercount has been rounded.

<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

<sup>4</sup> Buildout refers to the buildout in accordance to the Township's Community Plans and does not include the Deferred Residential lands located in southeast Nobleton.



**Schedule 2**  
**Township of King**  
**Estimate of the Anticipated Amount, Type and Location of**  
**Residential Development for Which Development Charges can be Imposed**

Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2020 - 2030	1,822	430	613	2,865	8,745	-1,453	7,292	43	7,335
	2020 - Buildout <sup>3</sup>	2,094	502	627	3,223	9,929	-1,890	8,039	44	8,083
King City	2020 - 2030	1,213	368	580	2,161	6,381	-694	5,687	19	5,707
	2020 - Buildout <sup>3</sup>	1,299	440	594	2,333	6,919	-903	6,016	20	6,036
Nobleton <sup>4</sup>	2020 - 2030	558	26	33	617	2,079	-736	1,342	16	1,358
	2020 - Buildout <sup>3</sup>	744	26	33	803	2,726	-958	1,768	16	1,784
Schomberg	2020 - 2030	51	36	0	87	284	-22	262	8	270
	2020 - Buildout <sup>3</sup>	51	36	0	87	284	-29	255	8	263
Rural	2020 - 2030	150	0	0	150	522	-899	-377	0	-377
	2020 - Buildout <sup>3</sup>	195	0	0	195	678	-1,169	-491	0	-491
Township of King	2020 - 2030	1,972	430	613	3,015	9,266	-2,352	6,914	43	6,957
	2020 - Buildout <sup>3</sup>	2,289	502	627	3,418	10,608	-3,059	7,549	44	7,592

Derived from the Township of King Population, Housing and Employment Forecast Update, 2016 to 2031 by Watson & Associates Economists Ltd., 2020

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

<sup>3</sup> Buildout refers to the buildout in accordance to the Township's Community Plans.

<sup>4</sup> Does not include the Deferred Residential lands located in southeast Nobleton.

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



**Schedule 5  
Township of King  
Mid 2020 to Buildout**

		Population
<b>Mid 2020 Population</b>		<b>26,230</b>
Occupants of New Housing Units, Mid 2020 to Buildout	<i>Units (2)</i>	3,418
	<i>multiplied by P.P.U. (3)</i>	3.103
	<i>gross population increase</i>	10,607
Occupants of New Equivalent Institutional Units, Mid 2020 to Buildout	<i>Units</i>	40
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	44
Decline in Housing Unit Occupancy, Mid 2020 to Buildout	<i>Units (4)</i>	8,773
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.349
	<i>total decline in population</i>	-3,059
<b>Population Estimate to Buildout</b>		<b>33,822</b>
<b>Net Population Increase, Mid 2020 to Buildout</b>		<b>7,592</b>

(1) Mid 2020 Population based on:

2016 Population (24,512) + Mid 2016 to Mid 2020 estimated housing units to beginning of forecast period (638 x = 2,307) + (8,135 x - 0.0724 = -589) = 26,230

(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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.478	67%	2.330
<i>Multiples (6)</i>	2.946	15%	0.433
<i>Apartments (7)</i>	1.860	18%	0.341
<i>one bedroom or less</i>	1.496		
<i>two bedrooms or more</i>	2.184		
<b>Total</b>		100%	3.103

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2016 Census database.

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

(4) Mid 2020 households based upon 8,135 (2016 Census) + 638 (Mid 2016 to Mid 2020 unit estimate) = 8,773

(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.

(8) Buildout refers to the buildout in accordance to the Township's Community Plans.

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



Schedule 9a – A: Activity Rate  
Township of King  
Employment Forecast, 2020 to Buildout

Period	Population	Activity Rate							
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Including NFPWO
Mid 2006	19,487	0.017	0.075	0.078	0.106	0.057	0.333	0.031	0.364
Mid 2011	19,899	0.015	0.070	0.077	0.112	0.069	0.343	0.032	0.375
Mid 2016 <sup>2</sup>	24,512	0.015	0.072	0.096	0.129	0.060	0.373	0.033	0.406
Mid 2020	26,230	0.015	0.072	0.095	0.129	0.059	0.371	0.033	0.404
Mid 2030	33,187	0.012	0.062	0.088	0.114	0.052	0.327	0.030	0.357
Buildout <sup>4</sup>	33,822	0.013	0.061	0.086	0.112	0.051	0.322	0.029	0.352
<b>Incremental Change</b>									
Mid 2006 - Mid 2011	412	-0.002	-0.005	-0.002	0.006	0.012	0.010	0.001	0.011
Mid 2011 - Mid 2016	4,613	0.0006	0.0017	0.0196	0.0169	-0.0092	0.0296	0.0014	0.0311
Mid 2016 - Mid 2020	1,718	0.0000	0.0000	-0.0013	0.0000	-0.0009	-0.0022	0.0000	-0.0022
Mid 2020 - Mid 2030	6,957	-0.0033	-0.0102	-0.0072	-0.0156	-0.0070	-0.0434	-0.0035	-0.0469
Mid 2020 - Buildout <sup>4</sup>	7,592	-0.0030	-0.0111	-0.0089	-0.0176	-0.0078	-0.0483	-0.0040	-0.0523

Derived from the Township of King Population, Housing and Employment Forecast Update, 2016 to 2031 and adjusted by Watson & Associates Economists Ltd., 2020

<sup>1</sup> 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 work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

<sup>2</sup> 2016 Data derived from 2016 York Region Employment Survey

<sup>4</sup> Buildout refers to the buildout in accordance to the Township's Community Plans.



## Schedule 9a – B: Employment Township of King Employment Forecast, 2020 to Buildout

Period	Population	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. <sup>1</sup>	Total Employment (Including N.F.P.O.W.)	
Mid 2006	19,487	325	1,470	1,525	2,070	1,105	6,495	605	7,100	5,025
Mid 2011	19,899	295	1,400	1,525	2,235	1,375	6,830	637	7,467	5,430
Mid 2016 <sup>2</sup>	24,512	379	1,765	2,360	3,167	1,469	9,140	820	9,960	7,375
Mid 2020	26,230	379	1,889	2,492	3,389	1,548	9,697	877	10,574	7,808
Mid 2030	33,187	402	2,050	2,913	3,770	1,725	10,860	995	11,855	8,810
Buildout <sup>4</sup>	33,822	423	2,060	2,913	3,775	1,732	10,903	997	11,900	8,843
<b>Incremental Change</b>										
Mid 2006 - Mid 2011	412	-30	-70	0	165	270	335	32	367	405
Mid 2011 - Mid 2016	4,613	84	365	835	932	94	2,310	183	2,493	1,945
Mid 2016 - Mid 2020	1,718	0	124	132	222	79	557	57	614	433
Mid 2020 - Mid 2030	6,957	23	161	421	381	177	1,163	118	1,281	1,002
Mid 2020 - Buildout <sup>4</sup>	7,592	44	171	421	386	184	1,206	120	1,326	1,035

Derived from the Township of King Population, Housing and Employment Forecast Update, 2016 to 2031 and adjusted by Watson & Associates Economists Ltd., 2020

<sup>1</sup> 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 work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

<sup>2</sup> 2016 Data derived from 2016 York Region Employment Survey

<sup>4</sup> Buildout refers to the buildout in accordance to the Township's Community Plans.





Schedule 9b  
Township of King  
Employment and Gross Floor Area (G.F.A.) Forecast, 2020 to Buildout

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>1</sup>				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Primary	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	19,487	325	1,525	2,070	1,105	5,025					
Mid 2011	19,899	295	1,525	2,235	1,375	5,430					
Mid 2016	24,512	379	2,360	3,167	1,469	7,375					
Mid 2020	26,230	379	2,492	3,389	1,548	7,808					
Mid 2030	33,187	402	2,913	3,770	1,725	8,810					
Buildout <sup>2</sup>	33,822	423	2,913	3,775	1,732	8,843					
<b>Incremental Change</b>											
Mid 2006 - Mid 2011	412	-30	0	165	270	405					
Mid 2011 - Mid 2016	4,613	84	835	932	94	1,945					
Mid 2016 - Mid 2020	1,718	0	132	222	79	433	0	145,200	111,000	55,300	311,500
Mid 2020 - Mid 2030	6,957	23	421	381	177	1,002	69,000	463,100	190,500	123,900	846,500
Mid 2020 - Buildout <sup>4</sup>	7,592	44	421	386	184	1,035	132,000	463,100	193,000	128,800	916,900

Derived from the Township of King Population, Housing and Employment Forecast Update, 2016 to 2031 and adjusted by Watson & Associates Economists Ltd., 2020

<sup>1</sup> Square Foot Per Employee Assumptions

Industrial	1,100
Commercial/ Population Related	500
Institutional	700
Primary	3,000

<sup>2</sup> Buildout refers to the buildout in accordance to the Township's Community Plans.

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



Schedule 9c  
Township of King  
Estimate of the Anticipated Amount, Type and Location of  
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Primary G.F.A. S.F. <sup>1</sup>	Industrial G.F.A. S.F. <sup>1</sup>	Commercial G.F.A. S.F. <sup>1</sup>	Institutional G.F.A. S.F. <sup>1</sup>	Total Non-Residential G.F.A. S.F.	Employment Increase <sup>2</sup>
Urban	2020 - 2030	-	463,100	190,500	123,900	777,500	979
	2020 - Buildout <sup>3</sup>	-	463,100	193,000	128,800	784,900	991
King City	2020 - 2030	-	250,300	67,400	46,100	363,800	428
	2020 - Buildout <sup>3</sup>	-	250,300	68,200	47,900	366,400	432
Nobleton	2020 - 2030	-	194,700	111,200	69,900	375,800	499
	2020 - Buildout <sup>3</sup>	-	194,700	112,700	72,700	380,100	506
Schomberg	2020 - 2030	-	18,000	11,900	7,900	37,800	52
	2020 - Buildout <sup>3</sup>	-	18,000	12,100	8,300	38,400	52
Rural	2020 - 2030	69,000	-	-	-	69,000	23
	2020 - Buildout <sup>3</sup>	132,000	-	-	-	132,000	44
Township of King	2020 - 2030	69,000	463,100	190,500	123,900	846,500	1,002
	2020 - Buildout <sup>3</sup>	132,000	463,100	193,000	128,800	916,900	1,035

Derived from the Township of King Population, Housing and Employment Forecast Update, 2016 to 2031 and adjusted by Watson & Associates Economists Ltd., 2020

<sup>1</sup> Square feet per employee assumptions:

Industrial	1,100
Commercial	500
Institutional	700
Primary	3,000

<sup>2</sup> Employment Increase does not include No Fixed Place of Work.

<sup>3</sup> Buildout refers to the buildout in accordance to the Township's Community Plans.



## Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)		Quantity (per capita)	Quality (per capita)		
Services Related to a Highway	Services Related to a Highway - Roads	\$19,252.90	0.0048	km of roadways	4,011,021	per lane km	146,168,017
	Depots and Domes	\$1,452.38	1.2389	sq.ft. of building area	1,172	per sq.ft.	11,026,469
	Roads and Related Vehicles	\$268.39	0.0018	No. of vehicles and equipment	149,106	per vehicle	2,037,617
Fire Protection Services	Fire Facilities	\$581.49	1.2472	sq.ft. of building area	466	per sq.ft.	4,414,672
	Fire Vehicles	\$410.89	0.0010	No. of vehicles	410,890	per vehicle	3,119,477
	Fire Small Equipment and Gear	\$80.89	0.0310	No. of equipment and gear	2,609	per Firefighter	614,117
Parks and Recreation Services	Parks & Recreation - Parkland Development	\$841.53	0.0347	Acres of Parkland	24,252	per acre	5,854,524
	Parks & Recreation - Parkland Amenities	\$845.81	0.0053	No. of parkland amenities	159,587	per amenity	5,884,300
	Parks & Recreation - Parkland Trails	\$66.03	0.0017	Linear Kilometres of Paths and Trails	38,841	per lin km.	459,371
	Parks & Recreation - Parks Vehicles and Equipment	\$95.10	0.0017	No. of vehicles and equipment	55,941	per vehicle	661,611
	Parks & Recreation - Recreation Facilities	\$2,906.29	8.4184	sq.ft. of building area	345	per sq.ft.	20,219,060
Library Services	Library Facilities	\$544.39	0.7761	sq.ft. of building area	701	per sq.ft.	3,787,321
	Library Collection Materials	\$98.71	5.1319	No. of library collection items	19	per collection item	686,725



**Township of King  
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/km)
Collectors - Rural kilometers											
2 lane	34	33	32	31	31	31	31	31	31	31	\$1,940,000
Collectors - Urban kilometers											
2 lane	27	26	25	24	24	24	24	24	24	24	\$7,738,000
Arterial - Rural Kilometers											
2 Lane	42	43	44	45	45	45	45	45	45	45	\$2,618,000
Arterial - Urban Kilometers											
2 Lane	6	7	8	9	9	9	9	9	9	9	\$8,285,000
<b>Total</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	0.0057	0.0055	0.0053	0.0050	0.0048	0.0047	0.0044	0.0043	0.0042	0.0042

10 Year Average	2010-2019
Quantity Standard	0.0048
Quality Standard	\$4,011,021
Service Standard	\$19,253

D.C. Amount (before deductions)	Buildout
Forecast Population	7,592
\$ per Capita	\$19,253
Eligible Amount	\$146,168,017



**Township of King  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Depots and Domes  
Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Equipment Garage - S/S REg. Rd. #16 @ Con. #8	10,238	10,238	10,238	10,238	10,238	10,238	10,238	10,238	10,238	10,238	\$173	\$1,482
Storage Depot - S/S Reg. Rd. # 16 @ Con. #8	3,226	3,226	3,226	3,226	3,226	3,226	3,226	3,226	3,226	3,226	\$75	\$1,374
Sand/Salt Storage Bldg. -#16 @ Con. #8	9,311	9,311	9,311	9,311	9,311	9,311	9,311	9,311	9,311	9,311	\$58	\$1,355
Storage Depot Addition 40x120	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	\$75	\$155
Office Trailer (new) 8x24	-	-	-	192	192	192	192	192	192	192	\$60	\$60
Waterworks Containers (new) 2@8x24	-	-	192	384	384	384	384	384	384	384	\$40	\$40
Storage Trailer (Parks)	-	192	192	192	192	192	192	192	192	192	\$60	\$60
<b>Total</b>	<b>27,575</b>	<b>27,767</b>	<b>27,959</b>	<b>28,343</b>	<b>28,343</b>	<b>28,343</b>	<b>28,343</b>	<b>28,343</b>	<b>28,343</b>	<b>28,343</b>		

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	1.4325	1.3954	1.3712	1.2956	1.2466	1.2132	1.1563	1.1065	1.0873	1.0840

10 Year Average	2010-2019
Quantity Standard	1.2389
Quality Standard	\$1,172
Service Standard	\$1,452

D.C. Amount (before deductions)	Buildout
Forecast Population	7,592
\$ per Capita	\$1,452
Eligible Amount	\$11,026,469



**Township of King  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads and Related Vehicles  
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
<b>Public Works Vehicles</b>											
Half Ton Pick-up Truck	5	5	5	5	5	5	5	5	5	5	\$50,100
Half Ton Pick-up Truck 4x4	1	1	1	1	1	1	1	1	2	3	\$56,300
Three-Quarter Ton Pick-up Truck	2	2	2	2	2	2	2	2	3	3	\$63,100
Three-Quarter Ton Pick-up Truck 4x4	3	3	3	3	3	3	3	3	5	7	\$68,000
One Ton Dump Truck	1	1	1	1	1	1	1	1	1	-	\$72,000
Single Axle (33,000 lb GVW) Dump Truck & Plow	6	6	6	6	6	6	6	6	6	6	\$249,100
Tandem Axle (54,000 lb GVW) Dump Truck & Plow	2	2	2	2	2	4	4	4	5	6	\$304,200
Cube Van	1	-	-	-	-	-	-	-	-	-	\$135,300
Grader	2	2	2	2	2	2	2	2	2	2	\$563,300
Front End Loader - 3.0 Cu. Yard	1	1	1	1	1	1	1	1	1	1	\$192,000
Loader/Back-hoe	1	1	1	1	1	1	1	1	1	1	\$227,700
Ditch Mower	1	1	1	1	1	1	1	1	1	1	\$26,500
2000 Gallon Water Tank and Pump	-	-	-	-	-	-	-	-	-	-	\$13,400
Heavy Duty Equipment Float Trailer (20 ton)	1	1	1	1	1	1	1	1	1	1	\$67,600
Bulldozer (D6) (Still exists 2008 not replace as of 2004)	1	1	1	1	1	1	1	1	1	1	\$404,900
Wood Chipper	1	1	1	1	1	-	-	-	-	-	\$105,100
Culvert Steamer	1	1	1	1	1	1	1	1	1	1	\$26,500
Communication Receiving and Transmitting Equipment	-	-	-	-	-	-	-	-	-	-	\$118,400
Three Ton Dump Truck (Roads)	1	1	1	1	1	1	1	1	1	1	\$99,100
Woods 6-ft Roadside Mower	1	1	1	1	1	1	1	1	1	1	\$24,300
Municipal Tractor (MTS Trackless)	1	1	1	1	1	1	1	1	1	1	\$158,200
Cargo Van	1	1	1	2	2	2	2	2	2	2	\$68,500



**Township of King  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads and Related Vehicles  
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Street Sweeper	-	-	-	-	-	-	1	1	1	1	\$300,000
SUV					1	1	1	1	1	1	\$45,000
<b>Building Department</b>											
Half Ton Pick up truck	1	1	1	1	1	1	1	1	1	1	\$50,100
SUV	-	-	-	-	-	-	4	4	4	4	\$45,000
<b>By-Law Department</b>											
Passenger Mini Van	1	1	1	1	1	1	1	1	1	1	\$48,700
SUV						2	2	2	2	2	\$45,000
<b>Total</b>	<b>36</b>	<b>35</b>	<b>35</b>	<b>36</b>	<b>37</b>	<b>40</b>	<b>45</b>	<b>45</b>	<b>50</b>	<b>53</b>	

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	0.0019	0.0018	0.0017	0.0016	0.0016	0.0017	0.0018	0.0018	0.0019	0.0020

10 Year Average	2010-2019
Quantity Standard	0.0018
Quality Standard	\$149,106
Service Standard	\$268

D.C. Amount (before deductions)	Buildout
Forecast Population	7,592
\$ per Capita	\$268
Eligible Amount	\$2,037,617



**Township of King  
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
91 Proctor Rd., Schomberg P.Lot 6	10,920	11,528	11,528	11,528	11,528	11,528	11,528	11,528	11,528	11,528	\$275	\$389
2045 King Rd, King City	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	\$404	\$539
5926 King Rd. Nobleton	9,792	9,792	9,792	9,792	9,792	9,792	9,792	9,792	9,792	9,792	\$374	\$504
<b>Total</b>	<b>27,796</b>	<b>28,404</b>	<b>28,404</b>	<b>28,404</b>	<b>28,404</b>	<b>28,404</b>	<b>28,404</b>	<b>28,404</b>	<b>28,404</b>	<b>28,404</b>		

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	1.4440	1.4274	1.3930	1.2983	1.2493	1.2158	1.1588	1.1089	1.0896	1.0864

10 Year Average	2010-2019
Quantity Standard	1.2472
Quality Standard	\$466
Service Standard	\$581

D.C. Amount (before deductions)	Buildout
Forecast Population	7,592
\$ per Capita	\$581
Eligible Amount	\$4,414,672





**Township of King  
Service Standard Calculation Sheet**

Service: Fire Vehicles  
Unit Measure: No. of vehicles

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Pumpers	3	3	3	3	3	3	3	3	3	3	\$650,000
Rescue Pumpers	3	3	3	3	3	3	3	3	3	3	\$850,000
Telesquirts	2	2	2	2	1	1	1	1	1	1	\$1,000,000
Tankers (Singles)	5	5	5	5	5	5	3	3	3	3	\$250,000
Tankers (Tandems)	-	-	-	-	-	-	2	2	2	2	\$375,000
Rescues	1	1	1	1	1	1	1	1	1	1	\$650,000
Rehab/Command	1	1	1	1	1	1	1	1	1	1	\$200,000
Utility Vehicles	3	3	3	3	3	3	3	3	3	3	\$50,000
Fire Prevention Vehicle	1	1	1	1	1	1	2	2	2	2	\$35,000
Chief Vehicles	2	2	2	2	2	2	2	2	2	2	\$55,000
Fire Safety Trailer	1	1	1	1	1	1	1	1	1	1	\$95,000
100' Ladder Truck	-	-	-	1	1	1	1	1	1	1	\$1,200,000
20' Float Trailer	-	-	-	1	1	1	1	1	1	1	\$12,000
<b>Total</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>24</b>	<b>23</b>	<b>23</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001

10 Year Average	2010-2019
Quantity Standard	0.0010
Quality Standard	\$410,890
Service Standard	\$411

D.C. Amount (before deductions)	Buildout
Forecast Population	7,592
\$ per Capita	\$411
Eligible Amount	\$3,119,477



**Township of King  
Service Standard Calculation Sheet**

Service: Fire Small Equipment and Gear  
Unit Measure: No. of equipment and gear

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Fire Fighter Equipment	125	125	125	125	125	125	125	125	150	150	\$5,900
Air Compressor (Breathing App)	3	3	3	3	3	3	3	3	3	3	\$70,400
SCBA	54	54	54	54	75	75	75	75	75	75	\$9,400
Resource Material	3	3	3	3	3	3	3	3	3	3	\$14,000
Mechanical Tools	3	3	3	3	3	3	3	3	3	3	\$8,200
Fire Hose	500	500	500	500	500	500	500	500	500	500	\$360
<b>Total</b>	<b>688</b>	<b>688</b>	<b>688</b>	<b>688</b>	<b>709</b>	<b>709</b>	<b>709</b>	<b>709</b>	<b>734</b>	<b>734</b>	

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	0.036	0.035	0.034	0.031	0.031	0.030	0.029	0.028	0.028	0.028

10 Year Average	2010-2019
Quantity Standard	0.0310
Quality Standard	\$2,609
Service Standard	\$81

D.C. Amount (before deductions)	Buildout
Forecast Population	7,592
\$ per Capita	\$81
Eligible Amount	\$614,117



**Table C-1**  
**Township of King**  
**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
<b>1. Water &amp; Wastewater Studies and Capital Improvements</b>				
1.1 Water Services	637,500	-	-	-
1.2 Wastewater Services	737,500	3,183	85,324	85,324
<b>2. Stormwater Services</b>				
2.1 Channels, drainage and ponds	1,575,000	38,775	-	38,775
<b>3. Water Services</b>				
3.1 Distribution systems	11,066,980	241,014	1,265,832	1,506,846
<b>4. Wastewater Services - King City</b>				
4.1 Sewers	8,369,857	223,109	723,105	946,214
<b>5. Wastewater Services - Nobleton</b>				
5.1 Sewers	5,773,383	138,717	147,421	286,138
<b>6. Services Related to a Highway</b>				
6.1 Roads	140,285,917	2,654,693	2,519,809	5,174,502
6.2 Depots and Domes	21,538,000	1,317,189	386,865	1,704,054
6.3 PW Rolling Stock	1,520,000	144,088	27,302	171,390
<b>7. Fire Protection Services</b>				
7.1 Fire facilities, vehicles & equipment	4,969,573	347,562	1,099,465	1,447,027
<b>8. Parks and Recreation Services</b>				
8.1 Parkland development, amenities, trails, recreation facilities, vehicles & equipment	76,385,342	3,419,442	1,820,247	5,239,689
<b>9. Library Services</b>				
9.1 Library facilities	6,085,486	385,288	449,594	834,882
9.2 Library materials	650,000	100,430	48,022	148,452
<b>10. Growth Studies</b>				
10.1 Stormwater Drainage and Control Services	48,600	-	-	-
10.2 Wastewater Services	131,400	-	-	-
10.3 Water Services	128,400	-	-	-
10.4 Services Related to a Highway	1,092,800	-	-	-
10.5 Fire Protection Services	107,000	-	-	-
10.6 Parks and Recreation Services	126,500	-	-	-
10.7 Library Services	192,200	-	-	-
<b>Total</b>	<b>281,421,438</b>	<b>9,013,490</b>	<b>8,572,985</b>	<b>17,583,292</b>



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 Township prepared an A.M.P. in 2016 for its existing assets however, did not take into account future growth-related assets. 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 2020 \$) 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 Township'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 which 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 2020 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 \$21 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 \$12.80 million. This amount, totalled with the existing operating revenues of \$77.9 million, provide annual revenues of \$90.71 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Township of King  
Asset Management – Future Expenditures and Associated Revenues  
2020\$

	2039 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	2,428,196
Annual Debt Payment on Post Period Capital <sup>2</sup>	4,444,579
<b>Lifecycle:</b>	
<b>Sub-Total - Annual Lifecycle</b>	<b>\$10,065,242</b>
<b>Incremental Operating Costs (for D.C. Services)</b>	<b>\$8,572,985</b>
<b>Total Expenditures</b>	<b>\$21,066,424</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>3</sup>	\$77,909,908
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$12,796,044
<b>Total Revenues</b>	<b>\$90,705,952</b>

<sup>1</sup> Non-Growth Related component of Projects

<sup>2</sup> Interim Debt Financing for Post Period Benefit

<sup>3</sup> As per Sch. 10 of FIR

**SCHEDULE "B"**  
**TO BY-LAW NO. 2021-XXX**  
**SCHEDULE OF DEVELOPMENT CHARGES**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Multiples	Large Apartments	Small Apartments	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.m. of Gross Floor Area)
<b>Township-Wide Services:</b>							
Services Related to a Highway	17,047	14,439	10,705	7,332	5,392	7.76	83.53
Fire Protection Services	958	811	602	412	303	0.44	4.74
Parks and Recreation Services	11,740	9,944	7,372	5,050	3,713	1.96	21.10
Library Services	1,587	1,344	997	683	502	0.26	2.80
Growth Studies	506	429	318	218	160	0.24	2.58
<b>Total Township-Wide Services (A)</b>	<b>31,838</b>	<b>26,967</b>	<b>19,994</b>	<b>13,695</b>	<b>10,070</b>	<b>10.66</b>	<b>114.75</b>
<b>Urban Services</b>							
Stormwater Services	391	331	246	168	124	0.18	1.94
Water Services	2,748	2,328	1,726	1,182	869	1.23	13.24
Water & Wastewater Studies and Capital Improvements	315	267	198	135	100	0.15	1.61
<b>Total Urban Services (B)</b>	<b>3,454</b>	<b>2,926</b>	<b>2,170</b>	<b>1,485</b>	<b>1,093</b>	<b>1.56</b>	<b>16.79</b>
<b>Area Specific Services</b>							
Wastewater Services - King City (C)	3,484	2,951	2,188	1,499	1,102	1.58	17.01
Wastewater Services - Nobleton (D)	3,976	3,368	2,497	1,710	1,258	0.41	4.41
<b>Total King City (A + B + C)</b>	<b>38,776</b>	<b>32,844</b>	<b>24,352</b>	<b>16,679</b>	<b>12,265</b>	<b>13.80</b>	<b>148.55</b>
<b>Total Nobleton (A + B + D)</b>	<b>39,268</b>	<b>33,261</b>	<b>24,661</b>	<b>16,890</b>	<b>12,421</b>	<b>12.63</b>	<b>135.95</b>
<b>Total Schomberg (A + B )</b>	<b>35,292</b>	<b>29,893</b>	<b>22,164</b>	<b>15,180</b>	<b>11,163</b>	<b>12.22</b>	<b>131.54</b>