

To: City Council

From: Stephanie Sinnott, Commissioner,  
Corporate and Finance Services Department

Report Number: CNCL-24-54

Date of Report: April 25, 2024

Date of Meeting: April 29, 2024

Subject: Proposed City of Oshawa Development Charge By-law and  
Background Study Update

Ward: All Wards

File: 03-05

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## **1.0 Purpose**

The purpose of this report is to provide the details of the proposed City of Oshawa 2024 Development Charge By-law (D.C. By-law) and Background Study (D.C. Background Study) to Council.

Attachment 1 is the proposed 2024 Development Charge Background Study dated April 25, 2024 prepared by Watson and Associates Economists Ltd. The draft 2024 D.C. Background Study was posted on the City's website [www.oshawa.ca](http://www.oshawa.ca) on April 25, 2024 in accordance with the Development Charges Act, 1997.

## **2.0 Recommendation**

It is recommended to City Council:

That Report CNCL-24-54, Proposed City of Oshawa Development Charge By-law and Background Study Update be received for information.

## **3.0 Executive Summary**

Not applicable.

## **4.0 Input From Other Sources**

The following have been consulted in the preparation of this report:

- Watson & Associates Economists Ltd. (Watson)
- Economic and Development Services Department

- Community and Operations Services Department
- Safety and Facilities Services Department
- Corporate Leadership Team
- Legislative Services
- Oshawa Public Libraries

## **5.0 Analysis**

### **5.1 Background**

At its meeting of June 26, 2023, Council approved [Motion CNCL-23-72](#) directing staff to commence the process to update the 2019 Development Charge By-law and Background Study targeting an implementation date of July 1, 2024 to increase the funding support needed to meet the City's capital requirements. At that time, staff engaged Watson & Associates Economists Ltd. to prepare the 2024 Development Charge By-law and Background Study.

At its meeting of April 12, 2024, Council considered [Report CNCL-24-34](#) and provided [direction](#) regarding certain D.C. By-law policy issues that are relevant to finalizing the draft D.C. By-law and Background Study.

Subsequent to the passage of the City's 2019 D.C. By-law, as amended, a number of amendments to the Development Charges Act (D.C.A.) have taken place. These changes have been incorporated throughout the draft D.C. background study and by-laws, as necessary. The legislative Acts that have amended the D.C.A. include the following (details of each Act are provided in Chapter 1 of Attachment 1):

- Bill 109: *More Homes for Everyone Act, 2022*
- Bill 23: *More Homes Built Faster Act, 2022*
- Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*
- *Bill 134: Affordable Homes and Good Jobs Act, 2023*

A summary of some of the revisions provided from these Acts are outlined below:

- Historical level of service calculation extended to a 15-year period;
- Capital cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted (no services currently prescribed);
- Mandatory phase-in of a D.C., as follows:
  - Year 1 – 80% of the maximum charge;
  - Year 2 – 85% of the maximum charge;
  - Year 3 – 90% of the maximum charge;
  - Year 4 – 95% of the maximum charge; and
  - Year 5 to expiry – 100% of the maximum charge.

- Maximum Interest Rate for Installments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications to be set at the average prime rate plus 1%;
- Additional residential unit exemption includes allowance of a third unit as-of-right;
- Statutory exemptions for Affordable Units, Attainable Units (currently not in force);
- Statutory exemptions for Affordable Inclusionary Zoning Units;
- Statutory exemption for non-profit housing;
- Mandatory discount for rental housing, based on the number of bedrooms;
- Maximum life of a D.C. by-law extended from 5 years to 10 years after the by-law comes into force;
- Requirement to Allocate Funds Received – municipalities are required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway; and
- Additional requirements related to the annual D.C. reserve fund Treasurer's statement.

It is noted that on April 10, 2024, Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*, was introduced, this Act proposes additional refinements to the D.C.A., including:

- The definition of eligible capital costs (to include certain studies);
- The removal of the mandatory phase-in of charges;
- The process for minor amendments to development charge (D.C.) by-laws;
- A reduction of time for the D.C. rate freeze related to site plan and zoning by-law amendment planning applications; and
- Modernizing public notice requirements.

As this legislation has not been enacted at the time of writing this D.C. Background Study, the proposed changes have not been reflected in the D.C. calculations or draft by-laws contained therein.

## **5.2 D.C. Background Study Summary**

The complete draft D.C. By-law and Background Study was posted to the City's website [www.oshawa.ca](http://www.oshawa.ca) on April 25, 2024, 60 days prior to Council adoption as required by the Development Charges Act, 1997 and will also be available from Service Oshawa.

Attachment 1 provides the draft 2024 City of Oshawa Development Charge Background Study as prepared by Watson. The proposed D.C. By-law incorporates Council's April 12, 2024 direction on development charge policy matters.

The 2024 D.C. Background Study represents the increase in need for service and associated net capital costs attributable to residential and non-residential development over the respective forecast periods.

Chapter 7 (Attachment 1), provides the D.C. by-law policy recommendations and rules that govern the imposition of the charges. Council will consider the findings and recommendations provided therein and, in conjunction with public input received up to and including the Public Meeting of May 24, 2024, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-laws for each service, which are appended in Appendices G through M therein. These decisions may include:

- adopting the charges and policies recommended therein;
- considering additional exemptions to the D.C. by-laws; and
- considering reductions in the charge (obtained by removing certain services or capital costs on which the charge is based and/or by a general reduction in the charge).

As the D.C.A. does not allow for any exempted or reduced amount to be made up through higher D.C.s from other development, any such decision would require the consideration of an alternative (i.e., non-D.C.) funding source provided by the City.

As outlined in Attachment 1, Table 1 below provides a comparison of the proposed new development charges with the existing charge for Residential (\$ per single detached dwelling unit) and Non-Residential – Industrial and Commercial/Institutional (\$ per square metre of gross floor area (G.F.A.)). The charges have been provided on a City-wide basis for all services based on future identified needs.

**Table 1**

<b>Development Type</b>	<b>Existing Charge</b>	<b>Calculated Charge</b>	<b>Difference</b>
Single and Semi-Detached	\$35,591	\$37,782	\$2,191
Duplex	\$44,802	N/A	N/A
Townhouse Dwelling / Other Multiples	\$28,679	\$28,210	(\$469)
Apartment (Bachelor / 1 Bedroom)	\$13,753	\$14,915	\$1,162
Apartments (2 or more bedroom) or Stacked Townhouse (2 or less bedrooms) or More / Apartments – 2 Bedrooms +	\$22,398	\$23,753	\$1,355
Lodging House / Special Care / Special Dwelling Units	\$12,357	\$12,199	(\$158)
Commercial / Institutional (per square metre of G.F.A.)	\$182.56	\$186.27	\$3.71
Industrial (per square metre of G.F.A.)	\$76.80	\$77.39	\$0.59

Notes: Industrial development is exempt pursuant to ss. 2.5 (d) of the 2024 D.C. By-law.  
Duplex is calculated using the Apartments – 2 Bedrooms + Calculated Charge.

It should also be noted that the residential and non-residential D.C.s. may be required to be phased-in as per the D.C.A.

### **5.3 D.C. Eligible Services**

The development charge is calculated based on the following key inputs:

- Municipality's anticipated growth, both residential and non-residential
- Services needed to meet the demands of growth
- Detailed account of the capital costs for each infrastructure project needed to support the growth
- Legislated deductions and adjustments (i.e. historical service level caps, reduction for benefit to existing population etc.)

The following services are calculated based on a City-wide 27-year forecast period:

- Services Related to a Highway; and
- Stormwater Drainage and Control Services.

The following services are calculated based on a City-wide 10-year forecast period:

- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Waste Diversion Services; and
- Provincial Offices Act (P.O.A.), including by-law enforcement.

The service component is evaluated on two format sheets:

1. The service standards that provide the average historical 15-year level of service calculation which "caps" the D.C. amounts; and
2. The infrastructure cost calculation, which determines the potential D.C. recoverable cost.

The nature of the capital projects and timing identified in the D.C. Background Study reflect Council's current intention. Over time, however, City projects and Council priorities may change; accordingly, Council's intentions may be altered, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

### **5.4 Next Steps**

Section 12 (1) of the Development Charges Act, 1997 requires that "before passing a development charge by-law, the council shall,

- hold at least one public meeting
- give at least 20 days' notice of the meeting or meetings in accordance with the regulations; and
- ensure that the proposed by-law and the background study are made available to the public at least two weeks prior to the meeting or, if there is more than one meeting, prior to the first meeting."

In accordance with the above noted requirements, a public meeting is scheduled for May 24, 2024. The D.C. Background Study will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations.

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;
- refinements to the report, if required; and
- Council consideration of the by-laws subsequent to the public meeting.

The meeting notice to be posted on the City's website on May 1, 2024 will advise that comments can be made at the public meeting or by correspondence. Written comments received by May 14 will be provided on the agenda. Comments received after this date will be provided to Council members at the Public Meeting. In accordance with the notice, all delegation requests on the proposed D.C. By-law and Background Study will be directed to the May 24, 2024 Public Meeting.

In the event that additional refinements are required subsequent to by-law adoption, Waston would assist the City with future updates accordingly.

The following table outlines the schedule for the remaining steps in the D.C. By-law and Background Study process.

<b>Target Date</b>	<b>Task</b>
May 1, 2024	Notice of a Statutory Public Meeting to be held by Council to be posted on the City's website (at least 20 days prior to Public Meeting in accordance with regulations).
May 24, 2024	Statutory Public Meeting held by Council on proposed D.C. By-law and Study (as legislated per the D.C.A.).
June 24, 2024	Council approval of D.C. Background Study and passing of D.C. By-law.
July 1, 2024	New D.C. Charges come into effect.

An update to the City's Community Benefit Charge (C.B.C.) and Parkland Dedication Studies will be undertaken in Q4-2024.

## **6.0 Financial Implications**

The collection of development charges is required to ensure that the City is able to fund ongoing growth related capital projects such as City roads and related infrastructure, operations facilities, vehicles and equipment, recreation, parkland and trail development, fire halls, libraries, stormwater, waste diversion, and by-law enforcement. Collected D.C.'s are deposited in the City's Development Charges reserve funds as building permits are issued.

D.C.'s that are not collected due to statutory and non-statutory exemptions must be accounted for in the D.C. calculation process and ultimately will require an alternative source of non-D.C. funding (i.e. tax levy) in order to undertake the growth-related D.C. capital program.

## **7.0 Relationship to the Oshawa Strategic Plan**

This report supports the Oshawa Strategic Plan goals of Economic Prosperity & Financial Stewardship and Accountable Leadership by providing proactive and responsible financial management while ensuring respect and transparency.

A handwritten signature in black ink, appearing to read 'S. Sinnott', written in a cursive style.

Stephanie Sinnott, Commissioner,  
Corporate and Finance Services Department



# 2024 Development Charge Background Study

City of Oshawa

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For Public Circulation and Comment

April 25, 2024

Watson & Associates Economists Ltd.  
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[info@watsonecon.ca](mailto:info@watsonecon.ca)

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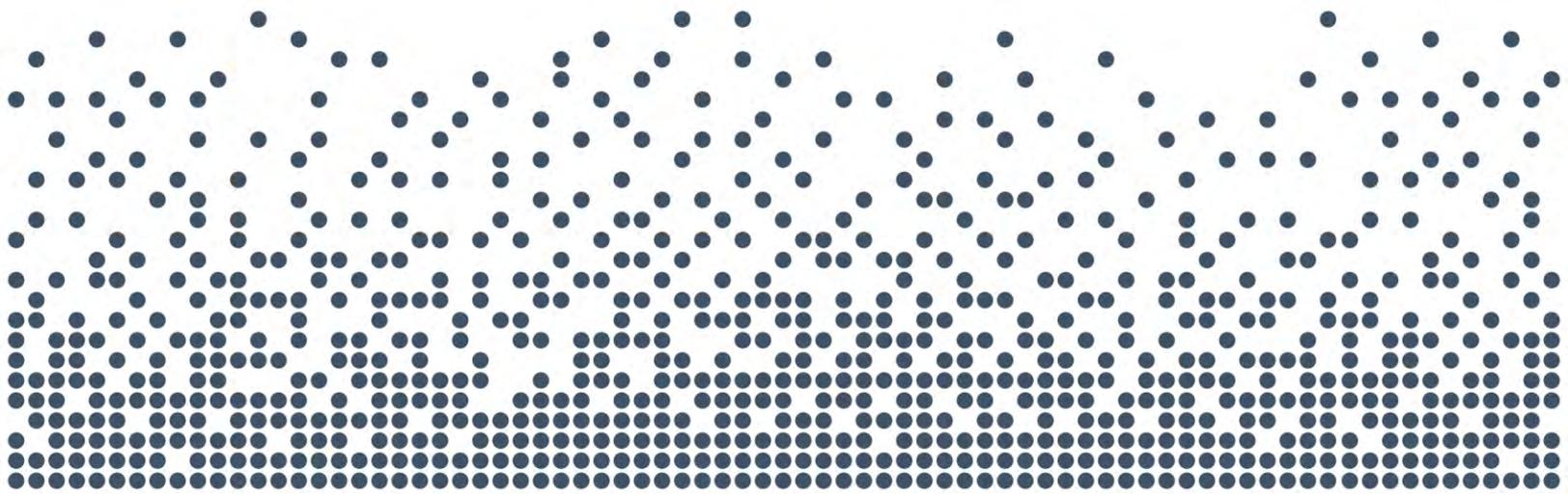
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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
LPAT	Local Planning Appeal Tribunal
l.m	Linear Meters
N.F.P.O.W.	No fixed place of work
O.L.T.	Ontario Land Tribunal
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
S.W.M.	Stormwater management
sq.ft.	square foot
sq.m	square metre



# Executive Summary



# Executive Summary

(a) The report provided herein represents the Development Charges (D.C.) Background Study for the City of Oshawa (City) required by the Development Charges Act, 1997, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:

- Chapter 1 – Introduction and overview of the legislative requirements of the D.C.A.;
- Chapter 2 – Review of the City’s present D.C. policies;
- Chapter 3 – Summary of the anticipated residential and non-residential development for the City;
- Chapter 4 – Approach to calculating the D.C.;
- Chapter 5 – Review of the historical level of service, increase in capital needs, identification of future capital costs to service the anticipated development, and related deductions and allocations;
- Chapter 6 – Calculation of the D.C.s;
- Chapter 7 – D.C. policy recommendations and rules; and
- Chapter 8 – By-law implementation.

(b) D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to impose these charges. The methodology required to determine the charges is detailed in Chapter 4; a simplified summary is provided below.

- 1) Identify amount, type, and location of the anticipated development;
- 2) Identify the increase in need for service to accommodate growth;
- 3) Identify capital costs to provide services to meet the needs;
- 4) Deduct:
  - Grants, subsidies, and other contributions;
  - Benefit to existing development;
  - Amounts in excess of 15-year historical service calculation; and
  - D.C. reserve funds (where applicable);



- 5) Net capital costs are then allocated between residential and non-residential development types; and
  - 6) Net costs divided by the anticipated development to provide the D.C.
- (c) Subsequent to the passage of the City's 2019 D.C. By-law, as amended, a number of amendments to the D.C.A. have taken place. These changes have been incorporated throughout the report and in the draft by-laws, as necessary. The legislative Acts that have amended the D.C.A. include the following (details of each Act are provided in Chapter 1 of this report):
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  - Bill 23: *More Homes Built Faster Act, 2022*
  - Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*
  - *Bill 134: Affordable Homes and Good Jobs Act, 2023*

A summary of some of the revisions provided from these Acts are outlined below:

- Historical level of service calculation extended to a 15-year period;
- Capital cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted (no services currently prescribed);
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  - Year 1 – 80% of the maximum charge;
  - Year 2 – 85% of the maximum charge;
  - Year 3 – 90% of the maximum charge;
  - Year 4 – 95% of the maximum charge; and
  - Year 5 to expiry – 100% of the maximum charge.
- Maximum Interest Rate for Installments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications to be set at the average prime rate plus 1%;
- Additional residential unit exemption includes allowance of a third unit as-of-right;
- Statutory exemptions for Affordable Units, Attainable Units (currently not in force);
- Statutory exemptions for Affordable Inclusionary Zoning Units;



- Statutory exemption for non-profit housing;
- Mandatory discount for rental housing, based on the number of bedrooms;
- Maximum life of a D.C. by-law extended from 5 years to 10 years after the by-law comes into force;
- Requirement to Allocate Funds Received – municipalities are required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway; and
- Additional requirements related to the annual D.C. reserve fund Treasurer’s statement.

It is noted, that on April 10, 2024, Bill 185 the *Cutting Red Tape to Build More Homes Act, 2024*, was introduced, this Act proposes additional refinements to the D.C.A., including:

- The definition of eligible capital costs (to include certain studies);
  - The removal of the mandatory phase-in of charges;
  - The process for minor amendments to development charge (D.C.) by-laws;
  - A reduction of time for the D.C. rate freeze related to site plan and zoning by-law amendment planning applications; and
  - Modernizing public notice requirements.
- (d) Table ES-1 outlines the net population increase, residential unit increase, non-residential Gross Floor Area (G.F.A.) increase, and non-residential employment increase for the 10-year (2024 to 2033) and 27-year (2024 to 2051) forecast periods. The growth forecast is further detailed in Chapter 3 and Appendix A.



Table ES-1  
City of Oshawa  
Summary of Anticipated City-Wide D.C. Growth

Measure	10 Year 2024 to 2033	27 Year 2024 to 2051
(Net) Population Increase	36,928	101,395
(Gross) Population Increase in New Households	41,206	112,421
Residential Unit Increase	14,701	42,249
Non-Residential Gross Floor Area Increase (sq.ft.)	814,430	863,189

- (e) The capital costs identified in Table ES-2 demonstrate the total D.C. eligible capital costs arising from the growth forecast for each eligible service as detailed further in Chapter 5. 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-laws (i.e., 10-years). This calculation is provided by service and is presented in Table 6-3.

In total, gross capital costs of \$953.37 million have been identified through discussions with City staff for all services. Of this gross amount, \$35.74 million is related to growth needs beyond the forecast period and will be included in future D.C. studies. Other deductions related to grants, subsidies, and other contributions including, but not limited to, the local service portion of the capital works of \$19.94 million. In addition, \$212 million of the gross cost relate to the portion of capital projects that will benefit the existing community and \$1.33 million related to amounts ineligible for recovery under D.C.s. The resultant net growth-related costs included in the D.C. calculations is \$684.34 million, of which \$563.9 million is attributed to residential development and \$120.44 million allocated to non-residential development



Table ES-2  
City of Oshawa  
Summary of Costs Anticipated in the Term of the By-laws

Description	Value (2024\$)
Total gross expenditures planned over the next ten years	\$953,371,873,
Less: benefit to existing development	\$212,029,660
Less: post planning period benefit	\$35,737,700
Less: ineligible services under the D.C.A.	\$1,332,240
Less: grants, subsidies, and other contributions	\$19,935,000
<b>Net costs to be recovered from D.C.s.</b>	<b>\$684,33,273</b>

- (f) At present, the City imposes D.C.s on residential and non-residential uses in accordance with By-law 60-2019, as amended by By-law 33-2021. The City is undertaking a D.C. public process and anticipates passing D.C. by-laws for each service identified in the D.C. Background Study. The mandatory public meeting has been set for May 24, 2024, with adoption of the D.C. by-laws anticipated for June 24, 2024.

The following services are calculated based on a City-wide 27-year forecast period:

- Services Related to a Highway; and
- Stormwater Drainage and Control Services.

The following services are calculated based on a City-wide 10-year forecast period:

- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Waste Diversion Services; and
- Provincial Offices Act (P.O.A.), including by-law enforcement.



- (g) The City-wide D.C. currently in effect for single and semi-detached dwelling units is \$35,591. City-wide non-residential commercial/institutional charges are \$182.56 per sq.m of gross floor area, and industrial charges are 76.80 per sq.m of gross floor area.
  
- (h) This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-4 for residential and non-residential). Charges have been provided on a City-wide basis for all services. The corresponding single detached unit charge for full services is \$37,782. The non-residential commercial/institutional charge is \$186.27 per sq.m of gross floor area and industrial charge is \$77.39 per sq.m of gross floor area. It should be noted that the residential and non-residential D.C.s. may be required to be phased-in as per the Act.



Table ES-4  
City of Oshawa  
Calculated Schedule of Development Charges

Service	RESIDENTIAL					Non-Residential			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Industrial (per sq.ft. of Total Floor Area)	Industrial (per sq.m. of Total Floor Area)	Non-Industrial (per sq.ft. of Total Floor Area)	Non-Industrial (per sq.m. of Total Floor Area)
<b>City-Wide Services:</b>									
Services Related to a Highway	18,617	13,901	11,705	7,350	6,011	4.92	52.96	13.13	141.33
Fire Protection Services	1,372	1,024	862	541	443	0.37	3.98	0.97	10.49
Parks and Recreation Services	14,649	10,938	9,210	5,783	4,730	0.73	7.86	1.95	20.99
Library Services	1,637	1,222	1,029	646	529	0.08	0.86	0.22	2.37
Provincial Offences Act including By-Law Enforcement	50	37	31	20	16	0.01	0.11	0.04	0.43
Stormwater Drainage and Control Services	1,416	1,057	890	559	457	1.07	11.52	0.96	10.33
Waste Diversion	41	31	26	16	13	0.01	0.11	0.03	0.32
<b>Total City-Wide Services</b>	<b>\$37,782</b>	<b>\$28,210</b>	<b>\$23,753</b>	<b>\$14,915</b>	<b>\$12,199</b>	<b>\$7.19</b>	<b>\$77.39</b>	<b>\$17.30</b>	<b>\$186.27</b>



- (i) Tables ES-5, ES-6, and ES-7 provide a comparison of the current and calculated rates for a single-detached dwelling and non-residential development on a per sq.ft. basis, respectively.

Table ES-5  
City of Oshawa  
Single-detached Dwelling Development Charge Comparison

Service/Class of Service	Current	Calculated
<b>City-Wide Services/Classes:</b>		
Services Related to a Highway	19,690	18,617
Fire Protection Services	849	1,372
Parks and Recreation Services	13,032	14,649
Library Services	555	1,637
Provincial Offences Act including By-Law Enforcement	-	50
Stormwater Drainage and Control Services	1,389	1,416
Waste Diversion	25	41
Growth-Related Studies	51	-
<b>Total City-Wide Services/Classes</b>	<b>\$35,591</b>	<b>\$37,782</b>

Table ES-6  
City of Oshawa  
Non-residential (Commercial/Institutional) Development Charge Comparison per sq.m.  
of Gross Floor Area

Service/Class of Service	Current	Calculated
<b>City-Wide Services/Classes:</b>		
Services Related to a Highway	162.12	141.33
Fire Protection Services	7.00	10.49
Parks and Recreation Services	6.09	20.99
Library Services	0.26	2.37
Provincial Offences Act including By-Law Enforcement	-	0.43
Stormwater Drainage and Control Services	6.67	10.33
Waste Diversion	0.20	0.32
Growth-Related Studies	0.22	-
<b>Total City-Wide Services/Classes</b>	<b>\$182.56</b>	<b>\$186.27</b>



Table ES-7  
City of Oshawa  
Non-residential (Industrial) Development Charge Comparison per sq.m.  
of Gross Floor Area

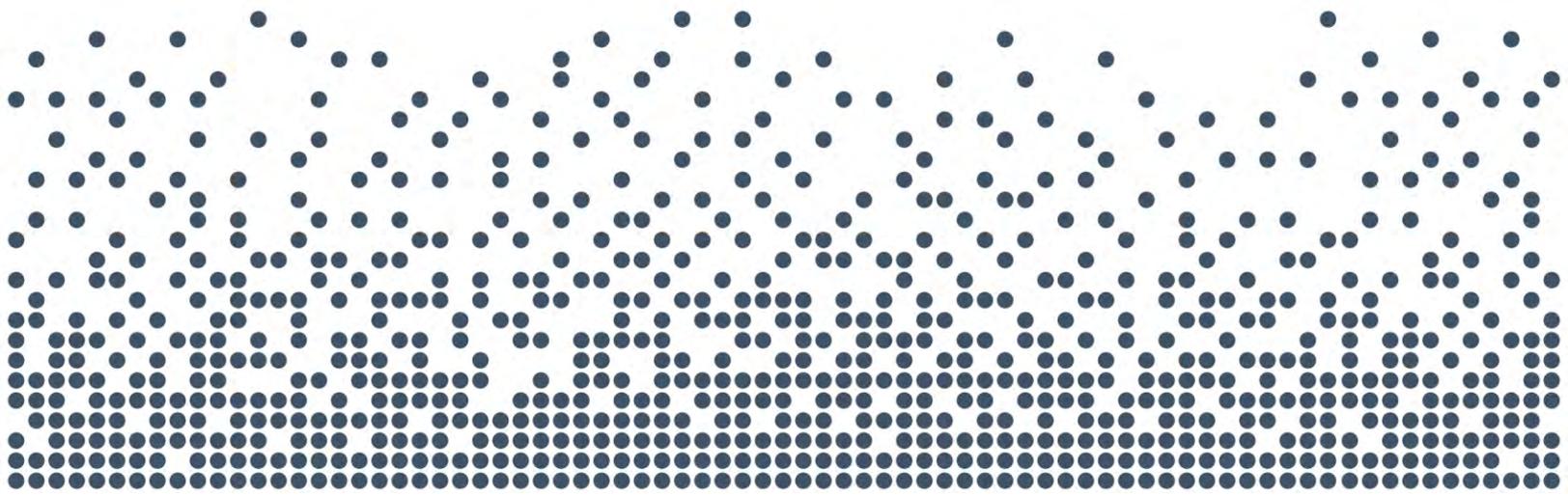
Service/Class of Service	Current	Calculated
<b>City-Wide Services/Classes:</b>		
Services Related to a Highway	61.59	52.96
Fire Protection Services	2.62	3.98
Parks and Recreation Services	6.09	7.86
Library Services	0.26	0.86
Provincial Offences Act including By-Law Enforcement	-	0.11
Stormwater Drainage and Control Services	6.06	11.52
Waste Diversion	0.09	0.11
Growth-Related Studies	0.09	-
<b>Total City-Wide Services/Classes</b>	<b>\$76.80</b>	<b>\$77.39</b>

- (j) Considerations by Council – The D.C. background study represents the increase in need for service and associated net capital costs attributable to residential and non-residential development over the respective forecast periods.

Chapter 7 herein, provides the D.C. by-law policy recommendations and rules that govern the imposition of the charges. Council will consider the findings and recommendations provided herein and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-laws for each service, which are appended in Appendices G through M herein. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the D.C. by-laws; and
- considering reductions in the charge (obtained by removing certain services or capital costs on which the charge is based and/or by a general reduction in the charge).

As the D.C.A. does not allow for any exempted or reduced amount to be made up through higher D.C.s from other development, any such decision would require the consideration of an alternative (i.e., non-D.C.) funding source provided by the City.



# Report



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Purpose of this Document

---

The City of Oshawa (City) retained Watson & Associates Economists Ltd. (Watson), to undertake the development charges (D.C.) background study and by-law(s) process. This draft background study has been prepared for public comment. This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997* (D.C.A.), as amended, (section 10) and, accordingly, recommends new D.C.s and D.C. by-law policies for the City.

This D.C. background study will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations. In the event that additional refinements are required subsequent to by-law adoption, Watson would assist the City with future updates accordingly.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the City's D.C. background study, as summarized in Chapter 4. It begins by addressing the forecast amount, type, and location of growth as detailed in Chapter 3 and Appendix A. Further, Chapter 5 provides the increase in need and capital costs of services, which provides the basis for the D.C. calculations included in Chapter 6. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-laws are to be made available as part of the approval process (included as Appendices G through M).

In addition, the report includes the City's current D.C. rates and policies (Chapter 2) to provide a comparison with those being proposed. It further addresses post-adoption implementation requirements (Chapter 8) which are critical to the successful application of the new policy.

The chapters in the report are supported by Appendices containing the data required to explain and substantiate the calculation of the charges.



## 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 May 24, 2024. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-laws.

In accordance with the legislation, the background study and proposed D.C. by-laws will be available for public review on April 25, 2024.

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

- consideration of responses received prior to, at, or immediately following the public meeting;
- refinements to the report, if required; and
- Council consideration of the by-laws 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

Process Steps	Dates
Data collection, growth forecast development, staff review, engineering work, D.C. calculations and policy work	Late 2023 to Early 2024
Public release of final D.C. Background study and proposed by-law	April 25, 2024
Public meeting advertisement placed in newspaper(s)	By 21 Days prior to the Public Meeting
Public meeting of Council	May 24, 2024



Process Steps	Dates
Council considers adoption of background study and passage of by-law	June 24, 2024
Newspaper notice given of by-law passage	By 20 days after passage
Last day for by-law appeal	40 days after passage
City makes pamphlet available (where by-law not appealed)	By 60 days after in force date

### 1.3 Changes to the Development Charges Act, 1997

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Over the past three years, since the 2021 update study, a number of changes to the D.C.A. have been introduced through various legislation including the following:

#### 1.3.1 *More Homes for Everyone Act, 2022*

On April 14, 2022, the *More Homes for Everyone Act, 2022* received Royal Assent. One of the D.C.A. amendments, and O. Reg. 438/22, prescribed additional information to be included in the annual Treasurer's Statement on D.C. reserve funds and its publication. The following additional information must be provided for each service for which a D.C. is collected for during the year:

- a) whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law;
- b) if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and
- c) if no money was spent from the reserve fund during the year, a statement as to why there was no spending during the year.



These requirements have been further amended to require that the annual Treasurer's Statement be made available to the public on the municipality's website, or in the municipal office.

### **1.3.2 More Homes Built Faster Act, 2022**

The *More Homes Built Fast Act, 2022*, received Royal Assent on November 28, 2022. This Act amends several pieces of legislation including the *Planning Act* and the D.C.A. The following provides a summary of the amendments to the D.C.A.:

#### **1.3.2.1 Additional Residential Unit Exemption**

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

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:
  - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
  - A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
  - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units, and no other buildings or ancillary structures contain any residential units.

#### **1.3.2.2 Removal of Housing as an Eligible D.C. Service**

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



### *1.3.2.3 New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments*

Affordable units, attainable units, inclusionary zoning units and non-profit housing developments are exempt from the payment of D.C.s, as follows:

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
  - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.
- Non-Profit Housing: Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

### *1.3.2.4 Historical Level of Service extended to 15-year period instead of the historical 10-year period*

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

### *1.3.2.5 Revised Definition of Capital Costs*

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



### *1.3.2.6 Mandatory Phase-in of a D.C.*

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

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

### *1.3.2.7 D.C. By-law Expiry*

A D.C. by-law now expires ten years after the day it comes into force unless the by-law provides for an earlier expiry or repeal date. This extends the by-law's life from what used to be a maximum of five years.

### *1.3.2.8 Installment Payments*

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

### *1.3.2.9 Rental Housing Discount*

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

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

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

No maximum interest rate was previously prescribed, which allowed municipalities to choose the interest rate to impose. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to



all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

### *1.3.2.11 Requirement to Allocate Funds Received*

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

### **1.3.3 Helping Homebuyers, Protecting Tenants Act, 2023**

The *Helping Homebuyers, Protecting Tenants Act* (Bill 97) received Royal Assent on June 8, 2023. This bill extends the mandatory exemption from payment of D.C.s for additional residential units in new residential buildings or in existing houses to all lands versus just urban lands.

### **1.3.4 Affordable Homes and Good Jobs Act, 2023**

The exemption for affordable residential units was included in the *More Homes Built Faster Act* (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C.s were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions required the Minister of Municipal Affairs and Housing to publish an “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin.” This bulletin would inform the average market rent and purchase price to be used in determining which developments qualify as affordable residential units. As of the time of writing, this bulletin had not been published by the Minister.

Bill 134 received Royal Assent on December 4, 2023 and provides for a modification to the affordable residential unit definition by:

- Introducing an income-based test for affordable rent and purchase price; and
- Increasing the threshold for the market test of affordable rent and purchase price.

This change provides the exemption based on the lesser of the two measures. Moreover, the rules in subsection 4.1 of the D.C.A. are unchanged with respect to:



- The tenant and purchaser transacting the affordable unit being at arm’s length;
- The intent of maintaining the affordable residential unit definition for a 25-year period, requiring an agreement with the municipality (which may be registered on title); and
- Exemptions for attainable residential units and associated rules (requiring further regulations).

The following table provides a comparison of the definitions provided through Bill 23 and those provided through Bill 134 (underlining added for emphasis).

Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>80 per cent of the average market rent</u> , as determined in accordance with subsection (5).	The rent is no greater than <u>the lesser of</u> , <ul style="list-style-type: none"> <li>i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and</li> <li>ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.</li> </ul>
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	The <u>average market rent for the year in which the residential unit is occupied by a tenant</u> , as identified in the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin.”	The Minister of Municipal Affairs and Housing shall, <ul style="list-style-type: none"> <li>(a) determine the <u>income of a household</u> that, in the Minister’s opinion, is <u>at the 60<sup>th</sup> percentile of gross annual incomes for renter households in the applicable local municipality</u>; and</li> <li>(b) identify the <u>rent</u> that, in the Minister’s opinion, is <u>equal to 30 per cent of the income of the</u></li> </ul>



Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>80 per cent of the average purchase price</u> , as determined in accordance with subsection (6).	<p><u>household</u> referred to in clause (a).</p> <p>The price of the residential unit is no greater than <u>the lesser of</u>,</p> <ul style="list-style-type: none"> <li>i. <u>the income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and</li> <li>ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.</li> </ul>
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The <u>average purchase price for the year in which the residential unit is sold</u> , as identified in the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin,” as it is amended from time to time, that is published by the Minister of Municipal Affairs and Housing on a website of the Government of Ontario.	The Minister of Municipal Affairs and Housing shall, <ul style="list-style-type: none"> <li>(a) determine the <u>income of a household</u> that, in the Minister’s opinion, is at the <u>60<sup>th</sup> percentile of gross annual incomes for households in the applicable local municipality</u>; and</li> <li>(b) identify the <u>purchase price</u> that, in the Minister’s opinion, <u>would result in annual accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a)</li> </ul>



### **1.3.5 Cutting Red Tape to Build More Homes Act, 2024 (Bill 185)**

On April 10, 2024, the Ontario Legislature released proposed changes to the D.C.A. which proposes the following changes:

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the Planning Act. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);
- Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
- Provide a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date;
- To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and
- To Modernize public notice requirements.

As this legislation has not been enacted at the time of writing this D.C. Background Study, the proposed changes have not been reflected in the D.C. calculations or draft by-laws contained herein.



# Chapter 2

## City of Oshawa's Current D.C. Policy



## 2. City of Oshawa Current D.C. Policy

### 2.1 Schedule of Charges

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The City adopted by-law number 60-2019 on July 1, 2019, which provides for City-wide D.C.s to be imposed in the City. The City then amended by-law 60-2019 in via by-laws 33-2021, 121-2021, and 46-2022. The following sections review the current D.C. policies within by-law 60-2019, as amended.

### 2.2 Services Covered

---

The following services are covered under By-law 60-2019, as amended:

- Transportation;
- Fire Protection;
- Parks, Recreation and Trails;
- Library Services;
- Administration (Development Related Studies);
- Watercourse Improvements;
- Parking; and
- Waste Diversion.

Note: With the changes from the More Homes Built Faster Act, 2022 (Bill 23), administration studies (Administration (Development Related Studies) referred too above) are no longer defined as an eligible D.C. cost and have therefore been excluded from the D.C. calculations for 2024. Furthermore, parking is no longer an eligible service under the D.C.A. Therefore, the City no longer recovers for parking services.

### 2.3 Timing of D.C. Calculation and Payment

---

The by-law indicates that D.C.s are payable at the time of the first action or approval with respect to:

- The passing of a zoning by-law or an amendment thereto;
- The approval of a minor variance;



- A conveyance of land to which a by-law passed under Subsection 50(7) of the Planning Act;
- The approval of a plan of subdivision;
- A consent;
- The approval under the Condominium Act; or
- The issuance of a building permit.

## 2.4 Indexing

---

D.C.s within the by-law are adjusted semi-annually on January 1 and July 1 each year, without amendment to the By-law, in accordance with the Statistics Canada Quarterly “Capital Expenditure Price Statistics”, published each year or such other equivalent publication or as otherwise prescribed by regulation pursuant to the Act.

## 2.5 Redevelopment Credits

---

Where development involves the demolition and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a redevelopment credit. A credit will apply for the demolition of buildings or structures that have been in existence for a minimum of five years and where the demolition permit issued is within the 120-month period (10 years) preceding the issuance of a building permit. The issuance of the demolition permit and the actual demolition to the satisfaction of the Chief Building Official must occur not later than twenty-four months after the issuance of the building permit. Redevelopment credits are also given for the conversion of all or part of a building or structure that has been in existence for a minimum of five (5) years.

The credit is calculated by applying the ‘applicable charge’ to the floor area and units being demolished or converted. No credit will be provided for the demolition of a school or place of worship where the demolition permit is issued on or after July 1, 2019.

## 2.6 Exemptions

---

The following non-statutory exemptions are provided under By-law 60-2019 (as amended):



- Lands wholly within that part of Oshawa partially known as the Downtown Urban Growth Centre;
- Lands designated under federal law as land reserved for the exclusive use of aboriginal peoples;
- New Industrial building or structure or the enlargement of an existing Industrial building or structure;
- Temporary building or structure;
- Agricultural building or structure;
- Apartment Dwelling Unit or a Townhouse Dwelling other than a Street Townhouse Building on lands within the Trent University land area;
- Apartment Dwelling Unit or a Townhouse Dwelling Unit, except back-to-back Townhouses, on lands within the Downtown Shoulder Area;
- Apartment Dwelling Unit or a Townhouse Dwelling other than a Street Townhouse Building on the 1569 Simcoe Street North property, provided building permits are issued for the units within three years of the in-force date of this by-law;
- Lands used solely for the purposes of a non-profit institution defined as:
  - Non-Profit Institution;
  - Hospital;
  - Nursing Home;
- That part of a building used solely for the purposes of a Medical Clinic shall be equal to 50% of the Commercial Development Charge.

It is noted that statutory exemptions resulting from D.C.A. amendments as noted in Chapter 1, must also be witness by the City even though they may not be currently reflected in the existing by-law.

## **2.7 Current Development Charges**

---

The current D.C.s for residential development for the City are shown in Table 2-1, as per By-law 60-2019, as amended.



Table 2-1  
City of Oshawa  
Current Schedule of Development Charges  
As of January 1, 2024

Service	Residential						Non-Residential	
	Single & Semi Detached	Duplex (for two units)	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Lodging House (per unit)	Industrial (per sq.m. of Gross Floor Area)	Commercial/ Institutional (per sq.m. of Gross Floor Area)
Services Related to a Highway	19,690	24,786	15,861	12,392	7,607	6,836	61.59	162.12
Fire Protection Services	849	1,069	686	534	328	296	2.62	7.00
Parks and Recreation Services	13,032	16,406	10,500	8,202	5,036	4,524	6.09	6.09
Library Services	555	700	449	350	214	194	0.26	0.26
Waste Diversion	25	31	19	15	10.00	8.00	0.09	0.20
Stormwater Drainage and Control Services	1,389	1,749	1,119	874	538	482	6.06	6.67
Growth-Related Studies	51	61	45	31	20.00	17.00	0.09	0.22
<b>Total</b>	<b>35,591</b>	<b>44,802</b>	<b>28,679</b>	<b>22,398</b>	<b>13,753</b>	<b>12,357</b>	<b>76.80</b>	<b>182.56</b>



# Chapter 3

## Anticipated Development in the City of Oshawa



## 3. Anticipated Development in the City of Oshawa

### 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 City will be required to provide services over a 10-year (mid-2024 to mid-2034) and longer-term (mid-2024 to mid-2051) time horizon.

Chapter 3 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of subsection 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

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

---

The D.C. growth forecast has been derived by Watson. The growth forecast provided herein builds on growth assumptions established in Envision Durham, the Durham Region Official Plan (adopted by Regional Council May 17, 2024). In addition to this source, the following information sources were consulted:

- City of Oshawa Official Plan (Office Consolidation December 2024);
- Durham Region Growth Management Strategy – Phase 2 Area Municipal Growth Allocations and Land Needs (Final Report October 17, 2024);
- 2006, 2011, and 2016 population, household, and employment Census data;
- 2021 population and household Census data;
- Historical residential and non-residential building permit data over the 2014 to 2024 period;
- Residential supply opportunities as provided by the City of Oshawa; and
- Discussions with City staff regarding anticipated residential and non-residential development in the City of Oshawa.

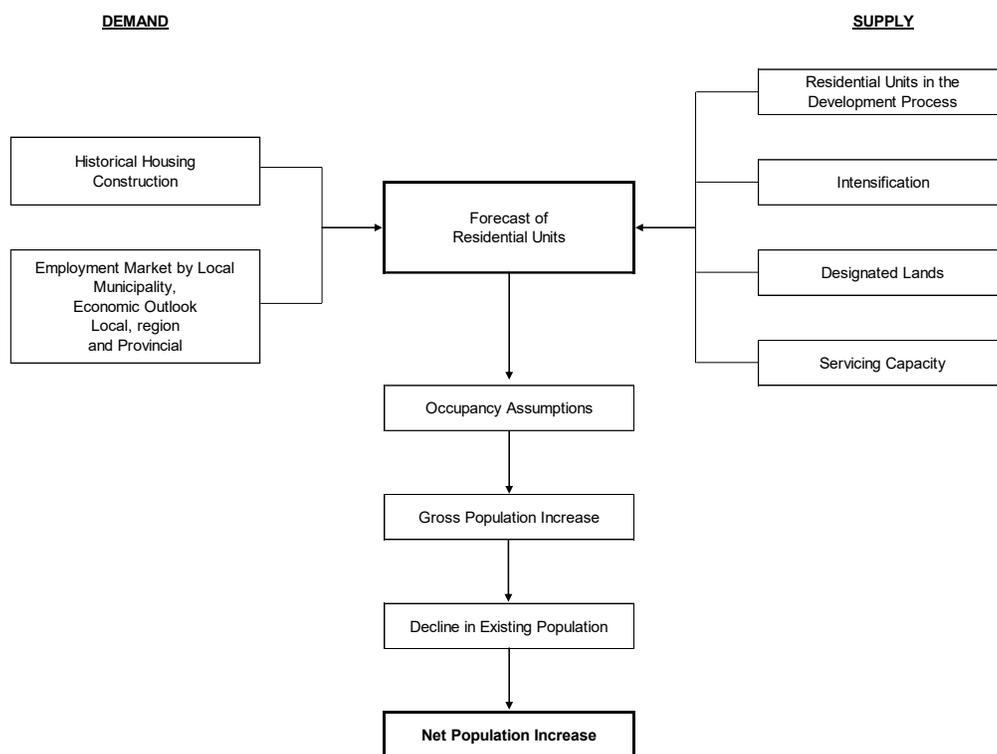


### 3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the City and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 2-1 below, and Schedule 1 in Appendix A.

As identified in Table 2-1 and Appendix A, Schedule 1, the permanent population in Oshawa is anticipated to reach approximately 223,200 by mid-2034 and 287,700 by mid-2051, resulting in an increase of approximately 36,900 and 101,400 persons, respectively.<sup>1</sup>

Figure 3-1  
Population and Household Forecast Model



<sup>1</sup> The population figures used in the calculation of the 2024 D.C. and C.B.C. exclude the net Census undercount, which is estimated at approximately 3.8%



**Table 3-1  
City of Oshawa  
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	Equivalent Institutional Households	
Historical	Mid 2006	146,950	141,590	1,870	139,720	34,705	7,705	12,375	145	54,930	1,700	2.578
	Mid 2011	155,270	149,607	1,932	147,675	38,101	8,190	12,383	123	58,797	1,756	2.544
	Mid 2016	165,490	159,458	1,828	157,630	40,085	9,075	13,285	150	62,595	1,662	2.547
	Mid 2021	182,020	175,383	1,373	174,010	42,330	10,095	14,065	150	66,640	1,248	2.632
Forecast	Mid 2024	193,310	186,256	1,460	184,796	43,519	11,426	16,554	150	71,649	1,327	2.600
	Mid 2034	231,630	223,184	1,824	221,360	50,077	17,400	18,392	150	86,019	1,658	2.595
	Mid 2051	298,540	287,651	2,483	285,168	58,262	29,391	25,165	150	112,968	2,257	2.546
Incremental	<b>Mid 2006 - Mid 2011</b>	<b>8,320</b>	<b>8,017</b>	<b>62</b>	<b>7,955</b>	<b>3,396</b>	<b>485</b>	<b>8</b>	<b>-22</b>	<b>3,867</b>	<b>56</b>	
	<b>Mid 2011 - Mid 2016</b>	<b>10,220</b>	<b>9,851</b>	<b>-104</b>	<b>9,955</b>	<b>1,984</b>	<b>885</b>	<b>902</b>	<b>27</b>	<b>3,798</b>	<b>-94</b>	
	<b>Mid 2016 - Mid 2021</b>	<b>16,530</b>	<b>15,925</b>	<b>-455</b>	<b>16,380</b>	<b>2,245</b>	<b>1,020</b>	<b>780</b>	<b>0</b>	<b>4,045</b>	<b>-414</b>	
	<b>Mid 2021 - Mid 2024</b>	<b>11,290</b>	<b>10,873</b>	<b>87</b>	<b>10,786</b>	<b>1,189</b>	<b>1,331</b>	<b>2,489</b>	<b>0</b>	<b>5,009</b>	<b>79</b>	
	<b>Mid 2024 - Mid 2034</b>	<b>38,320</b>	<b>36,928</b>	<b>364</b>	<b>36,564</b>	<b>6,558</b>	<b>5,974</b>	<b>1,838</b>	<b>0</b>	<b>14,370</b>	<b>331</b>	
	<b>Mid 2024 - Mid 2051</b>	<b>105,230</b>	<b>101,395</b>	<b>1,023</b>	<b>100,372</b>	<b>14,743</b>	<b>17,965</b>	<b>8,611</b>	<b>0</b>	<b>41,319</b>	<b>930</b>	

Source: Envision Durham, the Durham Region Official Plan (adopted by Regional Council May 17, 2023) derived by Watson & Associates Economists Ltd., 2024.

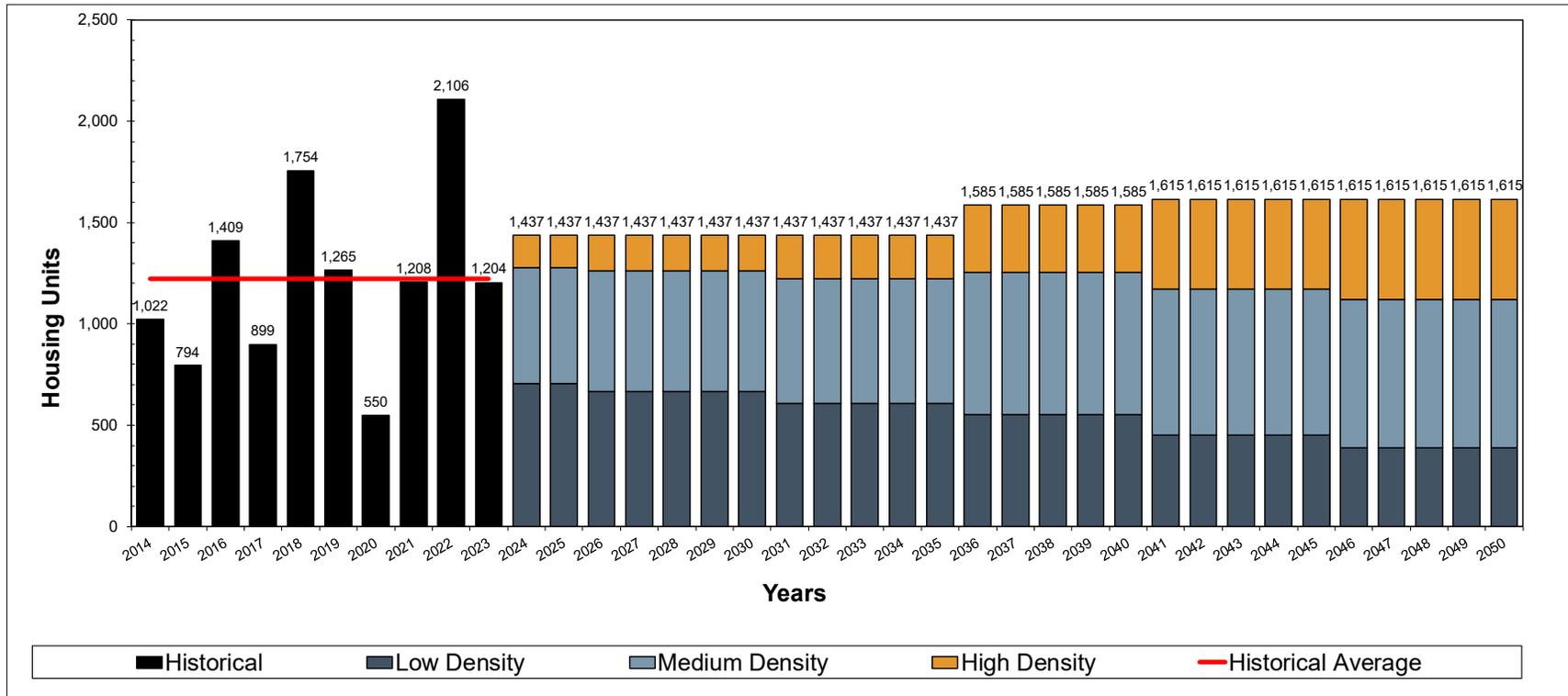
[1] Census undercount estimated at approximately 3.8%. Note: Population including the undercount has been rounded.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure 3-2  
City of Oshawa  
Annual Housing Forecast<sup>1</sup>



Source: Historical housing activity from 2014 and 2015 from Statistics Canada. Permits after 2015 are from the City of Oshawa.

<sup>[1]</sup> Growth forecast represents calendar year.



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

### 1. Unit Mix (Appendix A - Schedules 1, 2, 6, and 7)

- The housing unit mix for the City was derived from the Durham Region Growth Management Strategy – Phase 2 Area Municipal Growth Allocations and Land Needs (Final Report October 17, 2024), a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications and discussions with City staff regarding anticipated development trends for Oshawa (Schedule 6).
- Based on the above indicators, the 2024 to 2034 household growth forecast for the City is comprised of a unit mix of 36% low-density units (single-detached and semi-detached), 43% medium-density (multiples except for apartments), and 21% high-density (accessory units, bachelor, 1-bedroom, and 2+ bedroom apartments) units.

### 2. Planning Period

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

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

- The number of permanent housing units to be occupied by mid-2051 in the City of Oshawa over the forecast period is presented in Figure 3-2. Over the mid-2024 to mid-2051 forecast period, the City is anticipated to average approximately 1,530 new housing units per year.



- Institutional population <sup>[1]</sup> is anticipated to increase by approximately 1,020 people between mid-2024 to mid-2051.
- 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 8 summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the City of Oshawa. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which have been recently experienced in both new and older units. Forecast 25-year average P.P.U.s by dwelling type are as follows:
  - Low density: 3.407
  - Medium density: 2.544
  - High density<sup>2</sup>: 1.796

#### 4. Existing Units and Population Change (Appendix A - Schedules 3, 4 and 5)

- Existing households for mid-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3, 4, and 5<sup>3</sup>. The forecast population change in existing households over the 2024 to 2051 forecast period is forecast to decline by approximately 11,000.

#### 5. Employment (Appendix A – Schedules 10a and 10b)

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

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

<sup>3</sup> Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.



- The employment projections provided herein are largely based on the Durham Region Growth Management Strategy – Phase 2 Area Municipal Growth Allocations and Land Needs (Final Report October 17, 2024).
- 2016 employment data <sup>1,2</sup> (place of work) for the City of Oshawa is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
  - 105 primary (0%);
  - 3,820 work at home employment (7%);
  - 10,220 industrial (20%);
  - 20,670 commercial/population-related (40%); and
  - 17,340 institutional (33%).
- The 2016 employment by usual place of work, including work at home, is 52,155. An additional 9,980 employees have been identified for the City of Oshawa in 2016 that have no fixed place of work (N.F.P.O.W.).<sup>3</sup>
- Total employment, including work at home and N.F.P.O.W. for the City of Oshawa is anticipated to reach approximately 82,500 by mid-2034 and 107,300 by mid-2051. This represents an employment increase of approximately 12,780 and 37,570, respectively.
- Schedule 10b, 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).

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<sup>1</sup> 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

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

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



Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation.

Accordingly, work-at-home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.

- Total employment for the City of Oshawa (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 65,400 by mid-2034 and 85,900 by mid-2051. This represents an employment increase of approximately 10,630 for the 10-year forecast period and 31,100 for the longer-term period.<sup>[1]</sup>

#### 6. Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A - Schedule 10b)

- Square footage estimates were calculated in Schedule 8b based on the following employee density assumptions:
  - 1,200 sq.ft. per employee for industrial;
  - 400 sq.ft. per employee for commercial/population-related; and
  - 625 sq.ft. per employee for institutional employment.
- The Town-wide incremental G.F.A. is anticipated to increase by 8.14 million sq.ft. over the 10-year forecast period and 23.3 million sq.ft. over the longer-term forecast period (mid-2024 to mid-2051).
- In terms of percentage growth, the mid-2024 to mid-2051 incremental G.F.A. forecast by sector is broken down as follows:
  - industrial - 64%;

commercial/population-related - 25%; and institutional - 11%.

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<sup>[1]</sup> G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 10a and 10b. Total employment growth in Schedule 10b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities.



# Chapter 4

## The Approach to the Calculation of the Charge



## 4. The Approach to the Calculation of the Charge

### 4.1 Introduction

---

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

### 4.2 Services Potentially Involved

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Table 4-1 lists the full range of municipal services that are provided within municipalities and indicates the D.C. eligible service components included in the D.C. background study for the City.

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

### 4.3 Increase in the Need for Service

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



Figure 4-1

The Process of Calculating a Development Charge under the Act that must be followed

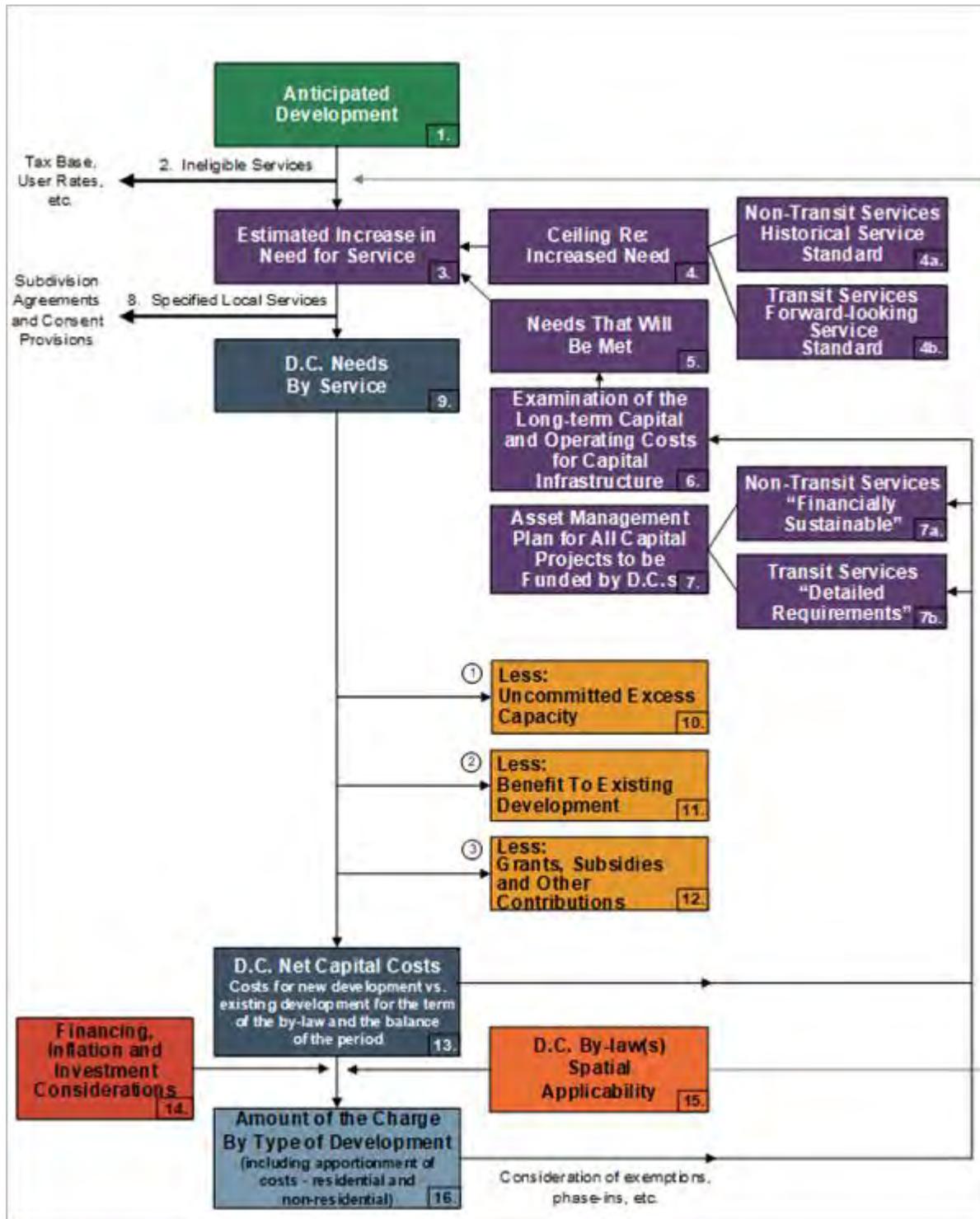




Table 4-1A  
Categories of City Services to be Addressed as Part of the Calculation – Eligibility Legend

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

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

Categories of City Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	n/a	1.1 Treatment plants, Water Supply, and Storage Facilities
	n/a	1.2 Distribution systems
	n/a	1.3 Local systems
	n/a	1.4 Vehicles and equipment <sup>1</sup>
2. Wastewater services, including sewers and treatment services	n/a	2.1 Treatment plants
	n/a	2.2 Sewage trunks
	n/a	2.3 Local systems
	n/a	2.4 Vehicles and equipment <sup>1</sup>
3. Stormwater Drainage and Control Services	Yes	3.1 Main channels and drainage trunks
	Yes	3.2 Channel connections
	Yes	3.3 Retention/detention ponds

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<sup>1</sup> with a 7+ year useful life



Categories of City Services	Inclusion in the D.C. Calculation	Service Components
4. Services Related to a Highway	Yes	4.1 Arterial roads
	Yes	4.2 Collector roads
	Yes	4.3 Bridges, Culverts and Roundabouts
	No	4.4 Local municipal roads
	Yes	4.5 Traffic signals
	Yes	4.6 Sidewalks and streetlights
	Yes	4.7 Active Transportation
	Yes	4.8 Works Yard
	Yes	4.9 Rolling stock <sup>1</sup>
5. Electrical Power Services	n/a	5.1 Electrical substations
	n/a	5.2 Electrical distribution system
	n/a	5.3 Electrical system rolling stock <sup>1</sup>
6. Transit Services	n/a	6.1 Transit vehicles <sup>1</sup> & facilities
	n/a	6.2 Other transit infrastructure
7. Waste Diversion Services	Yes	7.1 Waste diversion facilities
	Yes	7.2 Waste diversion vehicles and equipment <sup>1</sup>
8. Policing Services	n/a	8.1 Police detachments
	n/a	8.2 Police rolling stock <sup>1</sup>
	n/a	8.3 Small equipment and gear
9. Fire Protection Services	Yes	9.1 Fire stations
	Yes	9.2 Fire Vehicles <sup>1</sup>
	Yes	9.3 Fire Equipment and gear
10. Ambulance Services	n/a	10.1 Ambulance station space
	n/a	10.2 Vehicles <sup>1</sup>
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes	11.1 Public library space (incl. furniture and equipment)
	Yes	11.2 Library vehicles <sup>1</sup>
	Yes	11.3 Library materials
12. Services Related to Long-Term Care	n/a	12.1 Long-Term Care space
	n/a	12.2 Vehicles <sup>1</sup>

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<sup>1</sup> with a 7+ year useful life



Categories of City Services	Inclusion in the D.C. Calculation	Service Components
13. Parks and Recreation Services	<p>Ineligible</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>13.1 Acquisition of land for parks, woodlots, and E.S.A.s</p> <p>13.2 Development of municipal parks</p> <p>13.3 Parks rolling stock<sup>1</sup> and yards</p> <p>13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc.</p> <p>13.5 Recreation vehicles and equipment<sup>1</sup></p>
14. Services Related to Public Health	<p>n/a</p> <p>n/a</p>	<p>14.1 Public Health department space</p> <p>14.2 Public Health department vehicles<sup>1</sup></p>
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	<p>n/a</p> <p>n/a</p>	<p>15.1 Childcare space</p> <p>15.2 Vehicles<sup>1</sup></p>
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	<p>Yes</p> <p>Yes</p>	<p>16.1 P.O.A. space, including by-law enforcement and municipally administered court services</p> <p>16.2 Vehicles<sup>1</sup> &amp; Equipment</p>
17. Services Related to Emergency Preparedness	<p>No</p> <p>No</p>	<p>17.1 Emergency Preparedness Space</p> <p>17.2 Equipment</p>
18. Services Related to Airports	<p>Ineligible</p> <p>Ineligible</p>	<p>18.1 Airports</p> <p>18.2 Other Airports</p>
19. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	<p>Ineligible</p> <p>Ineligible</p> <p>Ineligible</p>	<p>19.1 Office space</p> <p>19.2 Office furniture</p> <p>19.3 Computer equipment</p>

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<sup>1</sup> with a 7+ year useful life



Categories of City Services	Inclusion in the D.C. Calculation	Service Components
20. Other	Yes	20.1 Interest on money borrowed to pay for growth-related capital

## 4.4 Local Service Policy

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

## 4.5 Capital Forecast

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

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

The capital costs include:

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

In order for an increase in need for service to be included in the D.C. calculation, City Council must indicate “that it intends to ensure that such an increase in need will be

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met” (subsection 5 (1) 3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast, or similar expression of the intention of Council (O. Reg. 82/98 section 3). The capital program contained herein reflects the City’s approved and proposed capital budgets and servicing/needs studies.

## **4.6 Treatment of Credits**

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Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that, “...the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

Currently, there are no outstanding credits to be included in the D.C. calculations.

## **4.7 Class of Services**

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Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible services. With respect to growth-related studies, section 7(3) of the D.C.A. states that:

“For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3)”.

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds.

## **4.8 Eligible Debt and Committed Excess Capacity**

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Section 66 of the D.C.A., 1997 states that for the purposes of developing a D.C. by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O. Reg. 82/98



indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by D.C.s or other similar charges. For example, this may have been done as part of previous D.C. processes.

Outstanding growth-related debt has been included in the D.C. calculations, where applicable.

## 4.9 Existing Reserve Funds

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

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

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

For services that are subject to a per-capita-based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e., the needs of recent growth). This cost component is distinct from the development-related costs for the next 10-year period, which underlie the D.C. calculation herein.

The alternative would involve the City spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the City will use these reserve funds for the City’s cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development which contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).



The City projected D.C. reserve fund balance, less outstanding commitments related to prior year capital approvals, by service as of December 31, 2023, is provided in Table 4-2.

**Table 4-2**  
**Projected Development Charge Reserve Fund Balances**  
**As of December 31, 2023**

Service	December 31, 2023 Closing Balance	Less Outstanding Commitments	December 31, 2023 Adjusted Closing Balance
Services Related to a Highway (Transportation)	\$66,989,860.34	\$24,270,596.00	\$42,719,264.34
Parking	\$53,829.42	\$53,829.42	\$0.00
Fire Protection Services	(\$2,970,723.13)	\$161,356.57	(\$3,132,079.70)
Parks and Recreation Services	\$30,162,890.58	\$519,104.34	\$29,643,786.24
Library Services	\$3,685,247.71	\$3,392.75	\$3,681,854.96
Provincial Offences Act including By-Law Enforcement	\$0.00	\$0.00	\$0.00
Waste Diversion	\$29,968.90	\$0.00	\$29,968.90
Stormwater Drainage and Control Services	\$6,272,458.83	\$2,397,773.00	\$3,874,685.83
Growth Studies	(\$261,349.09)	\$0.00	(\$261,349.09)
<b>Total</b>	<b>\$103,962,183.56</b>	<b>\$27,406,052.08</b>	<b>\$76,556,131.48</b>

Note: Amounts in brackets are deficient balances.

## 4.10 Deductions

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

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

The requirements behind each of these reductions are addressed below.

### **4.10.1 Reduction Require by Level of Service Ceiling**

This is designed to ensure that the increase in need included in section 4.3 does “not include an increase that would result in the level of service [for the additional development increment] exceeding the average level of the service provided in the municipality over the 15-year period immediately preceding the preparation of the background study” (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 4) goes further



to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

It is noted that for Water, Wastewater, and Stormwater Services, other legislation dictates the level of service to be provided for new infrastructure, therefore, a historic service standard calculation is not required.

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

#### ***4.10.2 Reduction for Uncommitted Excess Capacity***

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

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

#### ***4.10.3 Reduction for Benefit to Existing Development***

Section 5 (1) 6 of the D.C.A. provides that, “The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need



would benefit existing development.” The general guidelines used to consider benefit to existing development included:

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

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of service cap in section 4.10.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a City-wide system basis. For example, facilities of the same type may provide different services (i.e., leisure pool vs. competitive pool), different programs (i.e., hockey vs. figure skating), and different time availability for the same service (i.e., leisure skating available on Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.



#### **4.10.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions**

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

#### **4.11 Municipal-wide vs. Area-Specific**

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

#### **4.12 Allocation of Development**

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

#### **4.13 Asset Management**

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The legislation now requires that a D.C. background study must include an asset management plan (subsection 10 (2) c.2). The asset management plan (A.M.P.) must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality’s existing



assumptions, approaches, and policies on asset management planning. This examination has been included in Appendix F.

## 4.14 Mandatory Phase-in of a D.C.

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

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

Note that the phase-in is not part of the methodology required for calculating the charge, but a rule that has to be included in the by-laws which informs implementation. Further, based on the release of Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*, it is anticipated that the mandatory phase-in may be removed from the D.C.A. in 2024.

## 4.15 Mandatory Discount for Rental Housing Development

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For all rental housing developments that are subject to D.C.s, where a by-law is passed after November 28, 2022, the charge is discounted for the rental housing development relative to the maximum charge that could be imposed under the by-law. The amount of the discount is dependant on the number of bedrooms in each unit, as follows:

1. Residential units intended for use as a rented residential premises with three (3) or more bedrooms – 25% discount.
2. Residential units intended for use as a rented residential premises with two (2) bedrooms – 20% discount.
3. Residential units intended for use as a rented residential premises not referred to 1 or 2 above – 15% discount.

Note that these discounts are not part of the methodology required for calculating the charge, but a rule that has to be included in the by-laws which informs implementation.



# Chapter 5

## D.C. Eligible Cost Analysis by 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 for the defined service areas. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 in the D.C.A., and described in Chapter 4, was followed in determining D.C. eligible costs.

The service component is evaluated on two format sheets:

1. The service standards that provide the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and
2. The infrastructure cost calculation, which determines the potential D.C. recoverable cost.

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

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

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This section evaluates the development-related capital requirements for Fire Protection, Parks and Recreation, Library, Provincial Offences Act (P.O.A) including By-law Enforcement, and Waste Diversion Services over the 10-year forecast period (2024 to 2033).

#### 5.2.1 Fire Protection Services

The City currently provides fire protection services through six (6) fire stations, along with additional facilities such as a temporary fire training tower, a portable washroom, training portable, and 2 C-Can Storage units. These amount to a total of 78,081 sq.ft. of facility area. The City also owns 45 vehicles as well as a total inventory of 1,937 small equipment and gear.



The facility spaces and additional assets provide an average level of service of approximately \$576 per capita over the past 15 year. In aggregate, the maximum D.C. eligible amount that can be included in the calculation of the charge for the services is approximately \$21.3 million.

Table 5-1 provides the associated 10-year capital program for Fire Protection Services. To support future growth, the gross cost of growth-related capital projects identified by the City is approximately \$60.58 million. In addition, the deficit in the Fire D.C. reserve fund of approximately \$3.13 million has been included related to growth-works undertaken and committed through prior year capital approvals. A deduction related to the post-period benefits for future growth of approximately \$28.87 million, has been made. Further, deductions related to the benefit to the existing community and grants, subsidies, and other contributions have been made, totalling approximately \$7.6 and \$6 million, respectively. As a result, \$21.27 million has been included in the calculation of the charge, of which is \$16.59 million (78%) had been apportioned to residential development and \$4.68 million (22%) has been apportioned to non-residential development, based on the relationship of incremental population and employment growth.

### **5.2.2 Parks and Recreation Services**

The City currently provides a variety of parks and recreation-related assets to service the community. A summary of the inventory is provided below:

1. 1,318 acres of parkland including parks and parkettes (e.g., community, neighbourhood, regional, etc.), and open space;
2. 380 amenities that include items such as sport fields, baseball diamonds, skateboard parks, playgrounds, splashpads, and tennis courts, etc.;
3. 30,474 linear metres of trails and paths;
4. 914,137 sq.ft. of recreational building area that includes various recreation centres, pools, gymnasiums, etc.,
5. 51,156 sq.ft. of Parks Operations Facility space;
6. 127 vehicles and equipment related to Parks and Recreation Services, including pickup trucks, trailers, mowers, etc.

The total inventory of assets related to Parks and Recreation Services has provided an invested level of service of \$5,722 per capita over the past 15-years. The capital



program for the 10-year growth-related needs for the City is provided in table 5-2. The program includes the needs for additional parkland development, recreation facilities, trail development, and vehicles. It also includes the outstanding growth-related debt for the operation depot and Delpark Homes Centre. As such, the gross capital cost for all projects is \$308.83 million. A deduction of approximately \$34.4 million was made to recognize the post-period benefit of the capital works, and \$58.29 million was deducted as a result of the benefit to the existing community. Further, \$29.64 million in existing D.C. reserve funds has been deduction from the capital costs, resulting in net D.C. recoverable costs of approximately \$186.5 million. The D.C. recoverable cost has been apportioned to residential and non-developments, of \$177.17 million and \$9.32 million, respectively. As the predominant users of this service tend to be residents of the City, the growth-related costs have been allocated 95% to residential and 5% to non-residential development.

### **5.2.3 Library Services**

The City currently owns and maintains four libraries, with a total of 95,085 sq.ft. of library space. The libraries house an inventory of approximately 341,200 library collection items, and two 2 vehicles. As such, the average level of service over the past 15 years was approximately \$564 per capita. Based on the application of this level of service to the incremental 10-year forecast growth, the City would be eligible to collect approximately \$20.84 million from D.C.s for the service over the forecast period.

The corresponding 10-year capital program is provided in Table 5-3. The capital projects include provisional items along with additional new and expansion of library branches. Specifically, the need for additional library facility space was identified in the City's Parks Recreation Library and Culture (P.R.L.C.) Facility Needs Assessment. As such, the gross capital cost estimate of all projects is approximately \$26.41 million. Deductions related to the benefit to the existing community of \$1.88 million have been made, net of the reserve fund adjustment of \$3.68 million, which have also been deducted. Therefore, the total D.C. recoverable cost included in the calculation is \$20.84 million, of which \$19.8 million and \$1.04 million, approximately, have been allocated to residential and non-residential development, respectively. Similar to Parks and Recreation Services, the growth-related cost-share has been apportioned 95% to residential and 5% to non-residential development as the predominant users of this service tend to be residents of the City.



#### **5.2.4 Provincial Offences Act including By-law Enforcement Services**

The City currently owns and maintains approximately 18,000 sq.ft. of facility space of P.O.A., including By-law Enforcement. This includes office and garage space along with the Oshawa Executive Airport. Additionally, there are 25 vehicles that are utilized to provide this service, including vans, SUVs, and pickup trucks. As such, the total inventory of assets over the past 15-years results in an invested level of service of approximately \$70 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of \$2.58 million is applicable.

As outlined in Table 5-4, the gross capital cost for capital projects for P.O.A. including By-law Enforcement is approximately \$1.1 million, which includes additional vehicles, expansions, and other necessary equipment required to accommodate growth over the forecast period. A benefit to existing deduction of \$307,100 was applied. Therefore, the total of \$778,200 in growth-related needs have been included in the calculation of the D.C. Of this D.C. recoverable amount, approximately \$607,000 (78%) is allocated to the residential development and approximately \$171,200 (22%) to the non-residential base on the incremental growth in population and employment over the 10-year forecast period.

#### **5.2.5 Waste Diversion**

The City is responsible for the collection of waste including materials diverted from landfills. The City's service level for waste diversion is comprised of a share of the Consolidated Operations Depot as well as a number of vehicles including those used for waste collection. The garbage packers have been utilized for diversion over the past 15-years at a range of 34% to 39%, with the balance of the vehicles related to landfill (which is ineligible for recovery through D.C.s). The City maintains 667 sq.ft. of facility space related to waste diversion and 9.12 vehicles and equipment. Therefore, the average level of service over the past 15 years is approximately \$23 per capita. Based on the application of this level of service to the incremental 10-year forecast growth, the City would be eligible to collect \$854,145 from D.C.s over the forecast period.

As shown in Table 5-5, the growth-related capital needs for this service include the acquisition of three (3) additional collection vehicles and the City's share of the land and construction costs related to the Northern Depot, providing a gross capital cost of approximately \$2.2 million. A deduction related to the post-period benefit of \$127,200 has been made. Other deductions of \$1.33 million have been made to recognize the



portion of these costs associated with landfill which is ineligible for recovery through D.C.s. Further, a deduction related to the benefit to the existing community of \$55,800 has also been made, net of the reserve fund adjustment of approximately \$30,000. As a result, a total D.C. recoverable cost of \$638,791 has been included in the calculation of the charge, with \$498,257 (78%) attributable to residential development and \$140,534 (22%) attributable to non-residential development, which is based on the incremental growth in population to employment for the 10-year forecast period.



Table 5-1  
City of Oshawa  
Infrastructure Costs Included in the Development Charge Calculation  
For Fire Protection Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 78%	Non-Residential Share 22%
1	Fire Training Facility	2028-2029	10,990,000	6,594,000		4,396,000	2,748,000		1,648,000	1,285,440	362,560
2	Fire Station #7	2027-2028	24,760,000	9,025,000		15,735,000	2,476,000		13,259,000	10,342,020	2,916,980
3	Pumper/Rescue & Equipment for Fire Station #7	2026-2028	1,425,000	-		1,425,000	143,000		1,282,000	999,960	282,040
4	Bunker Gear for additional Firefighters (20) Station #7	2026-2028	328,800			328,800	32,900		295,900	230,802	65,098
5	Fire Station #8	2034-2051	11,500,000	11,500,000		-	-		-	-	-
6	Pumper/Rescue for Fire Station #8	2034-2051	1,425,000	1,425,000		-	-		-	-	-
7	Bunker Gear for additional Firefighters (20) Satation	2034-2051	328,800	328,800		-	-		-	-	-
8	Two 8' x 40' C-Can (storage)	2024	21,000	-		21,000	-		21,000	16,380	4,620
9	NG911 Network Upgrade (Phase 1)	2024	1,119,325	-		1,119,325	16,200	1,100,000	3,125	2,438	688
10	NG911 Network Upgrade (Phase 2)	2024	3,695,000	-		3,695,000	644,000	2,926,000	125,000	97,500	27,500
11	NG911 Network Upgrade (Phase 3)	2024-2025	3,185,675	-		3,185,675	1,333,000	1,593,000	259,675	202,546	57,128
12	Fire Distpatch Expansion	2024	600,000	-		600,000	200,000	360,000	40,000	31,200	8,800
13	Additional Rescue for Intensification in Existing Area	2024	1,200,000	-		1,200,000	-		1,200,000	936,000	264,000
	<b>Adjustments:</b>										
14	Reserve Fund Adjustment		3,132,080	-		3,132,080	-		3,132,080	2,443,022	689,058
	<b>Total</b>		<b>63,710,680</b>	<b>28,872,800</b>	<b>-</b>	<b>34,837,880</b>	<b>7,593,100</b>	<b>5,979,000</b>	<b>21,265,780</b>	<b>16,587,308</b>	<b>4,678,472</b>



**Table 5-2**  
**City of Oshawa**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Parks and Recreation Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
	<b>2024 to 2033</b>										
1	New Community Centre in Northwoods Business Area	2026-2027	112,719,173	-		112,719,173	11,271,900		101,447,273	96,374,910	5,072,364
2	Northwoods - North Field Parkland Development and Amenities	2026-2027	26,984,000	-		26,984,000	-		26,984,000	25,634,800	1,349,200
3	Northwoods - South Field (Windfields Community Park) - Parkland Development and Amenities	2026-2027	15,557,000	-		15,557,000	-		15,557,000	14,779,150	777,850
4	Rotary Park Redevelopment	2024-2025	25,000,000	-		25,000,000	12,500,000		12,500,000	11,875,000	625,000
5	Kedron Part II Plan Community Park	2028-2029	11,717,000	-		11,717,000	585,900		11,131,100	10,574,545	556,555
6	Thornton Community Park Development (Rose Valley Community Park)	2024-2025	8,600,000	-		8,600,000	430,000		8,170,000	7,761,500	408,500
7	Downtown Park (Bond/Simcoe Urban Park)	2024-2025	3,568,000	-		3,568,000	356,800		3,211,200	3,050,640	160,560
8	Harbour Park Redevelopment	2034-2051	18,915,000	9,457,000		9,458,000	9,458,000		-	-	-
9	Fittings Subdivision Park	2027-2028	731,000	-		731,000	36,600		694,400	659,680	34,720
10	North Central Taunton Park	2027-2028	827,000	-		827,000	41,400		785,600	746,320	39,280
11	Kedron Part II Plan Neighbourhood Park 1	2027-2028	797,000	-		797,000	39,900		757,100	719,245	37,855
12	Kedron Part II Plan Neighbourhood Park 2	2025-2026	797,000	-		797,000	39,900		757,100	719,245	37,855
13	Simcoe and Elena Park	2025-2026	945,000	-		945,000	47,300		897,700	852,815	44,885
14	Kedron Part II Plan Parkette 1	2025-2026	457,000	-		457,000	22,900		434,100	412,395	21,705
15	Kedron Part II Plan Parkette 2	2027-2028	482,000	-		482,000	24,100		457,900	435,005	22,895
16	Kedron Part II Plan Parkette 3	2027-2028	457,000	-		457,000	22,900		434,100	412,395	21,705
17	Kedron Part II Plan Parkette 4	2024	350,000	-		350,000	17,500		332,500	315,875	16,625
18	Kedron Part II Plan Parkette 5	2025-2026	482,000	-		482,000	24,100		457,900	435,005	22,895
19	Kedron Part II Plan Parkette 6	2025-2026	482,000	-		482,000	24,100		457,900	435,005	22,895
20	Kedron Part II Plan Parkette 7	2027	407,000	-		407,000	20,400		386,600	367,270	19,330
21	Kedron Part II Plan Parkette 8	2027-2028	482,000	-		482,000	24,100		457,900	435,005	22,895
22	Kedron Part II Plan Parkette 9	2028-2029	457,000	-		457,000	22,900		434,100	412,395	21,705
23	Kedron Part II Plan Parkette 10	2027-2028	482,000	-		482,000	24,100		457,900	435,005	22,895
24	Second Marsh Redevelopment	2025-2033	6,500,000	-		6,500,000	4,875,000		1,625,000	1,543,750	81,250
25	Taunton Part II Plan - Link 1 (Esterbrook to Salmers/Arborwood); Link 3 (Esterbrook to Conlin incl. 1 underpass)	2024	2,712,000	-		2,712,000	271,200		2,440,800	2,318,760	122,040



**Table 5-2 (continued)**  
**City of Oshawa**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Parks and Recreation Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
	<b>2024 to 2033</b>										
26	Windfields Part II Plan - Link 5 (Conlin to Britannia east of Bridle)	2024-2025	1,650,000	-		1,650,000	165,000		1,485,000	1,410,750	74,250
27	Not in Part II Plan - Link 6 (between Ormond Dr. South and North) - 2.7km	2034-2051	870,000	783,000		87,000	87,000		-	-	-
28	Not in Part II Plan - Link 7 (Ormond Dr. To Ritson) - 1.4 km	2034-2051	290,000	261,000		29,000	29,000		-	-	-
29	Windfields Part II Plan - Link 12 (East-west link to Neigh Park 4 incl 1 Bridge)	2027-2028	639,000	-		639,000	63,900		575,100	546,345	28,755
30	Windfields Part II Plan - Link 13 (Britannia to Pipeline)	2024-2025	2,640,000	-		2,640,000	264,000		2,376,000	2,257,200	118,800
31	Windfields Part II Plan - Link 14 (Britannia to Hydro Corr. Incl. 1 Underpass)	2027-2028	556,000	-		556,000	55,600		500,400	475,380	25,020
32	Taunton Part II Plan - Link 15 (Legends to Conlin Rd.)	2029-2030	697,000	-		697,000	69,700		627,300	595,935	31,365
33	Windfields Part II Plan - Link 17 (Conlin to Britannia Incl. 1 Bridge & 1 Underpass)	2027-2028	1,162,000	-		1,162,000	116,200		1,045,800	993,510	52,290
34	Kedron Part II Plan - Link 18 (Conlin to Planning Area North Boundary at East Ritson)	2027-2028	581,000	-		581,000	58,100		522,900	496,755	26,145
35	Eastdale Part II Plan - Link 19 (Grandview to Townline Incl. 1 Bridge)	2027-2028	494,000	-		494,000	49,400		444,600	422,370	22,230
36	Pinecrest Part II Plan - Link 24 (East of Harmony Rd. and North of Beatrice St. to West of Grandview Rd. and South of Taunton)	2027-2028	511,000	-		511,000	51,100		459,900	436,905	22,995
37	Pinecrest Part II Plan - Link 25 (East of Wilson Rd. and North of Beatrice St. to West of Harmony Rd. and North of Beatrice St.)	2027-2028	558,000	-		558,000	55,800		502,200	477,090	25,110
38	Pinecrest Part II Plan - Link 26 (West of Harmony Rd. and North of Beatrice St. to West of Harmony Rd. and South of Taunton)	2028-2029	604,000	-		604,000	60,400		543,600	516,420	27,180
39	Eastdale Part II Plan - Link 27 (East of Harmony Rd. and North of Adelaide Ave. to East of Harmony Rd. and South of Roslin Rd.)	2028-2029	464,000	-		464,000	46,400		417,600	396,720	20,880



**Table 5-2 (continued)**  
**City of Oshawa**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Parks and Recreation Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
	<b>2024 to 2033</b>										
40	Eastdale Part II Plan - Link 28 (East of Harmony Rd. and North of Adelaide Ave. to Link 27)	2029-2030	139,000	-		139,000	13,900		125,100	118,845	6,255
41	Eastdale Part II Plan - Link 29 (East of Harmony Rd. and North of Rossland Rd. to Ridge Valley Park)	2029-2030	232,000	-		232,000	23,200		208,800	198,360	10,440
42	Eastdale Part II Plan - Link 30 (East of Grandview St. and North of Rossland Rd. to Link 19)	2030-2031	558,000	-		558,000	55,800		502,200	477,090	25,110
43	Eastdale Part II Plan - Link 31 (West of Grandview St. and North of Rossland Rd. to Ridge Valley Park)	2030-2031	279,000	-		279,000	27,900		251,100	238,545	12,555
44	Taunton Part II Plan - Link 32 (West of Grandview St. and North of Taunton Rd. to West of Grandview St. and South of	2031-2032	279,000	-		279,000	27,900		251,100	238,545	12,555
45	Taunton Part II Plan - Link 33 (West of Grandview St. and North of Coldstream to West of Grandview St. and Salmers Dr.)	2031-2032	46,000	-		46,000	4,600		41,400	39,330	2,070
46	Windfields Part II Plan - Link 34 (Link 11 to Link 10)	2030-2031	186,000	-		186,000	18,600		167,400	159,030	8,370
47	Link 36 (Farewell Park to Florell Park)	2031-2032	604,000	-		604,000	302,000		302,000	286,900	15,100
48	Link 37 (Florell Park to Colonel Sam Dr.)	2032-2033	5,924,000	-		5,924,000	2,962,000		2,962,000	2,813,900	148,100
49	Link 38 - Colonel Sam Dr. to South of Hwy. 401	2032-2033	837,000	-		837,000	418,500		418,500	397,575	20,925
50	Link 39 - West of Harmony Rd at Easton Park to Harmony Creek Trail	2033	279,000	-		279,000	139,500		139,500	132,525	6,975
51	Link 40 - West of Harmony Rd. and North of Rossland Rd. to East of Attersley and North of Rossland Rd.	2033	33,000	-		33,000	16,500		16,500	15,675	825
52	Link 41 - East of Harmony Rd. to Wilson Rd. South and Taunton Rd.	2033	46,000	-		46,000	23,000		23,000	21,850	1,150
53	Link 42 - West of Ritson Rd. and North of Britannia Ave. to Link 59	2033	116,000	-		116,000	58,000		58,000	55,100	2,900



**Table 5-2 (continued)**  
**City of Oshawa**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Parks and Recreation Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
54	Link 43 - Beatrice Rd. to South of Taunton Rd.	2033	56,000	-		56,000	28,000		28,000	26,600	1,400
55	Link 44 - Beatrice Rd. and West of Wilson Rd. to South of Taunton Rd.	2034-2051	741,000	370,500		370,500	370,500		-	-	-
56	Link 45 - South of Taunton and West of Wilson to South of Whitehall Park	2034-2051	638,000	319,000		319,000	319,000		-	-	-
57	Link 46 - Goodman Park to West end of Annapolis Ave.	2034-2051	928,000	464,000		464,000	464,000		-	-	-
58	Link 47 - Prestwick Park to South of Taunton Rd. and East of Thornton Rd.	2034-2051	2,860,000	1,430,000		1,430,000	1,430,000		-	-	-
59	Link 48 - North of Adelaide and East of Park Rd. to Alexandra St.	2034-2051	1,137,500	568,700		568,800	568,800		-	-	-
60	Link 49 - East / West Link South of Airport	2034-2051	870,000	435,000		435,000	435,000		-	-	-
61	Not in Part II Plan - Link 50 - West of Ritson Rd and South of Winchester Rd. to Link 13	2034-2051	429,000	214,500		214,500	214,500		-	-	-
62	Link 51 - North of Taunton Rd and South of Simcoe St. to Conlin Rd.	2034-2051	1,820,000	910,000		910,000	910,000		-	-	-
63	Link 52 - Link 51 to Link 7	2034-2051	1,335,000	667,500		667,500	667,500		-	-	-
64	Link 53 - Glovers Rd. to South of Camp Samac	2034-2051	3,640,000	1,820,000		1,820,000	1,820,000		-	-	-
65	Link 54 - North of Ormond Dr, to South of Conlin Rd.	2034-2051	1,040,000	520,000		520,000	520,000		-	-	-
66	Link 55 - South of Conlin Rd. and East of Ritson Rd. to Wilson Rd. and South of Conlin	2034-2051	580,000	290,000		290,000	290,000		-	-	-
67	Link 56 - South of Conlin Rd. and East of Ritson Rd. to Quail Run Dr.	2034-2051	174,000	87,000		87,000	87,000		-	-	-
68	Link 57 - North of Greenhill Ave. and West of Harmony Rd. to Quail Run Dr.	2034-2051	174,000	87,000		87,000	87,000		-	-	-
69	Link 58 - Link 18 to Link 59	2034-2051	754,000	377,000		377,000	377,000		-	-	-
70	Link 59 - From Thornton Rd. to Townline Rd.	2034-2051	4,120,000	2,060,000		2,060,000	2,060,000		-	-	-
71	Link 60 - North of Winchester Rd. and West of Grandview St. to Link 59	2034-2051	174,000	87,000		87,000	87,000		-	-	-
72	Link 61 - West of Townline Rd. and South of Winchester Rd. to Link 59	2028-2029	279,000	-		279,000	139,500		139,500	132,525	6,975



Table 5-2 (continued)  
City of Oshawa  
Infrastructure Costs Included in the Development Charge Calculation  
For Parks and Recreation Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
	<b>2024 to 2033</b>										
73	Link 62 - West of Winchester Rd. and North of Link 59 to South of Columbus Rd.	2034-2051	1,690,000	845,000		845,000	845,000		-	-	-
74	Link 63 - East of Thornton Rd. and South of Columbus Rd. to North of Howden Rd.	2034-2051	2,089,000	1,044,500		1,044,500	1,044,500		-	-	-
75	Large Grass Mower	2028-2030	189,000	-		189,000	9,500		179,500	170,525	8,975
76	Forestry Bucket Truck 37 foot	2028-2030	225,000	-		225,000	11,300		213,700	203,015	10,685
77	Tractor with plow and salter for trails	2026	300,000	-		300,000	-		300,000	285,000	15,000
78	Horticulture Pickup	2026	100,000	-		100,000	-		100,000	95,000	5,000
79	Tractor with plow and salter for trails	2030	300,000	-		300,000	-		300,000	285,000	15,000
80	Northern Depot (land and construction)	2027-2028	17,761,000	11,292,500		6,468,500	-		6,468,500	6,145,075	323,425
	<b>Outstanding Growth-Related Debt &amp;</b>										
81	Consolidated Operations Depot Outstanding	2024-2033	1,238,172	-		1,238,172	61,900		1,176,272	1,117,459	58,814
82	Consolidated Operations Depot Outstanding	2024-2033	140,874	-		140,874	7,000		133,874	127,180	6,694
83	Unfunded Delpark Homes Centre Debt	2024-2027	816,722	-		816,722	-		816,722	775,886	40,836
84	Unfunded Delpark Homes Centre Debt Interest - Discounted	2024-2027	50,931	-		50,931	-		50,931	48,385	2,547
	<b>Adjustments:</b>										
85	Reserve Fund Adjustment			-			29,643,786		(29,643,786)	(28,161,597)	(1,482,189)
	<b>Total</b>		<b>308,831,373</b>	<b>34,390,200</b>	<b>-</b>	<b>274,441,173</b>	<b>87,941,786</b>	<b>-</b>	<b>186,499,387</b>	<b>177,174,418</b>	<b>9,324,969</b>



Table 5-3  
City of Oshawa  
Infrastructure Costs Included in the Development Charge Calculation  
For Library Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Addition to Collections System Wide	2024	141,400	-		141,400	7,100		134,300	127,585	6,715
2	New Branch	2026-2027	15,906,000	-		15,906,000	1,759,700		14,146,300	13,438,985	707,315
3	Addition to Collections System Wide	2025-2033	860,000	-		860,000	43,000		817,000	776,150	40,850
4	New Branch Technology & Furniture	2025-2033	675,000	-		675,000	74,700		600,300	570,285	30,015
5	Library Lending Machines	2025-2033	150,000	-		150,000	-		150,000	142,500	7,500
6	New Branch Opening Day Collection	2025-2033	500,000	-		500,000	-		500,000	475,000	25,000
7	Expansion of Library branches	2025-2033	8,019,000	-		8,019,000	-		8,019,000	7,618,050	400,950
8	Library branch expansion Technology & Furniture	2025-2033	157,500	-		157,500	-		157,500	149,625	7,875
	<b>Adjustments:</b>										
9	Reserve Fund Adjustment						3,681,855		(3,681,855)	(3,497,762)	(184,093)
	<b>Total</b>		<b>26,408,900</b>	<b>-</b>	<b>-</b>	<b>26,408,900</b>	<b>5,566,355</b>	<b>-</b>	<b>20,842,545</b>	<b>19,800,418</b>	<b>1,042,127</b>



**Table 5-4**  
**City of Oshawa**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Provincial Offences Act Including By-law Enforcement**

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to 2033									78%	22%
1	Compact Cars & Midsize Cars- Class 00 (4)	2024-2026	260,000	-		260,000	-		260,000	202,800	57,200
2	Compact Cars & Midsize Cars- Class 00 (5)	2027-2031	325,000	-		325,000	-		325,000	253,500	71,500
3	Expansion of Space at Airport	2025	71,300	-		71,300	-		71,300	55,614	15,686
4	By-Law Enforcement Vehicle Equipment (Cameras)	2025	100,000	-		100,000	83,000		17,000	13,260	3,740
5	Hand Held Radios	2025-2031	50,000	-		50,000	-		50,000	39,000	11,000
6	Hand Held Printers	2025-2031	9,000	-		9,000	-		9,000	7,020	1,980
7	Automated Speed Enforcement Cameras (9)	2024-2033	270,000	-		270,000	224,100		45,900	35,802	10,098
	<b>Total</b>		<b>1,085,300</b>	<b>-</b>	<b>-</b>	<b>1,085,300</b>	<b>307,100</b>	<b>-</b>	<b>778,200</b>	<b>606,996</b>	<b>171,204</b>

**Table 5-5**  
**City of Oshawa**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Waste Diversion Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to 2033									78%	22%
1	Collection Vehicle	2026-2030	557,000	-	339,770	217,230	27,900		189,330	147,677	41,653
2	Collection Vehicle	2030	557,000	-	339,770	217,230	27,900		189,330	147,677	41,653
3	Collection Vehicle	2033	557,000	-	339,770	217,230	-		217,230	169,439	47,791
4	Northern Depot (land and construction)	2027-2028	513,000	127,200	312,930	72,870	-		72,870	56,839	16,031
	<b>Adjustments:</b>										
5	Reserve Fund Adjustment						29,969		(29,969)	(23,376)	(6,593)
	<b>Total</b>		<b>2,184,000</b>	<b>127,200</b>	<b>1,332,240</b>	<b>724,560</b>	<b>85,769</b>	<b>-</b>	<b>638,791</b>	<b>498,257</b>	<b>140,534</b>



## 5.3 Service Levels and 27-Year (2024-2051) Capital Costs for City-wide D.C. Services Calculation

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This section evaluates the development-related capital requirements for Services Related to a Highway and Stormwater Services within the 27-year forecast period (2024 to 2051). It should be noted that Stormwater Services infrastructure cost calculation is not limited by a historical level of service as indicated earlier in section 4.10.1.

### 5.3.1 Services Related to a Highway

The City provides Services Related to a Highway through various service components that are listed below:

- 823 km of roadways, sidewalks, and multi-use paths;
- 53 arterial and collector bridges and culverts;
- 3,103 streetlights and traffic signals;
- 80,479 sq.ft. in public works space;
- 152 vehicles and equipment.

The total inventory of assets over the past 15 years results in an invested level of service of \$10,944 per capita. When applied to the forecast population and employment growth to 2051, a maximum D.C. eligible cost of approximately \$1.11 billion.

The capital needs provided for in the calculation of the charge include:

- new road construction,
- road widenings
- intersection improvements;
- arterial road resurfacing;
- sidewalks on Regional roads and multi-use paths;
- traffic control and accessible pedestrian signals;
- streetlights on Regional roads;
- unfunded growth-related capital costs for the Consolidated Operations Depot;
- share of new Northern Depot; and
- additional road maintenance vehicles.



Table 5-6 provides the 27-year capital program for Services Related to a Highway. A gross capital cost of approximately \$1.01 billion over the 2024-2051 forecast period was identified. Deductions related to the benefit to the existing development and additional grants, subsidies and other contributions for new development were applied of approximately \$100.03 million and \$7.2 million, respectively. Further, the uncommitted D.C. reserve fund balance of \$42.72 million, approximately, has been deducted. As a result, the total D.C. recoverable cost included in the calculation of the charge is \$797.81 million, of which \$614.32 million (77%) and \$183.5 million (23%) is allocated to residential and non-residential development, respectively. The allocations are based on the incremental growth in population to employment for the 27-year forecast period.

### **5.3.2 Stormwater Services**

The capital program for watercourse improvements (i.e., stormwater services) includes various projects that include improvements to the City's creeks and channels along with provisional items for watercourse erosion control work and watercourse expansion/upsizing needs.

The capital needs have been applied to the 2024 to 2051 forecast period. The gross capital cost for all projects is \$123.66 million. The calculation of share attributable to development during the 2024-2051 period takes into consideration the impact of future development in relation to the needs of existing development within each respective sub-watershed and ranges from 0% to 95% with the majority of the projects assigned a benefit to existing development of 15%. Therefore, deductions for the benefit to the existing community has been made for \$42.16 million along with an adjustment to the reserve fund of \$3.87 million. Further, a deduction of \$6.91 million to recognize the developer's responsibility consistent with the local service policy, has also been made. As such, the total D.C. recoverable share is \$70.71 million, which has been allocated between residential, and non-residential commercial/institutional, and non-residential industrial development. The allocations to the benefitting development have been made based on anticipated flow contribution by land use and is variable on a project-by-project basis.



**Table 5-6**  
**City of Oshawa**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**for Services Related to a Highway**

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2051	Location	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	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 77%	Non-Residential Share 23%
<b>Roads:</b>											
1	(DANTONBURY) BRITANNIA AVE W	West Limit to Thornton Rd N	2024-2028	3,806,000	-	3,806,000	-	-	3,806,000	2,930,620	875,380
2	(KEDRON) GRANDVIEW ST N	50M N Of Britannia Ave to (Kedron) ARTC3	2024-2028	8,095,000	-	8,095,000	-	-	8,095,000	6,233,150	1,861,850
3	(KEDRON) GRANDVIEW ST N	(Kedron) ARTC3 to Winchester Rd E	2034-2051	8,238,000	-	8,238,000	-	-	8,238,000	6,343,260	1,894,740
4	(KEDRON) TOWNLINE RD N	280M North Of Conlin Rd E to Britannia Ave	2024-2028	8,077,000	-	8,077,000	-	-	8,077,000	6,219,290	1,857,710
5	(KEDRON) TOWNLINE RD N	Britannia Ave to Winchester Rd E	2034-2051	13,494,000	-	13,494,000	-	-	13,494,000	10,390,380	3,103,620
6	(KEDRON) WILSON RD N	Conlin Rd E to (Kedron) ARTC3	2024-2028	11,788,000	-	11,788,000	1,067,600	-	10,720,400	8,254,708	2,465,692
7	(NORTHWOOD) STEVENSON RD N	Taunton Rd W to (Northwood) Mid-Block Arterial	2029-2033	15,534,000	8,699,000	6,835,000	621,400	-	6,213,600	4,784,472	1,429,128
8	(PINECREST) BEATRICE ST E	Harmony Rd N to Ridgemount Blvd	2034-2051	10,636,000	-	10,636,000	-	-	10,636,000	8,189,720	2,446,280
9	(WINDFIELDS) BRITANNIA AVE W	Thornton Rd N to Windfields Farm Dr	2024-2028	17,621,000	-	17,621,000	-	-	17,621,000	13,568,170	4,052,830
10	AIRPORT BLVD	Keith Ross Dr to Taunton Rd W	2024-2028	1,132,000	-	1,132,000	-	-	1,132,000	871,640	260,360
11	ALBERT ST	At CPR to 20M S Of Fisher ST	2024-2028	18,693,000	-	18,693,000	3,851,200	6,750,000	8,091,800	6,230,686	1,861,114
12	COLUMBUS RD	At Oshawa Creek & At Harmony Creek to Various Locations East of Simcoe St. N. & Mary St. N.	2034-2051	15,892,000	-	15,892,000	-	-	15,892,000	12,236,840	3,655,160
13	COLUMBUS RD E	At Oshawa Creek to 23M E OF RITSON RD N	2024-2028	28,119,000	-	28,119,000	1,222,700	-	26,896,300	20,710,151	6,186,149
14	COLUMBUS RD E	SIMCOE ST N to GRASS GROVE LANE	2029-2033	13,642,000	-	13,642,000	1,001,700	28,500	12,611,800	9,711,086	2,900,714
15	COLUMBUS RD E	At Oshawa Creek to 113M E Of Wilson Rd N	2034-2051	17,633,000	-	17,633,000	2,033,600	-	15,599,400	12,011,538	3,587,862
16	COLUMBUS RD W	AT OSHAWA CREEK to 207M W OF SIMCOE ST N	2029-2033	14,435,000	-	14,435,000	1,321,500	-	13,113,500	10,097,395	3,016,105
17	COLUMBUS RD W	AT OSHAWA CREEK to 207M W OF SIMCOE ST N	2034-2051	18,002,000	-	18,002,000	1,644,600	-	16,357,400	12,595,198	3,762,202
18	CONLIN RD E	AT HARMONY CREEK to 187M W OF TOWNLINE RD N & 60M E OF COPPERMINE ST	2024-2028	67,919,000	-	67,919,000	6,791,900	-	61,127,100	47,067,867	14,059,233
19	AT CONLIN RD E	80M E of Wilson Rd N	2024-2028	12,227,000	-	12,227,000	1,222,700	-	11,004,300	8,473,311	2,530,989
20	HOWDEN RD E	AT OSHAWA CREEK - 422M E OF RITSON RD N	2034-2051	21,158,000	-	21,158,000	2,769,200	-	18,388,800	14,159,376	4,229,424
21	HOWDEN RD W	At Oshawa Creek - 817M E of Thornton Rd N	2034-2051	13,823,000	-	13,823,000	1,009,200	-	12,813,800	9,866,626	2,947,174
22	AT RITSON RD N	872M N of Columbus Rd E	2034-2051	2,192,000	-	2,192,000	-	-	2,192,000	1,687,840	504,160
23	RITSON RD N	AT OSHAWA CREEK - Various Locations	2034-2051	88,934,000	-	88,934,000	5,997,800	-	82,936,200	63,860,874	19,075,326
24	THORNTON RD N	AT OSHAWA CREEK - Various Locations	2024-2028	45,153,000	-	45,153,000	2,838,200	-	42,314,800	32,582,396	9,732,404
25	THORNTON RD N	At Various Locations	2029-2033	316,000	-	316,000	-	-	316,000	243,320	72,680
26	THORNTON RD N	(NORTHERN) ARTC6 - COLUMBUS RD W	2034-2051	819,400	-	819,400	-	-	819,400	630,938	188,462
27	THORNTON RD N	At Various Locations	2034-2051	41,527,000	-	41,527,000	4,833,500	-	36,693,500	28,253,995	8,439,505
28	BEATRICE ST E	At Harmony Creek - 84M E Of Simcoe St N	2034-2051	48,618,000	-	48,618,000	2,181,300	-	46,436,700	35,756,259	10,680,441
29	BEATRICE ST W	Various Locations	2052	41,793,000	41,793,000	-	-	-	-	-	-
30	BRIDLE2	At Various Locations	2029-2033	13,482,000	-	13,482,000	-	-	13,482,000	10,381,140	3,100,860
30	BRIDLE3	At Various Locations	2029-2033	17,843,000	-	17,843,000	-	-	17,843,000	13,739,110	4,103,890
30	JOHN ST EULALIE AVE CONNECTION	John St E to Eulalie Ave	2024-2028	3,333,000	-	3,333,000	-	-	3,333,000	2,566,410	766,590
31	KING/BOND CORRIDOR	CITY WIDE	2024-2028	1,271,000	-	1,271,000	-	-	1,271,000	978,670	292,330
32	KING/BOND CORRIDOR	CITY WIDE	2029-2033	12,500,000	-	12,500,000	6,250,000	-	6,250,000	4,812,500	1,437,500
33	MARY ST N	Various Locations	2029-2033	2,977,000	-	2,977,000	272,200	-	2,704,800	2,082,696	622,104
34	RAGLAN RD E	Simcoe St N - Townline Rd N	2034-2051	17,088,000	-	17,088,000	2,563,200	-	14,524,800	11,184,096	3,340,704
35	SIMCOE ST S	SOUTH LIMIT to HARBOUR RD	2029-2033	19,962,000	-	19,962,000	1,923,200	-	18,038,800	13,889,876	4,148,924
36	STEVENSON RD N	Various Locations	2029-2033	5,324,000	-	5,324,000	-	-	5,324,000	4,099,880	1,224,520
37	STEVENSON RD N	STEVENSON RD N to AIRPORT BLVD	2034-2051	11,051,000	-	11,051,000	-	-	11,051,000	8,509,270	2,541,730
38	SURVEY EQUIPMENT UPGRADES	City Wide	2024-2028	50,000	-	50,000	2,500	-	47,500	36,575	10,925



Table 5-6 (continued)  
City of Oshawa  
Infrastructure Costs Included in the Development Charge Calculation  
for Services Related to a Highway

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2051	Location	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	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 77%	Non-Residential Share 23%
39	INTENSIFICATION TRANSPORTATION INFRASTRUCTURE	City Wide	2024-2028	750,000	-	750,000	375,000	-	375,000	288,750	86,250
40	TOWN2	AT BRITL1 & AT TOWNLINE RD N	2024-2028	700,000	-	700,000	-	-	700,000	539,000	161,000
41	TOWNLINE RD N	Various Locations	2024-2028	2,186,000	-	2,186,000	197,900	-	1,988,100	1,530,837	457,263
42	TOWNLINE RD N	Various Locations	2034-2051	17,590,000	15,303,300	2,286,700	351,800	-	1,934,900	1,489,873	445,027
43	TOWNLINE RD S	CHERRYDOWN DR to 90m S OF OLIVE AVE	2029-2033	36,606,000	-	36,606,000	63,900	-	36,542,100	28,137,417	8,404,683
44	WILSON RD N	(KEDRON) ARTC3 to WINCHESTER RD E	2034-2051	5,625,000	-	5,625,000	509,400	-	5,115,600	3,939,012	1,176,588
45	WILSON RD N	TAUNTON RD E to CONLIN RD E	2034-2051	15,632,000	-	15,632,000	1,415,700	-	14,216,300	10,946,551	3,269,749
46	WILSON RD S	Various Locations	2029-2033	6,378,000	-	6,378,000	667,000	-	5,711,000	4,397,470	1,313,530
47	WINCHESTER RD E	GRANDVIEW ST N to TOWNLINE RD N	2034-2051	1,866,000	-	1,866,000	279,900	-	1,586,100	1,221,297	364,803
48	Arterial Road Resurfacing	Various	2024-2028	8,355,000	-	8,355,000	6,266,300	-	2,088,700	1,608,299	480,401
49	Arterial Road Resurfacing	Various	2029-2033	8,355,000	-	8,355,000	6,266,300	-	2,088,700	1,608,299	480,401
50	Arterial Road Resurfacing	Various	2034-2051	14,203,000	-	14,203,000	10,652,300	-	3,550,700	2,734,039	816,661
51	COL4	AT WINCHESTER RD W	2024-2028	10,342,000	-	10,342,000	879,100	427,500	9,035,400	6,957,258	2,078,142
52	DREW ST	TORONTO AVE to FIRST AVE/MCNAUGHTON	2024-2028	1,251,000	-	1,251,000	153,700	-	1,097,300	844,921	252,379
53	FIRST AVE	SIMCOE ST S to DREW ST/MCNAUGHTON AVE	2024-2028	4,246,000	-	4,246,000	521,700	-	3,724,300	2,867,711	856,589
54	MCNAUGHTON AVE	DREW ST/FIRST AVE to RITSON RD S	2024-2028	1,486,000	-	1,486,000	182,600	-	1,303,400	1,003,618	299,782
	<b>Active Transportation: Sidewalks and Multi-use on City Roads:</b>										
55	LAVAL DR	THORNTON RD S to STEVENSON RD S	2029-2033	415,000	-	415,000	41,500	-	373,500	287,595	85,905
56	ACTIVE TRANSPORTATION NETWORK CONNECTIVITY	CITY WIDE - VARIOUS LOCATIONS	2024-2028	5,000,000	-	5,000,000	-	-	5,000,000	3,850,000	1,150,000
	<b>Active Transportation: Sidewalks and Multi-use Paths on Regional Roads:</b>										
57	(EASTDALE) ROSSLAND RD E	GRANDVIEW ST N to TOWNLINE RD N	2024-2028	1,453,000	-	1,453,000	-	-	1,453,000	1,118,810	334,190
58	(KEDRON) HARMONY RD N	CONLIN RD E to WINCHESTER RD E and CONLIN RD E to 343M N OF CONLIN RD E	2024-2028	450,000	-	450,000	-	-	450,000	346,500	103,500
59	ACTIVE TRANSPORTATION CONNECTIVITY (MTO)	CITY WIDE - VARIOUS LOCATIONS	2024-2028	12,250,000	-	12,250,000	6,125,000	-	6,125,000	4,716,250	1,408,750
60	ADELAIDE AVE W	OSHAWA/WHITBY BOUNDARY - THORNTON RD N	2024-2028	273,000	-	273,000	-	-	273,000	210,210	62,790
61	BLOOR ST E	Various Locations	2024-2028	1,333,000	-	1,333,000	-	-	1,333,000	1,026,410	306,590
62	BLOOR ST W	Various Locations	2024-2028	966,000	-	966,000	-	-	966,000	743,820	222,180
63	BLR1	50M N OF BRITANNIA AVE - (KEDRON) ARTC3	2024-2028	778,000	-	778,000	-	-	778,000	599,060	178,940
64	CHAMPLAIN AVE	Various Locations	2029-2033	1,300,000	-	1,300,000	-	-	1,300,000	1,001,000	299,000
65	GIBB ST	Various Locations	2024-2028	1,513,000	-	1,513,000	-	-	1,513,000	1,165,010	347,990
66	GIBB ST E	SIMCOE ST S to RITSON RD S	2024-2028	701,000	-	701,000	-	-	701,000	539,770	161,230
67	HARMONY RD N	CONLIN RD E to BRITANNIA AVE E and 1131 M N OF WINCHESTER RD E to COLUMBUS RD E	2024-2028	666,000	-	666,000	-	-	666,000	512,820	153,180
68	OLIVE AVE	DREW ST to RITSON RD S	2024-2028	85,100	-	85,100	-	-	85,100	65,527	19,573
69	RITSON RD N	Various Locations	2034-2051	1,698,000	-	1,698,000	-	-	1,698,000	1,307,460	390,540
70	ROSSLAND RD E	Various Locations	2024-2028	2,353,000	-	2,353,000	-	-	2,353,000	1,811,810	541,190
71	ROSSLAND RD W	Various Locations	2024-2028	966,000	-	966,000	-	-	966,000	743,820	222,180
72	SIMCOE ST N	Various Locations	2034-2051	3,117,000	-	3,117,000	-	-	3,117,000	2,400,090	716,910
73	TAUNTON RD E	Various Locations	2024-2028	1,751,000	-	1,751,000	-	-	1,751,000	1,348,270	402,730
74	TAUNTON RD W	WEST CITY LIMITS to THORNTON RD N and SOMERVILLE ST to SIMCOE ST N	2024-2028	369,000	-	369,000	-	-	369,000	284,130	84,870



Table 5-6 (continued)  
City of Oshawa  
Infrastructure Costs Included in the Development Charge Calculation  
for Services Related to a Highway

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2051	Location	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	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 77%	Non-Residential Share 23%
75	THORNTON RD N	DRYDEN BLVD to TAUNTON RD W	2024-2028	336,000	-	336,000	-	-	336,000	258,720	77,280
76	THORNTON RD S	CHAMPLAIN AVE to KING ST W	2024-2028	1,150,000	-	1,150,000	-	-	1,150,000	885,500	264,500
77	TOWNLIN RD N	Various Locations	2024-2028	1,916,000	-	1,916,000	-	-	1,916,000	1,475,320	440,680
78	TOWNLIN RD S	OLIVE AVE to KING ST E	2029-2033	327,000	-	327,000	-	-	327,000	251,790	75,210
79	WILSON RD N	Various Locations	2029-2033	806,000	-	806,000	-	-	806,000	620,620	185,380
	<b>Programs:</b>										
80	GEODETC CONTROL SURVEY MONUMENTS	City Wide	2024-2028	207,800	-	207,800	-	-	207,800	160,006	47,794
81	GEODETC CONTROL SURVEY MONUMENTS	City Wide	2029-2033	166,200	-	166,200	-	-	166,200	127,974	38,226
82	GEODETC CONTROL SURVEY MONUMENTS	City Wide	2034-2051	706,500	-	706,500	-	-	706,500	544,005	162,495
83	City Wide - Misc Land	City Wide	2024-2033	2,500,000	-	2,500,000	-	-	2,500,000	1,925,000	575,000
84	City Wide - Misc Land	City Wide	2034-2051	4,250,000	-	4,250,000	-	-	4,250,000	3,272,500	977,500
85	City Wide - Misc Design & Engineering costs	City Wide	2024-2033	800,000	-	800,000	-	-	800,000	616,000	184,000
86	City Wide - Misc Design & Engineering costs	City Wide	2034-2051	1,360,000	-	1,360,000	-	-	1,360,000	1,047,200	312,800
87	Neighbourhood Traffic Management Projects	City Wide	2024-2033	500,000	-	500,000	50,000	-	450,000	346,500	103,500
88	Neighbourhood Traffic Management Projects	City Wide	2034-2051	850,000	-	850,000	85,000	-	765,000	589,050	175,950
	<b>Traffic Signals:</b>										
89	Accessible Pedestrian Signals	King/Gibbons	2024	85,000	-	85,000	4,300	-	80,700	62,139	18,561
90	New Traffic Control Signals	Grandview St N & Ridgemount Blvd	2029	250,000	-	250,000	12,500	-	237,500	182,875	54,625
91	New Traffic Control Signals	Laval Dr & Smartcentres	2027	250,000	-	250,000	12,500	-	237,500	182,875	54,625
92	New Traffic Control Signals	Hillcroft & Mary St N	2026	250,000	-	250,000	12,500	-	237,500	182,875	54,625
93	Accessible Pedestrian Signals	Bond & Claymore	2024	100,000	-	100,000	5,000	-	95,000	73,150	21,850
94	New Traffic Control Signals	Coldstream Dr & Townline Rd N	2025	250,000	-	250,000	12,500	-	237,500	182,875	54,625
95	New Traffic Control Signals	Laval Drive & Fox St	2028	250,000	-	250,000	12,500	-	237,500	182,875	54,625
96	New PXD Pedestrian Signal	TBD - multiyear	2024-2032	362,500	-	362,500	18,100	-	344,400	265,188	79,212
97	Control&Warning Signals Conlin	Conlin Rd W & Stevenson Rd N	2031-2035	250,000	-	250,000	12,500	-	237,500	182,875	54,625
98	New Intersection Pedestrian Signals Traffic Control Signals	Conlin Rd E & Riverton St/Verne Bowen Street	2024	225,000	-	225,000	11,300	-	213,700	164,549	49,151
99	Traffic Signal Uninterruptible Power Supply	TBD - multiyear (2024-2033)	2024-2033	600,000	-	600,000	30,000	-	570,000	438,900	131,100
100	Accessible Pedestrian Signals	TBD - multiyear	2024-2033	1,233,000	-	1,233,000	61,700	-	1,171,300	901,901	269,399
101	Accessible Pedestrian Signals	TBD - multiyear (2034-2051)	2034-2051	1,700,000	-	1,700,000	85,000	-	1,615,000	1,243,550	371,450
102	New PXD Pedestrian Signal	TBD - multiyear (2034-2051)	2034-2051	616,300	-	616,300	30,800	-	585,500	450,835	134,665
103	New Traffic Control Signals	TBD - multiyear (2034-2051)	2034-2051	1,416,700	-	1,416,700	70,800	-	1,345,900	1,036,343	309,557
	<b>Streetlights on Regional Roads:</b>										
104	Gibb St - Streetlighting Upgrades	East of Stevenson Rd to Simcoe St S	2024	987,000	-	987,000	148,100	-	838,900	645,953	192,947
105	Ritson Rd N - Streetlighting Upgrades	Taunton to Conlin	2025	1,186,000	-	1,186,000	177,900	-	1,008,100	776,237	231,863
106	Rossland Rd E - Streetlighting Upgrades	Ritson to Harmony Rd	2026	990,000	-	990,000	148,500	-	841,500	647,955	193,545
107	Stevenson Rd	330M S of Gibb St to Bond St W	2026	744,000	-	744,000	111,600	-	632,400	486,948	145,452
108	Bloor St W	West city limits to west of Stevenson Rd S	2025-2030	1,191,400	-	1,191,400	178,700	-	1,012,700	779,779	232,921
109	Adelaide Ave W	West city limits to Thornton Rd N	2025	261,000	-	261,000	39,200	-	221,800	170,786	51,014
110	Harmony Rd N	Conlin Rd E to Winchester Rd E	2033	1,346,000	-	1,346,000	201,900	-	1,144,100	880,957	263,143



Table 5-6 (continued)  
City of Oshawa  
Infrastructure Costs Included in the Development Charge Calculation  
for Services Related to a Highway

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2051	Location	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	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 77%	Non-Residential Share 23%
111	Champlain Ave	Whitby/Oshawa Boundary to Thornton Rd S	2025	215,000	-	215,000	32,300	-	182,700	140,679	42,021
112	Ritson Rd N	Maine St to Winchester Rd E	2031	1,138,000	-	1,138,000	170,700	-	967,300	744,821	222,479
113	Thornton Rd - Streetlighting	Champlain Ave to King St	2027	1,116,000	-	1,116,000	167,400	-	948,600	730,422	218,178
114	Stevenson Rd - Streetlighting Upgrades	Bond St to Rossland Rd	2027	1,156,000	-	1,156,000	173,400	-	982,600	756,602	225,998
115	Bloor St E - Streetlighting Upgrade	Harmony Rd to Townline Rd	2025	1,044,000	-	1,044,000	156,600	-	887,400	683,298	204,102
116	Rossland Rd E - Streetlighting	Harmony Rd to Townline Rd	2029	978,000	-	978,000	146,700	-	831,300	640,101	191,199
117	Gibb St/Olive Ave	Simcoe St S to Ritson Rd S	2025	522,000	-	522,000	78,300	-	443,700	341,649	102,051
118	Bloor St E	Ritson Rd S to Farewell St	2031	735,000	-	735,000	110,300	-	624,700	481,019	143,681
119	Wilson Rd N	Rossland Rd to Taunton Rd	2031-2035	1,813,000	-	1,813,000	-	-	1,813,000	1,396,010	416,990
120	Townline Rd N	King St E to Conlin Rd	2025-2030	3,519,300	-	3,519,300	-	-	3,519,300	2,709,861	809,439
121	Townline Rd S	King St E to Olive Ave	2031-2035	728,700	-	728,700	-	-	728,700	561,099	167,601
122	Simcoe St N	Taunton Rd W to 307m north of Glovers Rd	2036-2051	641,600	-	641,600	-	-	641,600	494,032	147,568
123	Harmony Rd N	Conlin Rd E to Winchester Rd E	2025-2030	1,981,800	-	1,981,800	-	-	1,981,800	1,525,986	455,814
124	Stevenson Rd N	Gibb St to Rossland Rd W	2031-2035	2,532,800	-	2,532,800	-	-	2,532,800	1,950,256	582,544
125	Winchester Road East	Simcoe St N to Townline Rd N	2031-2035	4,354,700	-	4,354,700	-	-	4,354,700	3,353,119	1,001,581
126	Winchester Road West	Thornton Rd N to Simcoe St N	2031-2035	1,421,900	-	1,421,900	-	-	1,421,900	1,094,863	327,037
127	Thornton Rd S	Champlain Rd to King St W	2025-2030	1,724,100	-	1,724,100	-	-	1,724,100	1,327,557	396,543
128	Thornton Rd S	Dryden Blvd to Taunton Rd W	2025-2030	728,700	-	728,700	-	-	728,700	561,099	167,601
129	Ritson Rd N	Ormond Dr to Conlin Rd W	2036-2051	1,466,400	-	1,466,400	-	-	1,466,400	1,129,128	337,272
130	Wilson Rd N	Bloor St E to Olive Ave	2031-2035	844,300	-	844,300	-	-	844,300	650,111	194,189
131	Rossland Rd W	West City Limits to Somerville St	2025-2030	2,221,800	-	2,221,800	-	-	2,221,800	1,710,786	511,014
132	Rossland Rd E	Ritson Rd N to Grandview St N	2025-2030	1,733,000	-	1,733,000	-	-	1,733,000	1,334,410	398,590
133	Taunton Rd E	Simcoe St N to Townline Rd N	2025-2030	3,643,700	-	3,643,700	-	-	3,643,700	2,805,649	838,051
134	Taunton Rd W	Somerville St to Simcoe St N	2025-2030	319,900	-	319,900	-	-	319,900	246,323	73,577
135	Phillip Murray Ave	Stevenson Rd S to Park Rd S	2025-2030	737,600	-	737,600	-	-	737,600	567,952	169,648
136	Park Rd S	Phillip Murray Ave to Fenelon Cres	2025-2030	311,000	-	311,000	-	-	311,000	239,470	71,530
137	Wentworth St W	Boundary Rd to Stevenson Rd S	2025-2030	1,066,500	-	1,066,500	-	-	1,066,500	821,205	245,295
	<b>Facilities:</b>										
138	Northern Depot (land and construction)		2027-2028	46,705,000	-	46,705,000	11,008,000	-	35,697,000	27,486,690	8,210,310
	<b>Vehicles &amp; Equipment:</b>										
139	1/2 Ton Pickup		2024	100,000	-	100,000	-	-	100,000	77,000	23,000
140	1/2 Ton Pickup		2029	100,000	-	100,000	-	-	100,000	77,000	23,000
141	3/4 Ton Pickup		2025	120,000	-	120,000	-	-	120,000	92,400	27,600
142	1 Ton Pickup		2025	125,000	-	125,000	-	-	125,000	96,250	28,750
143	1 Ton Pickup		2029	125,000	-	125,000	-	-	125,000	96,250	28,750
144	Vactor Truck		2034	700,000	-	700,000	-	-	700,000	539,000	161,000
145	Road Sweeper		2026	600,000	-	600,000	-	-	600,000	462,000	138,000
146	Tandum Plow		2026	659,000	-	659,000	-	-	659,000	507,430	151,570
147	Tandum Plow		2031	659,000	-	659,000	-	-	659,000	507,430	151,570
148	Sidewalk Plow		2028	190,000	-	190,000	-	-	190,000	146,300	43,700
149	1/2 Ton Pickup		2031	100,000	-	100,000	-	-	100,000	77,000	23,000



Table 5-6 (continued)  
City of Oshawa  
Infrastructure Costs Included in the Development Charge Calculation  
for Services Related to a Highway

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2051	Location	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	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 77%	Non-Residential Share 23%
150	1/2 Ton Pickup		2036	100,000	-	100,000	-	-	100,000	77,000	23,000
151	3/4 Ton Pickup		2031	120,000	-	120,000	-	-	120,000	92,400	27,600
152	3/4 Ton Pickup		2036	120,000	-	120,000	-	-	120,000	92,400	27,600
153	3/4 Ton Pickup		2041	120,000	-	120,000	-	-	120,000	92,400	27,600
154	1 Ton Pickup		2032	125,000	-	125,000	-	-	125,000	96,250	28,750
155	1 Ton Pickup		2037	125,000	-	125,000	-	-	125,000	96,250	28,750
156	1 Ton Pickup		2043	125,000	-	125,000	-	-	125,000	96,250	28,750
157	Large Excavator		2038	425,000	-	425,000	-	-	425,000	327,250	97,750
158	Road Sweeper		2037	600,000	-	600,000	-	-	600,000	462,000	138,000
159	Sidewalk Plow		2031	190,000	-	190,000	-	-	190,000	146,300	43,700
160	Sidewalk Plow		2038	190,000	-	190,000	-	-	190,000	146,300	43,700
161	Sidewalk Plow		2045	190,000	-	190,000	-	-	190,000	146,300	43,700
162	Single axle plow		2033	450,000	-	450,000	-	-	450,000	346,500	103,500
163	Single axle plow		2038	450,000	-	450,000	-	-	450,000	346,500	103,500
164	Tandem Plow		2043	659,000	-	659,000	-	-	659,000	507,430	151,570
165	Tandem Plow		2048	659,000	-	659,000	-	-	659,000	507,430	151,570
166	Loader		2035	350,000	-	350,000	-	-	350,000	269,500	80,500
167	Loader		2045	350,000	-	350,000	-	-	350,000	269,500	80,500
	<b>Outstanding Growth-Related Debt and Adjustments:</b>										
168	Consolidated Operations Depot Outstanding D.C. Recoverable Share (Outstanding Debt Principal)		2024-2033	1,539,497	-	1,539,497	77,000	-	1,462,497	1,126,123	336,374
169	Consolidated Operations Depot Outstanding D.C. Recoverable Share (Outstanding Debt Interest - Discounted)		2024-2033	175,158	-	175,158	8,800	-	166,358	128,095	38,262
170	Reserve Fund Adjustment			-			42,719,264	-	(42,719,264)	(32,893,834)	(9,825,431)
	<b>Total</b>			<b>1,013,565,355</b>	<b>65,795,300</b>	<b>947,770,055</b>	<b>142,749,964</b>	<b>7,206,000</b>	<b>797,814,091</b>	<b>614,316,850</b>	<b>183,497,241</b>



**Table 5-7**  
**City of Oshawa**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Stormwater Drainage Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Commercial/ Institutional Share	Industrial Share
	2024 to 2051									varies	varies	varies
1	BOND ST W BRIDGE - 90M W OF MCMILLAN DR to 100M W OF MCMILLAN DR	2024-2028	5,020,000	-	-	5,020,000	2,510,000	-	2,510,000	1,932,700	346,380	230,920
2	COLUMBUS II WATERCOURSE PROJECTS - VARIOUS	2034-2051	5,693,000	-	-	5,693,000	854,000	-	4,839,000	3,629,250	725,850	483,900
3	CONSORTIUM WATERCOURSE BANK STABILIZATION - VARIOUS	2024-2028	20,000	-	-	20,000	3,000	-	17,000	12,750	2,550	1,700
4	CONSORTIUM WATERCOURSE BANK STABILIZATION - VARIOUS	2029-2033	20,000	-	-	20,000	3,000	-	17,000	12,750	2,550	1,700
5	CONSORTIUM WATERCOURSE BANK STABILIZATION - VARIOUS	2034-2051	20,000	-	-	20,000	3,000	-	17,000	12,750	2,550	1,700
6	GOODMAN CREEK WATERCOURSE IMPROVEMENT - ROSSLAND RD W to BERMUDA AVE	2034-2051	265,700	-	-	265,700	39,900	-	225,800	45,160	11,290	169,350
7	GOODMAN CREEK Preliminary Design - ADELAIDE AVE W to TAUNTON RD W	2034-2051	1,644,900	-	-	1,644,900	246,700	-	1,398,200	279,640	69,910	1,048,650
8	GOODMAN CREEK Preliminary Design	2034-2051	816,000	-	-	816,000	122,400	-	693,600	138,720	34,680	520,200
9	GOODMAN CREEK WATERCOURSE IMPROVEMENT - PARK RD S to NASSAU ST	2034-2051	163,900	-	-	163,900	24,600	-	139,300	27,860	6,965	104,475
10	HARMONY B3 EAST Preliminary Design - COLDSTREAM DR to CONLIN RD E	2034-2051	1,483,800	-	-	1,483,800	222,600	-	1,261,200	1,198,140	63,060	-
11	HARMONY B5 Preliminary Design - KING ST E to GRANDVIEW ST N	2034-2051	250,000	-	-	250,000	37,500	-	212,500	201,875	10,625	-
12	HARMONY B5 CONSTRUCTION - KING ST E to GRANDVIEW ST N	2034-2051	833,500	-	-	833,500	125,000	-	708,500	673,075	35,425	-
13	HARMONY CREEK - BR 2 WATERCOURSE IMPROVEMENT DESIGN - HILLCROFT ST to ROSSLAND RD E DESIGN	2034-2051	250,000	-	-	250,000	37,500	37,500	175,000	166,250	8,750	-
14	HARMONY CREEK - BR 2 WATERCOURSE IMPROVEMENT - HILLCROFT ST to ROSSLAND RD E	2034-2051	819,400	-	-	819,400	122,900	122,900	573,600	544,920	28,680	-
15	HARMONY CREEK B2 DIVERSION - ROSSLAND ROAD E to BEATRICE ST E	2034-2051	1,266,500	-	-	1,266,500	190,000	-	1,076,500	1,022,675	53,825	-
16	HARMONY CREEK BR 3 WATERCOURSE IMPROVEMENT - HARMONY CREEK BRANCH 1 CONFLUENCE to ADELAIDE AVE E	2034-2051	371,100	-	-	371,100	55,700	-	315,400	299,630	15,770	-
17	HARMONY CREEK BR 3 WATERCOURSE IMPROVEMENT DESIGN HARMONY CREEK BRANCH 1 CONFLUENCE to ADELAIDE AVE E	2034-2051	250,000	-	-	250,000	37,500	-	212,500	201,875	10,625	-
18	HARMONY CREEK BRANCH 1 - BOND ST E to WILSON RD N	2034-2051	416,900	-	-	416,900	62,500	-	354,400	336,680	17,720	-
19	HARMONY CREEK BRANCH 1 WATERCOURSE IMPROVEMENT - CENTRAL PARK BLVD N to RITSON RD N	2034-2051	486,100	-	-	486,100	72,900	-	413,200	392,540	20,660	-
20	HARMONY CREEK BRANCH 2 DIVERSION - ROSSLAND RD E to 300M N OF ROSSLAND RD E	2034-2051	204,500	-	-	204,500	30,700	-	173,800	165,110	8,690	-
21	HARMONY CREEK BRANCH 2 WATERCOURSE IMPROVEMENT - 300M N OF ROSSLAND RD E to WILSON RD N	2034-2051	297,900	-	-	297,900	44,700	-	253,200	240,540	12,660	-



**Table 5-7 (Cont'd)**  
**City of Oshawa**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Stormwater Drainage Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2051	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share varies	Commercial/ Institutional Share varies	Industrial Share varies
22	HARMONY CREEK BRANCH 5 - HARMONY CREEK BRANCH 1 to KING ST E	2034-2051	491,100	-	-	491,100	73,700	-	417,400	396,530	20,870	-
23	KEDRON WATERCOURSE PROJECTS - VARIOUS	2034-2051	5,338,000	-	-	5,338,000	800,700	-	4,537,300	3,402,975	680,595	453,730
24	KING ST W BRIDGE - AT OSHAWA CREEK to 67M W OF MCMILLAN DR	2024-2028	7,615,000	-	-	7,615,000	3,807,500	-	3,807,500	2,855,625	571,125	380,750
25	OSHAWA CREEK - MAIN BR WATERCOURSE IMPROVEMENT - THOMAS ST to 200M N OF THOMAS ST	2034-2051	153,400	-	-	153,400	23,000	-	130,400	97,800	19,560	13,040
26	OSHAWA CREEK - MAIN BR WATERCOURSE IMPROVEMENT - 200M N OF THOMAS ST to WENTWORTH ST W	2034-2051	212,700	-	-	212,700	31,900	-	180,800	135,600	27,120	18,080
27	OSHAWA CREEK - MAIN BR WATERCOURSE IMPROVEMENT - HWY 401 to CPR RAILWAY	2034-2051	479,300	-	-	479,300	71,900	-	407,400	305,550	61,110	40,740
28	OSHAWA CREEK BRANCH 1 - HARBOUR EAST OF SIMCOE ST S to HARBOUR EAST OF SIMCOE ST S	2034-2051	333,400	-	-	333,400	50,000	-	283,400	212,550	42,510	28,340
29	OSHAWA CREEK MAIN BRANCH - BOND ST W to 120M N OF BOND ST W	2034-2051	90,300	-	-	90,300	13,500	-	76,800	57,600	11,520	7,680
30	OSHAWA CREEK MAIN BRANCH - BOND ST W to 70M S OF KING ST W	2034-2051	130,800	-	-	130,800	19,600	-	111,200	83,400	16,680	11,120
31	RAIL STRUCTURE EXPANSION - 420M S OF GIBB ST	2024-2028	15,892,000	-	-	15,892,000	7,946,000	-	7,946,000	5,959,500	1,191,900	794,600
32	RAIL STRUCTURE EXPANSION CP - 390M E OF SIMCOE ST S	2024-2028	8,735,000	-	-	8,735,000	873,500	-	7,861,500	5,896,125	1,179,225	786,150
33	RAIL STRUCTURE EXPANSION Metrolinx - 390M E OF SIMCOE ST S	2024-2028	14,700,000	-	-	14,700,000	1,470,000	6,750,000	6,480,000	4,860,000	972,000	648,000
34	ROSSLAND RD W BRIDGE - 132M W OF WAVERLY ST N to 140M W OF WAVERLY ST N	2024-2028	4,268,900	-	-	4,268,900	2,134,500	-	2,134,400	1,600,800	320,160	213,440
35	STORMWATER IMPROVEMENTS - SITE 1 AT STORM OUTFALL 37 - GIBB ST to JOHN ST W	2024-2028	2,625,000	-	-	2,625,000	1,312,500	-	1,312,500	984,375	196,875	131,250
36	STORMWATER IMPROVEMENTS - SITE 2 AT STORM OUTFALL 301 - GIBB ST to JOHN ST W	2024-2028	400,000	-	-	400,000	200,000	-	200,000	150,000	30,000	20,000
37	STORMWATER IMPROVEMENTS - SITE 3 AT STORM OUTFALL 286 - GIBB ST to JOHN ST W	2024-2028	915,000	-	-	915,000	457,500	-	457,500	343,125	68,625	45,750
38	INTENSIFICATION STORMWATER INFRASTRUCTURE - VARIOUS	2024-2028	250,000	-	-	250,000	125,000	-	125,000	93,750	18,750	12,500
39	TAUNTON RD BRIDGE - 145M E OF THORNTON RD N to 150M E OF THORNTON RD N	2024-2028	3,733,000	-	-	3,733,000	1,866,500	-	1,866,500	1,399,875	279,975	186,650
40	HARMONY CREEK BRANCH 4 DESIGN - BRANCH 3 CONFLUENCE to TOWNLINE ROAD	2034-2051	250,000	-	-	250,000	37,500	-	212,500	201,875	10,625	-
41	HARMONY CREEK BRANCH 4 - BRANCH 3 CONFLUENCE to TOWNLINE ROAD	2034-2051	2,118,200	-	-	2,118,200	317,700	-	1,800,500	1,710,475	90,025	-
42	HARMONY CREEK BRANCH 3 DESIGN - BRANCHES 2 & 3 CONFLUENCE to HARMONY ROAD NORTH	2034-2051	250,000	-	-	250,000	37,500	-	212,500	201,875	10,625	-
43	HARMONY CREEK BRANCH 3 - BRANCHES 2 & 3 CONFLUENCE to HARMONY ROAD NORTH	2034-2051	605,100	-	-	605,100	90,800	-	514,300	488,585	25,715	-
44	HARMONY CREEK BRANCH 2 - THE 2ND WILSON ROAD NORTH CULVERT to BEATRICE STREET EAST	2024-2028	353,400	-	-	353,400	53,000	-	300,400	285,380	15,020	-



Table 5-7 (Cont'd)  
City of Oshawa  
Infrastructure Costs Included in the Development Charge Calculation  
For Stormwater Drainage Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2051	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share varies	Commercial/ Institutional Share varies	Industrial Share varies
45	HARMONY BRANCH 1 DESIGN - MARICA AVENUE to OSHAWA BLVD. NORTH	2034-2051	250,000	-	-	250,000	37,500	-	212,500	201,875	10,625	-
46	HARMONY BRANCH 1 - MARICA AVENUE to OSHAWA BLVD. NORTH	2034-2051	333,400	-	-	333,400	50,000	-	283,400	269,230	14,170	-
47	GOODMAN CREEK Preliminary Design - Adelaide Ave W to Taunton Rd W	2034-2051	12,500,000	-	-	12,500,000	6,250,000	-	6,250,000	1,250,000	312,500	4,687,500
48	GOODMAN CREEK Preliminary Design	2034-2051	12,500,000	-	-	12,500,000	6,250,000	-	6,250,000	1,250,000	312,500	4,687,500
49	Provision for Watercourse Erosion Control Works Required due to Growth	2034-2051	4,515,000	-	-	4,515,000	2,910,400	-	1,604,600	1,059,036	176,506	369,058
50	Provision for Watercourse Structure Expansion/Upsizing to Accommodate additional Flow Demands due to Growth	2034-2051	3,026,000	-	-	3,026,000	-	-	3,026,000	1,997,160	332,860	695,980
	Reserve Fund Adjustment		-	-	-	-	3,874,686	-	(3,874,686)	(2,557,293)	(426,215)	(891,178)
	<b>Total</b>		<b>123,657,200</b>	<b>-</b>	<b>-</b>	<b>123,657,200</b>	<b>46,032,486</b>	<b>6,910,400</b>	<b>70,714,314</b>	<b>46,728,268</b>	<b>8,082,771</b>	<b>15,903,275</b>



# Chapter 6

## D.C. Calculation



## 6. D.C. Calculation

Tables 6-1 and 6-2 calculate the proposed D.C.s to be imposed for City-wide services on development area over the 27-year forecast period (2024-2051) and the 10-year forecast period (2024-2033), respectively. The D.C. eligible costs for each service were determined in Chapter 5 for all City-wide services, based on their associated proposed capital programs.

The calculation for residential development is generated on a per capita basis and is based upon five (5) forms of housing types (singles and semi-detached dwellings, other multiples, bachelor and 1-bedroom apartments, 2+ bedrooms apartments, and lodging units). The non-residential D.C. has been calculated on an industrial and non-industrial basis and presented on both a per sq.ft. and per sq.m. of G.F.A. basis.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The residential D.C. recoverable capital cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 5) to calculate the charges in Tables 6-1 to 6-2, inclusive.

Table 6-3 presents a summary of the calculated schedule of D.C.s for all services across the residential and non-residential development types. Table 6-4 summarizes the gross capital expenditures and sources of revenue for works anticipated to be undertaken during the 10-year life of the by-laws.



Table 6-1  
City of Oshawa  
City-Wide D.C. Calculation for the 27-year Forecast Period (2024-2051)

SERVICE	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Industrial	Non-Industrial	Industrial per sq. ft.	Non-Industrial per sq. ft.
	\$	\$	\$	\$	\$	\$	\$	\$
1. <u>Services Related to a Highway</u>								
1.1 Roads and Related, Public Works facilities, vehicles & equipment	614,317,675	183,497,487	18,617	7.87	73,398,995	110,098,492	4.92	13.13
2. <u>Stormwater Drainage and Control Services</u>								
2.1 Channels, drainage and ponds	46,728,268	23,986,046	1,416	1.03	15,903,275	8,082,771	1.07	0.96
<b>TOTAL</b>	<b>\$661,045,943</b>	<b>\$207,483,533</b>	<b>\$20,033</b>	<b>\$8.90</b>	<b>\$89,302,270</b>	<b>\$118,181,263</b>	<b>\$5.99</b>	<b>\$14.09</b>
D.C.-Eligible Capital Cost	\$661,045,943	\$207,483,533			89,302,270	\$118,181,263		
27-Year Gross Population/GFA Growth (sq.ft.)	112,421	23,306,100			14,917,400	8,388,700		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$5,880.09</b>	<b>\$8.90</b>			<b>\$5.99</b>	<b>\$14.09</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>							
Single and Semi-Detached Dwelling	3.407	\$20,033						
Other Multiples	2.544	\$14,959						
Apartments - 2 Bedrooms +	2.142	\$12,595						
Apartments - Bachelor and 1 Bedroom	1.345	\$7,909						
Special Care/Special Dwelling Units	1.100	\$6,468						



Table 6-2  
City of Oshawa  
City-Wide D.C. Calculation for the 10-year Forecast Period (2024-2033)

SERVICE	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Industrial	Non-Industrial	Industrial per sq. ft.	Non-Industrial per sq. ft.
3. <u>Fire Protection Services</u>	\$	\$	\$	\$	\$	\$	\$	\$
3.1 Fire facilities, vehicles & equipment	16,587,308	4,678,472	1,372	0.57	1,964,958	2,713,514	0.37	0.97
4. <u>Parks and Recreation Services</u>								
4.1 Park development, amenities, trails, recreation facilities, vehicles & equipment	177,174,418	9,324,969	14,649	1.15	3,916,487	5,408,482	0.73	1.95
5. <u>Library Services</u>								
5.1 Library facilities, materials and vehicles	19,800,418	1,042,127	1,637	0.13	437,693	604,434	0.08	0.22
6. <u>Provincial Offences Act including By-Law Enforcement</u>								
6.1 Facilities, vehicles and equipment	606,996	171,204	50	0.02	71,906	99,298	0.01	0.04
7. <u>Waste Diversion</u>								
7.1 Waste diversion facilities, vehicles, equipment and other	498,257	140,534	41	0.02	59,024	81,510	0.01	0.03
<b>TOTAL</b>	<b>\$214,667,397</b>	<b>\$15,357,306</b>	<b>\$17,749</b>	<b>\$1.89</b>	<b>\$6,450,068</b>	<b>\$8,907,238</b>	<b>\$1.20</b>	<b>\$3.21</b>
D.C.-Eligible Capital Cost	\$214,667,397	\$15,357,306			6,450,068	\$8,907,238		
10-Year Gross Population/GFA Growth (sq.ft.)	41,206	8,144,300			5,370,800	2,773,500		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$5,209.62</b>	<b>\$1.89</b>			<b>\$1.20</b>	<b>\$3.21</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>							
Single and Semi-Detached Dwelling	3.407	\$17,749						
Other Multiples	2.544	\$13,253						
Apartments - 2 Bedrooms +	2.142	\$11,159						
Apartments - Bachelor and 1 Bedroom	1.345	\$7,007						
Special Care/Special Dwelling Units	1.100	\$5,731						



**Table 6-3**  
**City of Oshawa**  
**Calculated Schedule of Development Charges by Service**

Service	RESIDENTIAL					Non-Residential			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Industrial (per sq.ft. of Total Floor Area)	Industrial (per sq.m. of Total Floor Area)	Non-Industrial (per sq.ft. of Total Floor Area)	Non-Industrial (per sq.m. of Total Floor Area)
<b>City-Wide Services:</b>									
Services Related to a Highway	18,617	13,901	11,705	7,350	6,011	4.92	52.96	13.13	141.33
Fire Protection Services	1,372	1,024	862	541	443	0.37	3.98	0.97	10.49
Parks and Recreation Services	14,649	10,938	9,210	5,783	4,730	0.73	7.86	1.95	20.99
Library Services	1,637	1,222	1,029	646	529	0.08	0.86	0.22	2.37
Provincial Offences Act including By-Law Enforcement	50	37	31	20	16	0.01	0.11	0.04	0.43
Stormwater Drainage and Control Services	1,416	1,057	890	559	457	1.07	11.52	0.96	10.33
Waste Diversion	41	31	26	16	13	0.01	0.11	0.03	0.32
<b>Total City-Wide Services</b>	<b>\$37,782</b>	<b>\$28,210</b>	<b>\$23,753</b>	<b>\$14,915</b>	<b>\$12,199</b>	<b>\$7.19</b>	<b>\$77.39</b>	<b>\$17.30</b>	<b>\$186.27</b>



**Table 6-4**  
**City of Oshawa**  
**Gross Expenditure and Sources of Revenue Summary for Costs**  
**to be Incurred over the 10-Year Life of the By-laws**

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. Services Related to a Highway							
1.1 Roads and Related, Public Works facilities, vehicles & equipment	550,505,400	0	106,138,564	7,206,000	8,699,000	329,915,613	98,546,222
2. Stormwater Drainage and Control Services							
2.1 Channels, drainage and ponds	64,547,300	0	26,636,686	6,750,000	0	23,829,462	7,331,152
3. Fire Protection Services							
3.1 Fire facilities, vehicles & equipment	47,324,800	0	7,593,100	5,979,000	15,619,000	14,144,286	3,989,414
4. Parks and Recreation Services							
4.1 Park development, amenities, trails, recreation facilities, vehicles & equipment	261,316,173	0	65,702,086	0	11,292,500	175,105,508	9,216,079
5. Library Services							
5.1 Library facilities, materials and vehicles	26,408,900	0	5,566,355	0	0	19,800,418	1,042,127
6. Provincial Offences Act including By-Law Enforcement							
6.1 Facilities, vehicles and equipment	1,085,300	0	307,100	0	0	606,996	171,204
7. Waste Diversion							
7.1 Waste diversion facilities, vehicles, equipment and other	2,184,000	1,332,240	85,769	0	127,200	498,257	140,534
<b>Total Expenditures &amp; Revenues</b>	<b>\$953,371,873</b>	<b>\$1,332,240</b>	<b>\$212,029,660</b>	<b>\$19,935,000</b>	<b>\$35,737,700</b>	<b>\$563,900,540</b>	<b>\$120,436,733</b>



# Chapter 7

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



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

### 7.1 Introduction

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This chapter outlines the D.C. policy recommendations and by-law rules.

Subsection 5 (1) 9 of the D.C.A. states that rules must be developed:

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

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

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

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

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

The rules provided give consideration for the recent amendments to the D.C.A. as summarized in Chapter 1. However, these policies are provided for Council’s consideration and may be refined prior to adoption of the by-law.



## 7.2 D.C. By-law Structure

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It is recommended that:

- The City uses a uniform City-wide D.C. calculation for all services considered herein; and
- The City uses individual D.C. by-laws for each eligible service to be recovered through D.C.s.

## 7.3 D.C. By-law Rules

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

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

### 7.3.1 *Payment in any Particular Case*

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

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

### 7.3.2 *Determination of the Amount of the Charge*

The following convention 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 G.F.A. constructed for eligible uses (i.e., primary, 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, as follows:
  - For Fire Protection Services, P.O.A. including By-law Enforcement, Waste Diversion, a 78% residential and 22% non-residential attribution has been made, over the City-wide 10-Year forecast period;
  - Library and Parks and Recreation Services, 95% residential attribution and 5% non-residential attribution over the City-wide 10-year forecast period;
  - For Stormwater, the allocation is variable on a project-by-project basis based on anticipated flow contribution by land use. The non-residential share has been further subdivided into commercial/Institutional and industrial shares using the same approach, over the City-wide 27-Year forecast period; and
  - Services Related to a Highway, a 77% residential and 23% non-residential attribution has been made, to recognize the residential and non-residential sector uses over the City-wide 27-Year forecast period.

### ***7.3.3 Application to Redevelopment of Land (Demolition and Conversion)***

Where, as a result of the redevelopment of land, a building or structure existing on the same land within five years prior to the date of payment of D.C.s in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

1. the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable; and/or



2. the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

The demolition/conversion credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 60 months (5 years) prior to the issuance of a building permit.

### **7.3.4 Exemptions**

Statutory exemptions include the following:

- Partial exemption for industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50%, is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education;
- Full exemption for additional residential development in existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);
- Full exemption for additional residential development in new dwellings: development that includes the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98); and
- Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- Full exemption for affordable units, attainable units, (once proclaimed);
- Full exemption for affordable inclusionary zoning units, and non-profit housing developments; and
- Partial exemption through a discount for rental housing units based on bedroom size as prescribed (i.e., three or more bedrooms - 25% discount, two bedrooms - 20% discount, and all others - 15% discount).



Non-statutory (discretionary exemptions) include the following:

- D.C.s shall not be imposed on the development of an agricultural building or structure;
- Lands wholly within that part of Oshawa partially known as the Core Area of the Downtown Oshawa Urban Growth Centre;
- New Industrial building or structure or the enlargement of an existing Industrial building or structure;
- Temporary building or structure;
- Apartment Dwelling Unit or a Townhouse Dwelling other than a Street Townhouse Building on lands within that part of King Street/Thornton Road Intensification Area;
- Apartment Dwelling Unit or a Townhouse Dwelling Unit, except back-to-back Townhouses, on lands within the Shoulder Area of the Downtown Oshawa Urban Growth Centre;
- Lands used solely for the purposes of a non-profit institution defined as:
  - Non-Profit Institution;
  - Hospital;
  - Long-term Care Home;
- That part of a building used solely for the purposes of a Medical Clinic shall be equal to 50% of the Commercial Development Charge.

### **7.3.5 Mandatory Phasing In**

As required by the *More Homes Built Faster Act*, the calculated D.C. will be phased-in over a five-year period as follows:

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



### **7.3.6 Timing of Collection**

The D.C.s for all services and classes are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the City and an owner under s. 27 of the D.C.A.

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the City can impose is the average prime rate plus 1%.

### **7.3.7 Indexing**

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1<sup>st</sup> and July 1<sup>st</sup>, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index, as may be amended from time to time, for the most recent year-over-year period.

### **7.3.8 D.C. Spatial Applicability**

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. The D.C.A. now require municipalities to consider the application of municipal-wide and area-specific D.C.s. s.10(2) (c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.



The rationale for maintaining a municipal-wide D.C. approach is based, in part, on the following:

1. All City services, except for water and wastewater, require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the City, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the City hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. City-wide D.C.s ensures a consistent approach to financing the entire cost associated with growth-related capital projects. For example, user rates and property taxes are required to finance the share of growth-related capital projects not recoverable by D.C.s and all associated operating costs. Therefore, the use of area specific D.C.s results in a share of growth-related capital costs being recovered from a specific area, with the remaining capital costs of the projects (i.e., non-D.C. recoverable share) and the associated operating costs with those new assets being recovered from uniform user rates and property taxes, applied to the entire Municipality.
3. Expanding on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a City-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.



4. Services are generally available across the City, used often by all residents and are not restricted to one specific geographic area. The use of a City-wide D.C. approach reflects these system-wide benefits of service and more closely aligns with the funding principles of service provision (e.g., uniform municipal-wide property tax rates, etc.).

Based on the foregoing and discussions with City staff, there is no apparent justification for the establishment of area-specific D.C.s at this time. The recommendation is to apply City-wide D.C.s for all services.

## 7.4 Other D.C. By-law Provisions

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It is recommended that:

### ***7.4.1 Categories of Services for Reserve Fund and Credit Purposes***

It is recommended that the City's D.C. collections be contributed into seven (7) separate reserve funds, including:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- P.O.A. Services, including By-law Enforcement;
- Stormwater Services; and
- Waste Diversion.

In addition, the existing D.C. reserve fund balance for Growth studies is currently in a deficit based on funding ongoing studies, including the D.C. study itself. As the D.C.A. currently does not allow for the recovery of growth studies in new by-laws, the deficit amount can not be recovered currently from future growth. It is noted however, that Bill 185 proposes to allow municipalities to continue to collect for growth-related studies, and if enacted, the City could include these costs through an amendment to this study.



### **7.4.2 By-law In-force Date**

The by-law will come into force on the date of by-law passage, or a later date as determined by Council.

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

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

## **7.5 Other Recommendations**

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### **It is recommended that Council:**

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

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

“Adopt the D.C. approach to calculate the charges on a uniform City-wide basis for all services”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated April 25, 2024, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated April 25, 2024, as amended (if applicable);”

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

“Approve the D.C. By-laws as set out in Appendices G through M.”



# Chapter 8

## By-law Implementation



## 8. By-law Implementation

### 8.1 Public Consultation Process

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#### **8.1.1 Introduction**

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

#### **8.1.2 Public Meeting of Council**

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

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

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

#### **8.1.3 Other Consultation Activity**

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

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



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

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

#### ***8.1.4 Anticipated Impact of the Charge on Development***

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

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



## 8.2 Implementation Requirements

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### 8.2.1 Introduction

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

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

### 8.2.2 Notice of Passage

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

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

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

### 8.2.3 By-law Pamphlet

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

- a description of the general purpose of the D.C.s;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;



- the services to which the D.C.s relate; and
- a description of the general purpose of the Treasurer's statement and where it may be received by the public.

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

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

### **8.2.4 Appeals**

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

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

### **8.2.5 Complaints**

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

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

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



### **8.2.6 Credits**

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

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

### **8.2.7 Front-Ending Agreements**

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

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

### **8.2.8 Severance and Subdivision Agreement Conditions**

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

- "local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the Planning Act;" and
- "local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act."

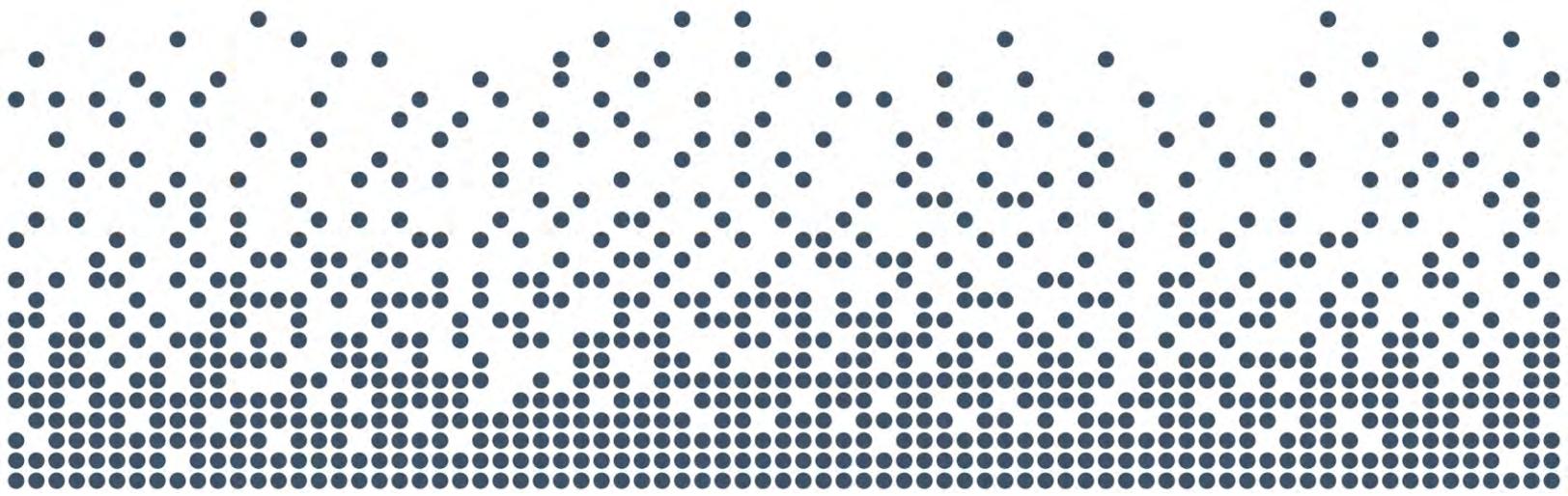


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s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

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

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

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



# Appendices



# Appendix A

## Background Information on Residential and Non- Residential Growth Forecast



## Schedule 1 City of Oshawa 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	Equivalent Institutional Households	
Historical	Mid 2006	146,950	141,590	1,870	139,720	34,705	7,705	12,375	145	54,930	1,700	2.578
	Mid 2011	155,270	149,607	1,932	147,675	38,101	8,190	12,383	123	58,797	1,756	2.544
	Mid 2016	165,490	159,458	1,828	157,630	40,085	9,075	13,285	150	62,595	1,662	2.547
	Mid 2021	182,020	175,383	1,373	174,010	42,330	10,095	14,065	150	66,640	1,248	2.632
Forecast	Mid 2024	193,310	186,256	1,460	184,796	43,519	11,426	16,554	150	71,649	1,327	2.600
	Mid 2034	231,630	223,184	1,824	221,360	50,077	17,400	18,392	150	86,019	1,658	2.595
	Mid 2051	298,540	287,651	2,483	285,168	58,262	29,391	25,165	150	112,968	2,257	2.546
Incremental	<b>Mid 2006 - Mid 2011</b>	<b>8,320</b>	<b>8,017</b>	<b>62</b>	<b>7,955</b>	<b>3,396</b>	<b>485</b>	<b>8</b>	<b>-22</b>	<b>3,867</b>	<b>56</b>	
	<b>Mid 2011 - Mid 2016</b>	<b>10,220</b>	<b>9,851</b>	<b>-104</b>	<b>9,955</b>	<b>1,984</b>	<b>885</b>	<b>902</b>	<b>27</b>	<b>3,798</b>	<b>-94</b>	
	<b>Mid 2016 - Mid 2021</b>	<b>16,530</b>	<b>15,925</b>	<b>-455</b>	<b>16,380</b>	<b>2,245</b>	<b>1,020</b>	<b>780</b>	<b>0</b>	<b>4,045</b>	<b>-414</b>	
	<b>Mid 2021 - Mid 2024</b>	<b>11,290</b>	<b>10,873</b>	<b>87</b>	<b>10,786</b>	<b>1,189</b>	<b>1,331</b>	<b>2,489</b>	<b>0</b>	<b>5,009</b>	<b>79</b>	
	<b>Mid 2024 - Mid 2034</b>	<b>38,320</b>	<b>36,928</b>	<b>364</b>	<b>36,564</b>	<b>6,558</b>	<b>5,974</b>	<b>1,838</b>	<b>0</b>	<b>14,370</b>	<b>331</b>	
	<b>Mid 2024 - Mid 2051</b>	<b>105,230</b>	<b>101,395</b>	<b>1,023</b>	<b>100,372</b>	<b>14,743</b>	<b>17,965</b>	<b>8,611</b>	<b>0</b>	<b>41,319</b>	<b>930</b>	

Source: Envision Durham, the Durham Region Official Plan (adopted by Regional Council May 17, 2023) derived by Watson & Associates Economists Ltd., 2024.

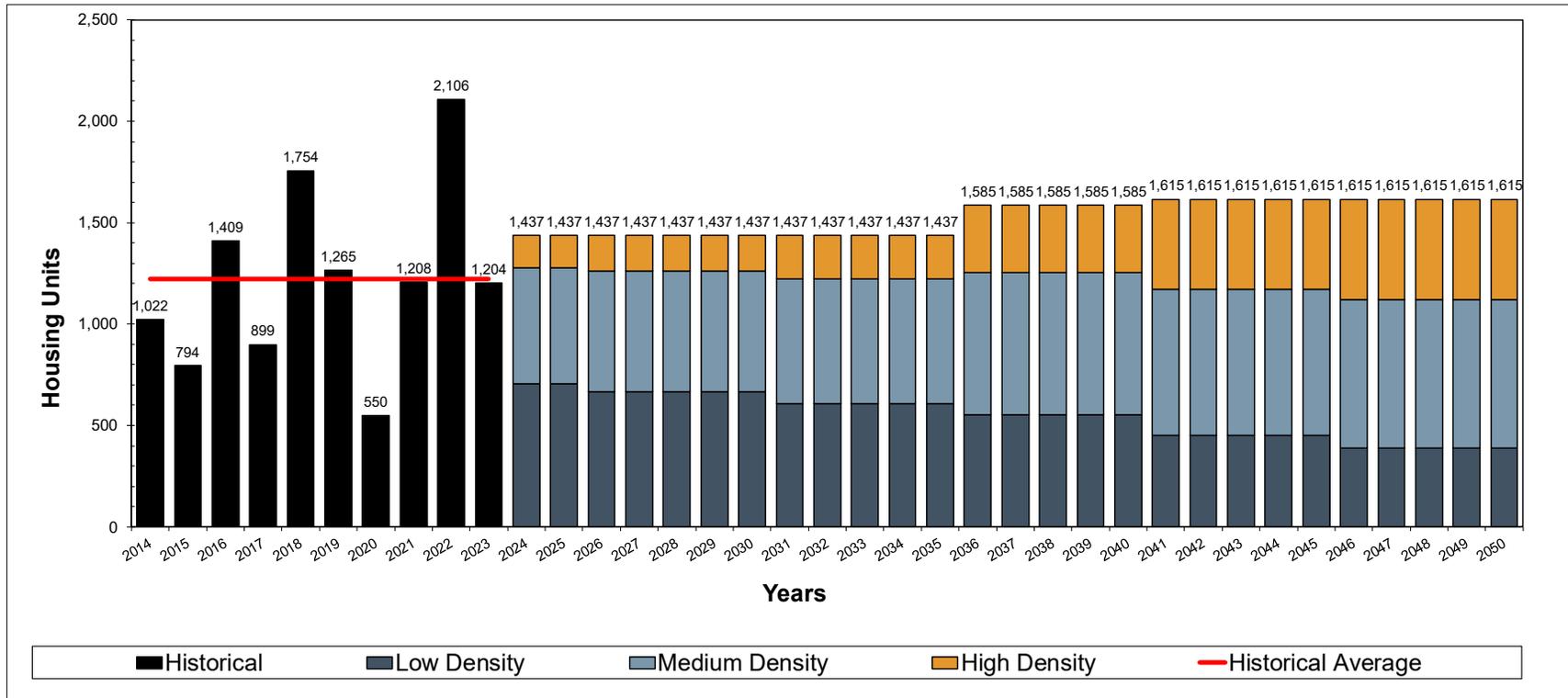
[1] Census undercount estimated at approximately 3.8%. Note: Population including the undercount has been rounded.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure A-1  
City of Oshawa  
Annual Housing Forecast [1]



Source: Historical housing activity from 2014 and 2015 from Statistics Canada. Permits after 2015 are from the City of Oshawa.

[1] Growth forecast represents calendar year.



**Schedule 2**  
**City of Oshawa**  
**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
City of Oshawa	2024 - 2034	6,558	5,974	1,838	14,370	40,842	(4,278)	36,564	364	36,928
	2024 - 2051	14,743	17,965	8,611	41,319	111,398	(11,026)	100,372	1,023	101,395

Source: Envision Durham, the Durham Region Official Plan (adopted by Regional Council May 17, 2023) derived by Watson & Associates Economists Ltd., 2024.

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

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

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



Schedule 3  
City of Oshawa  
Current Year Growth Forecast  
Mid 2021 to Mid 2024

		Population
Mid 2021 Population		175,383
Occupants of New Housing Units, Mid 2021 to Mid 2024	<i>Units (2)</i>	5,009
	<i>multiplied by P.P.U. (3)</i>	2.302
	<i>gross population increase</i>	11,529
		11,529
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2024	<i>Units</i>	79
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	86
		86
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	<i>Units (4)</i>	66,640
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.011
	<i>total decline in population</i>	-742
		-742
Population Estimate to Mid 2024		186,256
<i>Net Population Increase, Mid 2021 to Mid 2024</i>		10,873

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.681	24%	0.874
<i>Multiples (6)</i>	2.194	27%	0.583
<i>Apartments (7)</i>	1.700	50%	0.845
<b>Total</b>		100%	2.302

<sup>1</sup> Based on 2021 Census custom database

<sup>2</sup> Based on Building permit/completion activity

- (4) 2021 households taken from Statistics Canada Census.  
 (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.  
 (6) Includes townhouses and apartments in duplexes.  
 (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.  
 Note: Numbers may not add to totals due to rounding.



Schedule 4  
City of Oshawa  
Ten Year Growth Forecast  
Mid 2024 to Mid 2034

		Population
Mid 2024 Population		186,256
Occupants of New Housing Units, Mid 2024 to Mid 2034	<i>Units (2)</i>	14,370
	<i>multiplied by P.P.U. (3)</i>	2.842
	<i>gross population increase</i>	40,842
		40,842
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2034	<i>Units</i>	331
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	364
		364
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	<i>Units (4)</i>	71,649
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.060
	<i>total decline in population</i>	-4,278
		-4,278
Population Estimate to Mid 2034		223,184
<i>Net Population Increase, Mid 2024 to Mid 2034</i>		36,928

(1) Mid 2024 Population based on:

$$2021 \text{ Population } (175,383) + \text{Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period } (5,009 \times 2.302 = 11,529) + (79 \times 1.1 = 86) + (66,640 \times -0.011 = -742) = 186,256$$

(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>	3.407	46%	1.555
<i>Multiples (6)</i>	2.544	42%	1.058
<i>Apartments (7)</i>	1.796	13%	0.230
<i>one bedroom or less</i>	1.345		
<i>two bedrooms or more</i>	2.142		
<b>Total</b>		100%	2.842

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Mid 2024 households based upon 2021 Census (66,640 units) + Mid 2021 to Mid 2024 unit estimate (5,009 units) = 71,649 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5  
City of Oshawa  
Longer-Term Growth Forecast  
Mid 2024 to Mid 2051

		Population
Mid 2024 Population		186,256
Occupants of New Housing Units, Mid 2024 to Mid 2051	<i>Units (2)</i>	41,319
	<i>multiplied by P.P.U. (3)</i>	2,696
	<i>gross population increase</i>	111,398
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2051	<i>Units</i>	930
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	1,023
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2051	<i>Units (4)</i>	41,319
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.267
	<i>total decline in population</i>	-11,026
Population Estimate to Mid 2051		287,651
<i>Net Population Increase, Mid 2024 to Mid 2051</i>		<i>101,395</i>

(1) Mid 2024 Population based on:

2016 Population (175,383) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (5,009 x = 11,775) + (66,640 x - 0.0135 = -902) = 186,256

(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>	3.407	36%	1.216
<i>Multiples (6)</i>	2.544	43%	1.106
<i>Apartments (7)</i>	1.796	21%	0.374
<i>one bedroom or less</i>	1.345		
<i>two bedrooms or more</i>	2.142		
<b>Total</b>		100%	2.696

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2021 Census database.

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

(4) Mid 2024 households based upon 2021 Census (66,640 units) + Mid 2021 to Mid 2024 unit estimate (5,009 units) = 71,649 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6  
City of Oshawa  
Units in the Development Approvals Process as of Year-End 2023

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Registered Not Built	151	469	4,436	<b>5,056</b>
<i>% Breakdown</i>	<i>3%</i>	<i>9%</i>	<i>88%</i>	<i>100%</i>
Draft Plans Approved	2,055	1,715	2,357	<b>6,127</b>
<i>% Breakdown</i>	<i>34%</i>	<i>28%</i>	<i>38%</i>	<i>100%</i>
Application Under Review	712	2,510	24,597	<b>27,819</b>
<i>% Breakdown</i>	<i>3%</i>	<i>9%</i>	<i>88%</i>	<i>100%</i>
<b>Total</b>	<b>2,918</b>	<b>4,694</b>	<b>31,390</b>	<b>39,002</b>
<i>% Breakdown</i>	<i>7%</i>	<i>12%</i>	<i>80%</i>	<i>100%</i>

Note: 'Application Under Review' includes Site Plans, OPAs, and ZBAs without a development status provided.

Source: City of Oshawa Planning Department, as of February 2024.

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

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



Schedule 7  
City of Oshawa  
Historical Residential Building Permits  
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total
2014	436	150	208	794
2015	759	177	473	1,409
2016	630	267	2	899
2017	627	624	503	1,754
2018	352	174	739	1,265
Sub-total	2,804	1,392	1,925	6,121
<b>Average (2014 - 2018)</b>	<b>561</b>	<b>278</b>	<b>385</b>	<b>1,224</b>
% Breakdown	45.8%	22.7%	31.4%	100.0%
2019	241	87	222	550
2020	149	314	745	1,208
2021	451	591	657	1,699
2022	517	570	1,019	2,106
2023	221	170	813	1,204
Sub-total	1,579	1,732	3,456	6,767
<b>Average (2019 - 2023)</b>	<b>316</b>	<b>346</b>	<b>691</b>	<b>1,353</b>
% Breakdown	23.3%	25.6%	51.1%	100.0%
2014 - 2023				
Total	4,383	3,124	5,381	12,888
<b>Average</b>	<b>438</b>	<b>312</b>	<b>538</b>	<b>1,289</b>
% Breakdown	34.0%	24.2%	41.8%	100.0%

Source: Historical housing activity from 2014 and 2015 from Statistics Canada. Permits after 2015 are from the City of Oshawa.

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

<sup>[2]</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 8a  
City of Oshawa  
Persons Per Unit by Age and Type of Dwelling  
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	2.938	2.800	3.682	5.147	<b>3.681</b>	
6-10	-	-	2.095	3.681	5.242	<b>3.807</b>	
11-15	-	-	2.323	3.379	4.747	<b>3.503</b>	
16-20	-	-	2.143	3.295	4.964	<b>3.385</b>	
20-25	-	-	2.026	2.972	4.227	<b>3.015</b>	3.407
25-35	-	-	1.471	2.828	4.000	<b>2.867</b>	
35+	-	1.581	1.957	2.651	3.991	<b>2.627</b>	
<b>Total</b>	<b>1.762</b>	<b>1.911</b>	<b>2.007</b>	<b>2.894</b>	<b>4.371</b>	<b>2.900</b>	

Age of Dwelling	Multiples <sup>[1]</sup>						25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	1.190	1.178	1.862	2.938	-	<b>2.194</b>	
6-10	-	1.300	2.000	2.849	-	<b>2.337</b>	
11-15	-	-	1.810	2.761	-	<b>2.469</b>	
16-20	-	-	-	2.857	-	<b>2.877</b>	
20-25	-	-	2.048	3.288	-	<b>2.720</b>	2.544
25-35	-	-	2.308	3.074	-	<b>2.769</b>	
35+	-	1.324	2.014	2.810	3.628	<b>2.530</b>	
<b>Total</b>	<b>1.235</b>	<b>1.320</b>	<b>2.008</b>	<b>2.851</b>	<b>3.797</b>	<b>2.516</b>	

Age of Dwelling	Apartments <sup>[2]</sup>						25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	1.294	1.326	1.848	2.857	-	<b>1.700</b>	
6-10	-	1.158	2.028	-	-	<b>1.707</b>	
11-15	-	1.235	2.222	-	-	<b>1.707</b>	
16-20	-	1.188	2.375	-	-	<b>1.974</b>	
20-25	-	1.333	2.487	-	-	<b>2.297</b>	1.796
25-35	-	1.220	2.000	3.533	-	<b>1.896</b>	
35+	0.889	1.228	1.971	2.748	-	<b>1.811</b>	
<b>Total</b>	<b>1.111</b>	<b>1.233</b>	<b>1.992</b>	<b>2.824</b>	<b>3.800</b>	<b>1.822</b>	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	1.350	1.524	2.134	3.536	5.179	<b>3.059</b>
6-10	-	1.256	2.014	3.599	5.103	<b>3.417</b>
11-15	-	1.440	2.157	3.302	4.691	<b>3.269</b>
16-20	-	1.500	2.154	3.251	5.034	<b>3.258</b>
20-25	-	1.457	2.247	3.015	4.217	<b>2.882</b>
25-35	-	1.463	1.972	2.901	3.833	<b>2.567</b>
35+	1.184	1.265	1.979	2.680	3.900	<b>2.406</b>
<b>Total</b>	<b>1.366</b>	<b>1.308</b>	<b>2.004</b>	<b>2.881</b>	<b>4.280</b>	<b>2.611</b>

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

<sup>[2]</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

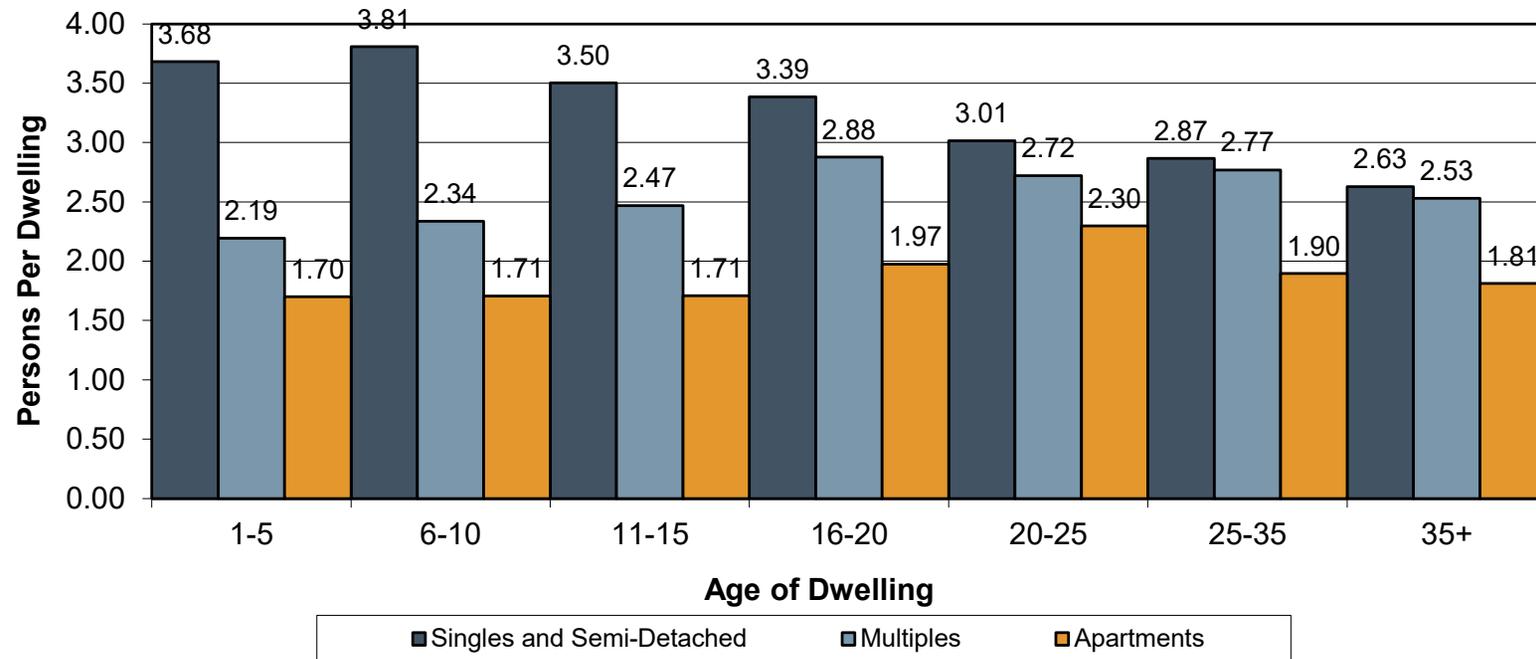
<sup>[3]</sup> Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

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



Schedule 9  
City of Oshawa  
Person Per Unit Structural Type and Age of Dwelling  
(2021 Census)





Schedule 10a  
City of Oshawa  
Employment Forecast, 2024 to 2051

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Including 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.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2011	149,607	0.001	0.020	0.090	0.133	0.121	0.364	0.062	0.426	85	2,980	13,448	19,908	18,090	54,510	9,264	63,774	51,530
Mid 2016	159,458	0.001	0.024	0.064	0.130	0.109	0.327	0.063	0.390	105	3,820	10,223	20,668	17,340	52,155	9,980	62,135	48,335
Mid 2024	186,256	0.001	0.028	0.054	0.139	0.100	0.323	0.052	0.374	205	5,292	10,020	25,951	18,638	60,105	9,610	69,715	54,813
Mid 2034	223,184	0.001	0.029	0.065	0.138	0.090	0.322	0.047	0.370	205	6,398	14,496	30,693	20,175	71,966	10,531	82,497	65,568
Mid 2051	287,651	0.001	0.030	0.078	0.141	0.081	0.330	0.043	0.373	205	8,582	22,451	40,517	23,173	94,928	12,352	107,280	86,346
<b>Incremental Change</b>																		
Mid 2011 - Mid 2016	9,851	0.0001	0.0040	-0.0258	-0.0035	-0.0122	-0.0373	0.0007	-0.0366	20	840	-3,225	760	-750	-2,355	716	-1,639	-3,195
Mid 2016 - Mid 2024	26,798	0.0004	0.0045	-0.0103	0.0097	-0.0087	-0.0044	-0.0110	-0.0154	100	1,472	-203	5,283	1,298	7,950	-370	7,580	6,478
Mid 2024 - Mid 2034	36,928	-0.0002	0.0003	0.0112	-0.0018	-0.0097	-0.0003	-0.0044	-0.0047	0	1,106	4,476	4,742	1,536	11,861	921	12,782	10,754
Mid 2024 - Mid 2051	101,395	-0.0004	0.0014	0.0243	0.0015	-0.0195	0.0073	-0.0087	-0.0013	0	3,290	12,431	14,566	4,535	34,823	2,742	37,565	31,532
<b>Annual Average</b>																		
Mid 2011 - Mid 2016	1,970	0.0000	0.0008	-0.0052	-0.0007	-0.0024	-0.0075	0.0001	-0.0073	4	168	-645	152	-150	-471	143	-328	-639
Mid 2016 - Mid 2024	3,350	0.00006	0.00056	-0.00129	0.00121	-0.00108	-0.00055	-0.00137	-0.00192	12	184	-25	660	162	994	-46	948	810
Mid 2024 - Mid 2034	3,693	-0.00002	0.00003	0.00112	-0.00018	-0.00097	-0.00003	-0.00044	-0.00047	0	111	448	474	154	1,186	92	1,278	1,075
Mid 2024 - Mid 2051	3,380	-0.00001	0.00005	0.00090	0.00006	-0.00072	0.00027	-0.00032	-0.00005	0	122	460	539	168	1,290	102	1,391	1,168

<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.  
 Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.  
 Source: Envision Durham, the Durham Region Official Plan (adopted by Regional Council May 17, 2023) derived by Watson & Associates Economists Ltd., 2024.



Schedule 10b  
City of Oshawa  
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to 2051

Period	Population	Employment				Gross Floor Area in Square Feet (Estimated) <sup>[1]</sup>			
		Industrial	Commercial/ Population Related	Institutional <sup>[2]</sup>	Total	Industrial	Commercial/ Population Related	Institutional <sup>[2]</sup>	Total
Mid 2011	149,607	13,448	19,908	18,090	51,530				
Mid 2016	159,458	10,223	20,668	17,340	48,335				
Mid 2024	186,256	10,020	25,951	18,597	54,772				
Mid 2034	223,184	14,496	30,693	20,005	65,398				
Mid 2051	287,651	22,451	40,517	22,696	85,869				
<b>Incremental Change</b>									
Mid 2011 - Mid 2016	9,851	-3,225	760	-750	-3,195				
Mid 2016 - Mid 2024	26,798	-203	5,283	1,257	6,437				
Mid 2024 - Mid 2034	36,928	4,476	4,742	1,407	10,625	5,370,800	1,896,900	876,600	8,144,300
Mid 2024 - Mid 2051	101,395	12,431	14,566	4,099	31,096	14,917,400	5,826,500	2,562,200	23,306,100
<b>Annual Average</b>									
Mid 2011 - Mid 2016	1,970	-645	152	-150	-639				
Mid 2016 - Mid 2024	3,350	-25	660	157	805				
Mid 2024 - Mid 2034	3,693	448	474	141	1,063	537,080	189,690	87,660	814,430
Mid 2024 - Mid 2051	3,755	460	539	152	1,152	552,496	215,796	94,896	863,189

Source: Envision Durham, the Durham Region Official Plan (adopted by Regional Council May 17, 2023) derived by Watson & Associates Economists Ltd., 2024.

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

Industrial	1,200
Commercial/ Population Related	400
Institutional	625

<sup>[2]</sup> Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

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



# Appendix B

## Level of Service



**Schedule B-1**  
**City of Oshawa**  
**Summary of the Level of Service Ceiling by Services Considered**

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	\$7,396.20	0.0048	km of Roadways, Sidewalks, and Multi-Use Paths	1,540,875	per km	749,937,699
	Services Related to a Highway - Bridges and Culverts	\$2,067.53	0.0003	Number of Structures	6,891,767	per item	209,637,204
	Services Related to a Highway - Traffic Signals & Streetlights	\$955.33	0.0192	No. of Traffic Signals & Streetlights, and Intersections	49,757	per signal	96,865,685
	Services Related to a Highway - Facilities	\$376.60	0.5633	sq.ft. of building area	669	per sq.ft.	38,185,357
	Services Related to a Highway - Vehicles & Equipment	\$148.77	0.0009	No. of vehicles and equipment	165,300	per vehicle	15,084,534
Fire Protection	Fire Protection Services - Facilities	\$420.26	0.4309	sq.ft. of building area	975	per sq.ft.	15,519,361
	Fire Protection Services - Vehicles & Equipment	\$128.24	0.0002	No. of vehicles	641,200	per vehicle	4,735,647
	Fire Protection Services - Small Equipment and Gear	\$27.85	0.0100	No. of equipment and gear	2,785	per item	1,028,445
Parks & Recreation	Parkland Development	\$769.03	0.0077	Acres of Parkland	99,874	per acre	28,398,740
	Parkland Amenities	\$814.35	0.0021	No. of parkland amenities	387,786	per amenity	30,072,317
	Parkland Trails	\$267.86	0.1661	Linear Metres of Paths and Trails	1,613	per linear m	9,891,534
	Recreation Facilities	\$4,440.47	5.6394	sq.ft. of building area	787	per sq.ft.	163,977,676
	Park Operations Facilities	\$112.62	0.2346	sq.ft. of building area	480	per sq.ft.	4,158,831
	Parks & Recreation Vehicles and Equipment	\$86.84	0.0007	No. of vehicles and equipment	124,057	per vehicle	3,206,828
Library	Library Services - Facilities	\$476.41	0.5899	sq.ft. of building area	808	per sq.ft.	17,592,868
	Library Services - Collection Materials	\$87.50	2.5507	No. of library collection items	34	per collection item	3,231,200
	Library Services - Vehicles	\$0.52	0.0124	No. of vehicles and equipment	41,935	per vehicle	19,203
Provincial Offences Act including By-law Enforcement	Provincial Offences Act including By-law Enforcement - Facilities	\$61.64	0.0844	sq.ft. of building area	730	per sq.ft.	2,276,242
	Provincial Offences Act including By-law Enforcement - Vehicles & Equipment	\$8.31	0.0001	No. of Vehicles and Equipment	83,100	per vehicle	306,872
Waste Diversion	Waste Diversion - Facilities	\$5.87	0.0090	sq.ft. of building area	652	per sq.ft.	216,767
	Waste Diversion - Vehicles & Equipment	\$17.26	0.0000	No. of vehicles and equipment	420,976	per vehicle	637,377



## Schedule B-2 City of Oshawa Services Related to a Highway – Roads and Related

Service: Services Related to a Highway - Roads  
Unit Measure: km of Roadways, Sidewalks, and Multi-Use Paths

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Arterials A/B	15	15	15	15	15	15	16	16	16	16	16	16	16	17	17	\$13,360,000
Arterials C	24	24	25	25	27	27	28	29	30	30	31	32	32	33	33	\$11,810,000
Rurals	37	37	37	37	37	38	38	38	38	38	34	34	36	36	36	\$7,210,000
Sidewalks & Multi-Use Paths (km)	631	646	663	673	677	687	689	690	698	698	705	714	717	719	737	\$554,500
<b>Total</b>	<b>707</b>	<b>722</b>	<b>740</b>	<b>750</b>	<b>756</b>	<b>767</b>	<b>771</b>	<b>773</b>	<b>782</b>	<b>782</b>	<b>786</b>	<b>796</b>	<b>801</b>	<b>805</b>	<b>823</b>	

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.0048	0.0049	0.0049	0.0050	0.0050	0.0050	0.0049	0.0048	0.0048	0.0047	0.0046	0.0046	0.0046	0.0045	0.0045

15 Year Average	2009 to 2023
Quantity Standard	0.0048
Quality Standard	\$1,540,875
Service Standard	\$7,396

D.C. Amount (before deductions)	27 Year
Forecast Population	101,395
\$ per Capita	\$7,396
Eligible Amount	\$749,937,699



## Schedule B-3 City of Oshawa Services Related to a Highway – Bridges and Culverts

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Bridges (Arterial A/B)	8	8	9	9	10	11	11	11	11	11	13	13	13	13	13	\$15,892,000
Bridges (Arterial C)	7	7	7	7	7	7	7	7	7	7	6	6	6	6	6	\$12,880,000
Bridges (Collectors)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$9,870,000
Culverts (Arterial A/B)	12	12	12	12	12	13	13	13	13	13	13	13	13	13	13	\$2,192,000
Culverts (Arterial C)	6	6	6	7	7	7	9	10	10	10	10	10	10	10	10	\$1,850,000
Culverts (Collectors)	7	7	7	7	7	8	8	8	9	9	9	9	9	9	9	\$1,500,000
<b>Total</b>	<b>42</b>	<b>42</b>	<b>43</b>	<b>44</b>	<b>45</b>	<b>48</b>	<b>50</b>	<b>51</b>	<b>52</b>	<b>52</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	<b>53</b>	

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003

15 Year Average	2009 to 2023
Quantity Standard	0.0003
Quality Standard	\$6,891,767
Service Standard	\$2,068

D.C. Amount (before deductions)	27 Year
Forecast Population	101,395
\$ per Capita	\$2,068
Eligible Amount	\$209,637,204



## Schedule B-4 City of Oshawa Services Related to a Highway – Traffic Signals and Streetlights

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Streetlights	3,045	3,045	3,045	3,045	3,045	3,045	3,045	3,045	3,045	3,045	3,045	3,045	3,045	3,045	3,045	\$12,000
Arterials A/B Roundabout Intersection (items)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$5,808,800
Arterials C Roundabout Intersection (items)	1	1	1	1	1	1	1	3	5	5	5	5	5	5	6	\$4,822,400
Regional Intersection (Items)	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	\$5,808,800
Traffic Control Signals (City only)	29	31	31	31	31	33	34	34	34	34	35	35	36	36	36	\$374,700
<b>Total</b>	<b>3,090</b>	<b>3,092</b>	<b>3,092</b>	<b>3,092</b>	<b>3,092</b>	<b>3,095</b>	<b>3,096</b>	<b>3,098</b>	<b>3,100</b>	<b>3,100</b>	<b>3,101</b>	<b>3,101</b>	<b>3,102</b>	<b>3,102</b>	<b>3,103</b>	

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.0210	0.0209	0.0207	0.0205	0.0203	0.0201	0.0198	0.0194	0.0191	0.0185	0.0182	0.0180	0.0177	0.0173	0.0169

15 Year Average	2009 to 2023
Quantity Standard	0.0192
Quality Standard	\$49,757
Service Standard	\$955

D.C. Amount (before deductions)	27 Year
Forecast Population	101,395
\$ per Capita	\$955
Eligible Amount	\$96,865,685



## Schedule B-5 City of Oshawa Services Related to a Highway - Public Works Facilities

Class of Service: Services Related to a Highway - Facilities  
Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
North Depot - offices/garages/sand	14,700	14,700	14,700	14,700	14,700	14,700	14,700	14,700	14,700	14,700	14,700	14,700	14,700	14,700	14,700	\$332	\$1,085
Conant St. East Facility - Traffic Dep/Purchasing	11,500	11,500	11,500	11,500	11,500	11,500	-	-	-	-	-	-	-	-	-	\$508	\$771
Ritson Rd. Depot	53,300	53,300	53,300	53,300	53,300	53,300	53,300	53,300	-	-	-	-	-	-	-	\$332	\$577
Farewell - Road Portion Only	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	\$575	\$845
Consolidated Operations Depot - Office	-	-	-	-	-	-	10,466	10,466	10,466	10,466	10,466	10,466	10,466	10,466	10,466	\$474	\$734
Consolidated Operations Depot - Garage	-	-	-	-	-	-	6,244	6,244	6,244	6,244	6,244	6,244	6,244	6,244	6,244	\$408	\$660
Consolidated Operations Depot - Heated Inventory Storage	-	-	-	-	-	-	9,518	9,518	9,518	9,518	9,518	9,518	9,518	9,518	9,518	\$408	\$660
Consolidated Operations Depot - Salt Building	-	-	-	-	-	-	15,494	15,494	15,494	15,494	15,494	15,494	15,494	15,494	15,494	\$200	\$431
Consolidated Operations Depot - Covered Storage Building	-	-	-	-	-	-	15,957	15,957	15,957	15,957	15,957	15,957	15,957	15,957	15,957	\$66	\$284
<b>Total</b>	<b>87,600</b>	<b>87,600</b>	<b>87,600</b>	<b>87,600</b>	<b>87,600</b>	<b>87,600</b>	<b>133,779</b>	<b>133,779</b>	<b>80,479</b>								

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.5945	0.5914	0.5855	0.5810	0.5751	0.5677	0.8567	0.8390	0.4946	0.4803	0.4713	0.4664	0.4589	0.4490	0.4376

15 Year Average	2009 to 2023
Quantity Standard	0.5633
Quality Standard	\$669
Service Standard	\$377

D.C. Amount (before deductions)	27 Year
Forecast Population	101,395
\$ per Capita	\$377
Eligible Amount	\$38,185,357



## Schedule B-6 City of Oshawa Services Related to a Highway - Public Works Vehicles & Equipment

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Compact SUV/Crossover	1	1	1	1	1	1	-	-	-	-	1	1	1	1	1	\$58,000
1/2 Ton Pickup	-	-	-	-	-	6	6	6	6	7	7	7	7	7	7	\$100,000
3/4 - 1 ton Pickup	8	8	10	10	10	10	10	4	4	4	5	6	5	4	3	\$120,000
Compact Van	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$57,000
1/2 Ton Pickup Compact	10	10	7	6	6	1	1	1	1	1	-	-	-	-	-	\$58,000
Dump Stake Hoist Trucks (4600-4900K)	5	5	5	5	6	6	6	12	14	13	14	12	12	12	12	\$125,000
Dump Trucks (12000-13500K)	2	2	2	1	1	-	-	-	-	-	-	1	1	1	2	\$375,000
Dump Trucks (13600K)	20	20	20	16	16	16	16	13	13	13	13	13	13	13	13	\$450,000
Dump Trucks (16100-22000)	3	3	3	3	3	3	3	3	3	3	3	3	5	5	5	\$659,000
Special Purpose Light Trucks	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$165,000
Utility Truck	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	\$500,000
Small Salt Sanders	1	1	4	4	4	4	4	4	4	4	-	-	-	-	-	\$12,000
Catchbasin Cleaner	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$700,000
Street Flusher	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$300,000
Snow Blowers Large	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	\$190,000
Street Sweepers	3	2	2	2	2	2	2	2	2	2	2	2	2	2	4	\$600,000
Sidewalk Plows	9	9	9	10	10	11	11	11	11	12	12	15	14	15	14	\$190,000
Rollers 1-3 Ton	3	3	3	3	3	3	3	3	3	3	2	2	2	2	1	\$37,000
Sidewalk Sweepers	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$280,000
Roads Graders over 130 HP	6	6	5	4	3	3	3	3	3	3	3	3	3	3	3	\$525,000
Fork Lift Truck	-	-	-	-	-	-	-	2	2	2	2	2	2	2	2	\$108,000
Back Hoe 3/4 Yard	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$425,000
Back Hoe 3/8 Yard	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$210,000
Tractors and Attachments	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	\$200,000
Front End Loaders AWD	4	4	4	3	3	3	3	3	3	3	3	3	3	4	4	\$502,000
Skid Steer Loader	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$142,000
Litter Vacuum	-	-	-	1	1	1	1	1	1	2	2	2	2	2	2	\$130,000
Water Pumps 1-3"	5	5	5	5	5	5	5	5	5	3	3	3	3	3	3	\$5,200
Stream Generators	3	3	3	3	3	3	3	3	3	2	2	2	2	2	2	\$58,000
Arrowboard Warning Devices	1	2	2	2	2	2	2	6	6	6	6	6	6	6	6	\$29,000
Portable Air Compressors	3	3	3	3	3	2	2	2	2	2	4	3	3	3	3	\$60,000
Line Marking Machines	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	\$16,000
Concrete Grinders	3	3	3	3	3	3	3	2	2	1	3	3	3	3	3	\$6,000
Portable Electrical Generator	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$4,800
Trailers	9	10	10	10	9	9	9	8	7	10	10	9	8	11	8	\$18,000
Asphalt Trailer	1	1	1	1	1	1	1	1	1	1	2	2	2	3	2	\$30,000
Asphalt Recycler	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$75,000
Sewer Cleaner	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$180,000
Power Scythes	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$1,900
Equipment Power Washer	1	1	1	1	1	1	1	1	1	1	3	2	2	2	2	\$27,000
Concrete Saws - Small	3	3	3	3	3	3	3	3	3	3	3	3	5	6	6	\$3,000



Schedule B-6 (continued)  
City of Oshawa  
Services Related to a Highway - Public Works Facilities

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Concrete Saw - Large	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Breakers - Tampers Air	14	12	6	6	6	6	6	6	6	6	6	6	5	5	5	\$3,000
Chainsaw	3	3	3	4	4	4	4	4	4	3	4	4	4	4	6	\$1,300
Tamper - Gas	9	9	9	9	9	9	10	10	10	10	10	10	9	9	9	\$4,500
Tar Kettles	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$7,500
EV Charging Stations - COD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	\$42,000
<b>Total</b>	<b>155</b>	<b>155</b>	<b>149</b>	<b>144</b>	<b>143</b>	<b>143</b>	<b>143</b>	<b>144</b>	<b>145</b>	<b>145</b>	<b>147</b>	<b>148</b>	<b>146</b>	<b>155</b>	<b>152</b>	

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.0011	0.0010	0.0010	0.0010	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0008	0.0009	0.0008

15 Year Average		2009 to 2023
Quantity Standard		0.0009
Quality Standard		\$165,300
Service Standard		\$149

D.C. Amount (before deductions)		27 Year
Forecast Population		101,395
\$ per Capita		\$149
Eligible Amount		\$15,084,534



## Schedule B-7 City of Oshawa Fire Protection Services - Facilities

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Firehall #1 - 199 Adelaide Ave W	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	\$637	\$969
Firehall #2 - 1111 Simcoe St S	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	\$637	\$980
Firehall #3 - 50 Beatrice St E	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	\$637	\$980
Firehall #4 - 50 Harmony Rd N	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	\$637	\$967
Firehall #5 - 1550 Harmony Rd N	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	\$637	\$980
Firehall #6 - 2339 Simcoe St N	-	-	-	-	-	-	-	10,675	10,675	10,675	10,675	10,675	10,675	10,675	10,675	\$637	\$980
Fire Training Tower - Temporary - 1000 Stevenson Rd N	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,016	\$682	\$1,733
Training Portable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	800	\$52	\$208
Portable Washroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	60	\$509	\$629
2 C-Can Storage Units (8 x40 ft each)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	640	\$16	\$138
<b>Total</b>	<b>63,890</b>	<b>74,565</b>	<b>78,081</b>														

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.4336	0.4313	0.4271	0.4237	0.4194	0.4140	0.4091	0.4676	0.4583	0.4450	0.4367	0.4321	0.4252	0.4160	0.4246

15 Year Average	2009 to 2023
Quantity Standard	0.4309
Quality Standard	\$975
Service Standard	\$420

D.C. Amount (before deductions)	10 Year
Forecast Population	36,928
\$ per Capita	\$420
Eligible Amount	\$15,519,361



Schedule B-8  
City of Oshawa  
Fire Protection Services – Vehicles and Equipment

Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Pumper	8	8	8	8	8	8	8	8	8	9	9	9	9	9	10	\$1,124,000
Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$674,000
Rescue 21	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200,000
Aerial	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$2,320,000
Aerial Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$2,610,000
Hazmat Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
3/4 ton pick-up	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$110,000
Command Vehicle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$179,800
Car	9	9	9	9	9	10	10	10	10	10	13	13	14	15	17	\$65,000
Pick-up Truck	4	4	4	4	4	5	5	5	5	5	4	4	4	4	4	\$90,000
1/2 ton Pick-up Truck	4	4	4	4	4	5	5	5	5	5	4	4	4	4	4	\$90,000
Rescue 25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$906,000
<b>Total</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>37</b>	<b>38</b>	<b>38</b>	<b>40</b>	<b>41</b>	<b>45</b>	

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002

15 Year Average	2009 to 2023
Quantity Standard	0.0002
Quality Standard	\$641,200
Service Standard	\$128

D.C. Amount (before deductions)	10 Year
Forecast Population	36,928
\$ per Capita	\$128
Eligible Amount	\$4,735,647



## Schedule B-9 City of Oshawa Fire Protection Services – Small Equipment and Gear

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Bunker Gear	323	325	326	323	324	324	308	299	295	294	345	345	345	355	395	\$3,300
Portable Radios	120	120	120	120	120	73	73	73	73	73	87	87	87	87	119	\$10,000
Mobile Radios	21	21	21	21	21	14	14	14	14	14	18	18	18	18	18	\$9,900
Helmets	167	167	167	167	167	167	167	167	167	185	185	185	185	186	191	\$500
Boots	167	167	167	167	167	167	167	167	167	185	185	185	185	186	191	\$800
Gloves	167	167	167	167	167	167	167	167	167	185	185	185	185	186	191	\$160
Balaclavas	167	167	167	167	167	167	167	167	167	185	185	185	185	186	191	\$180
Hurst E-Draulic Extrication Tools	-	-	-	-	6	6	6	6	6	6	6	6	6	6	7	\$66,900
Thermal Imaging Cameras	8	8	8	8	8	8	8	8	8	8	8	8	8	8	9	\$6,800
SCBA Harnesses	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	\$10,700
SCBA Bottles	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	\$1,700
SCBA Masks	97	97	97	97	97	97	97	97	97	170	170	170	170	175	198	\$500
MSA HCN Detectors	-	-	-	-	6	6	6	6	6	6	6	6	6	6	7	\$1,000
MSA 4 Gas Detectors	-	-	-	-	9	9	9	9	9	9	9	9	9	9	10	\$1,700
MSA 5 Gas Detectors	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$6,000
Cascade Compressor System	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$44,000
Commercial Extractors	2	2	2	2	2	2	2	2	2	2	2	2	2	4	4	\$35,000
Blow Hard Fans	-	-	-	-	-	-	-	-	-	-	5	5	6	6	7	\$7,700
Vetter Bag and System	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$9,000
Bunker Gear Dryers	2	2	2	2	2	2	2	2	2	2	2	2	2	4	4	\$8,400
<b>Total</b>	<b>1,551</b>	<b>1,553</b>	<b>1,554</b>	<b>1,551</b>	<b>1,573</b>	<b>1,519</b>	<b>1,503</b>	<b>1,494</b>	<b>1,562</b>	<b>1,634</b>	<b>1,708</b>	<b>1,708</b>	<b>1,718</b>	<b>1,753</b>	<b>1,937</b>	

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.0105	0.0105	0.0104	0.0103	0.0103	0.0098	0.0096	0.0094	0.0096	0.0098	0.0100	0.0099	0.0098	0.0098	0.0105

15 Year Average	
Quantity Standard	0.0100
Quality Standard	\$2,785
Service Standard	\$28

D.C. Amount (before deductions)	
Forecast Population	36,928
\$ per Capita	\$28
Eligible Amount	\$1,028,445



## Schedule B-10 City of Oshawa Parks and Recreation Services – Parkland Development

Service: Parkland Development  
Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Acre)
Neighbourhood	329	330	332	343	343	352	352	362	363	363	363	363	369	369	369	\$106,000
Community	178	188	188	212	212	212	212	212	212	212	212	212	212	229	263	\$125,000
City	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	\$155,000
Regional - Active Use	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	\$155,000
Regional - Passive Use	199	199	199	199	199	199	199	199	199	199	199	199	199	199	199	\$95,000
Parkette	5	5	5	5	5	5	5	5	5	5	5	5	5	6	6	\$254,000
Second Marsh	309	309	309	309	309	309	309	309	309	309	309	309	309	309	309	\$50,000
Open Space - Woodlot (Highgate Park)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$1,122
Open Space - Central Valley Natural Park	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	\$49,000
<b>Total</b>	<b>1,192</b>	<b>1,203</b>	<b>1,205</b>	<b>1,240</b>	<b>1,240</b>	<b>1,249</b>	<b>1,249</b>	<b>1,259</b>	<b>1,260</b>	<b>1,260</b>	<b>1,260</b>	<b>1,260</b>	<b>1,266</b>	<b>1,284</b>	<b>1,318</b>	

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.0081	0.0081	0.0081	0.0082	0.0081	0.0081	0.0080	0.0079	0.0077	0.0075	0.0074	0.0073	0.0072	0.0072	0.0072

15 Year Average	2009 to 2023
Quantity Standard	0.0077
Quality Standard	\$99,874
Service Standard	\$769

D.C. Amount (before deductions)	10 Year
Forecast Population	36,928
\$ per Capita	\$769
Eligible Amount	\$28,398,740



Schedule B-11  
City of Oshawa  
Parks and Recreation Services – Parkland Amenities

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Splashpad - Major	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	\$824,000
Splashpad - Minor	1	2	2	4	4	4	4	4	4	4	4	4	5	5	6	\$360,000
Cooling Stations	3	3	3	3	3	3	3	4	4	4	4	4	4	4	4	\$148,000
Sports Fields - lit artificial turf	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$6,954,000
Sports Fields - multi-use, lit	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$862,000
Sports Fields - multi-use, unlit	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$340,000
Sports Fields - 11v11 - irrigation	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$661,000
Sports Fields - 11v11 - lit	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,220,000
Sports Fields - 11v11 - unlit	21	21	21	22	22	23	23	24	24	24	24	24	24	24	24	\$635,000
Sports Fields - 5v5 to 9v9 - unlit	23	23	23	23	23	23	23	24	24	24	24	24	25	25	26	\$201,000
Softball Diamonds - lit	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$948,000
Softball Diamonds - unlit	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	\$371,000
Slo-pitch Diamonds	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$165,000
Hardball Diamonds - lit - Kinsmen	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,294,000
Hardball Diamonds - lit	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$1,294,000
Hardball Diamonds - unlit	4	4	4	5	5	5	5	5	5	5	5	5	5	5	5	\$371,000
Tennis Courts - lit		4	4	4	4	4	4	6	6	6	6	6	11	11	11	\$523,000
Tennis Courts - unlit	2	2	2	2	2	2	2	2	2	2	2	2	2	4	4	\$376,000
Pickleball Courts	4	4	4	4	4	4	4	4	4	4	4	4	4	8	8	\$365,000
Multi-Use Courts - Alexandra/Stone St	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$237,000
Cricket Pitch - unlit													1	1	1	\$3,050,000
Basketball Courts - full, plexipave surface coating	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$106,000
Basketball Courts - full	6	7	7	7	7	7	7	7	7	7	7	7	8	8	9	\$73,000
Basketball Courts - half	6	6	6	8	8	10	10	10	11	12	12	12	13	13	13	\$38,000
Basketball Single Hoops	3	3	3	3	3	3	3	3	4	5	5	5	5	5	5	\$30,000
Skateboard Parks	1	2	2	3	3	3	3	3	3	3	3	3	3	3	3	\$989,000
Bike Parks - RVP (existing)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$275,000
Bike Parks - RVP (new addition)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$647,000
Playgrounds - EWF	68	71	77	84	84	89	91	96	100	100	100	100	107	110	112	\$407,000
Playgrounds - rubber safety surface	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$714,000
Shade Structures	60	61	61	63	63	64	64	66	66	66	66	66	66	66	66	\$137,000
Bocce Court - Radio Park	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$462,000
Butterfly/Pollinator Garden	-	-	-	1	1	1	1	1	1	1	1	1	1	1	2	\$99,000



Schedule B-11 (continued)  
City of Oshawa  
Parks and Recreation Services – Parkland Amenities

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Lawn Bowling Court - lit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,638,000
Off-Leash Dog Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	\$297,000
<b>Total</b>	<b>279</b>	<b>291</b>	<b>297</b>	<b>314</b>	<b>314</b>	<b>323</b>	<b>328</b>	<b>338</b>	<b>344</b>	<b>345</b>	<b>345</b>	<b>345</b>	<b>364</b>	<b>373</b>	<b>380</b>	

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.0019	0.0020	0.0020	0.0021	0.0021	0.0021	0.0021	0.0021	0.0021	0.0021	0.0020	0.0020	0.0021	0.0021	0.0021

15 Year Average	2009 to 2023
Quantity Standard	0.0021
Quality Standard	\$387,786
Service Standard	\$814

D.C. Amount (before deductions)	10 Year
Forecast Population	36,928
\$ per Capita	\$814
Eligible Amount	\$30,072,317



Schedule B-12  
City of Oshawa  
Parks and Recreation Services – Parkland Trails

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/ Linear Metre)
Harmony Creek	4,630	4,630	4,630	4,630	5,430	5,856	5,856	5,856	5,856	5,856	5,856	5,856	5,856	5,856	6,556	\$2,489
Oshawa Creek	7,580	7,580	7,580	7,680	7,680	8,281	8,281	8,281	8,281	8,281	8,281	9,984	9,984	9,984	10,815	\$822
Waterfront Trail	4,260	7,459	7,459	7,459	7,459	7,459	7,459	7,459	7,459	7,459	7,459	7,459	7,459	7,459	7,459	\$822
Michael Starr Trail	4,870	4,870	4,870	4,870	4,870	4,939	4,939	4,939	4,939	4,939	4,939	4,939	4,939	4,939	4,939	\$822
Pedestrian Bridges	458	458	458	458	458	703	703	703	703	703	703	703	703	703	705	\$20,300
<b>Total</b>	<b>21,798</b>	<b>24,997</b>	<b>24,997</b>	<b>25,097</b>	<b>25,897</b>	<b>27,238</b>	<b>27,238</b>	<b>27,238</b>	<b>27,238</b>	<b>27,238</b>	<b>27,238</b>	<b>28,941</b>	<b>28,941</b>	<b>28,941</b>	<b>30,474</b>	

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.1479	0.1688	0.1671	0.1664	0.1700	0.1765	0.1744	0.1708	0.1674	0.1626	0.1595	0.1677	0.1650	0.1615	0.1657

15 Year Average	2009 to 2023
Quantity Standard	0.1661
Quality Standard	\$1,613
Service Standard	\$268

D.C. Amount (before deductions)	10 Year
Forecast Population	36,928
\$ per Capita	\$268
Eligible Amount	\$9,891,534



## Schedule B-13 City of Oshawa Parks and Recreation Services – Recreation Facilities

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Donevan Arena/Pool	51,773	51,773	51,773	51,773	51,773	51,773	51,773	51,773	51,773	51,773	51,773	51,773	51,773	51,773	51,773	\$547	\$813
Harman Park Arena	64,000	64,000	64,000	64,000	64,000	64,000	64,000	64,000	64,000	64,000	64,000	64,000	64,000	64,000	64,000	\$353	\$502
Children's Arena	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	\$473	\$644
Civic Recreation Complex	132,978	132,978	211,474	211,474	211,474	211,474	211,474	211,474	211,474	211,474	211,474	211,474	211,474	211,474	211,474	\$387	\$709
Northview Community Centre	23,866	23,866	23,866	23,866	23,866	23,866	23,866	23,866	23,866	23,866	23,866	23,866	23,866	23,866	23,866	\$626	\$947
Bandshell/Music Centre(Memorial Park)	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	\$946	\$1,253
Columbus Community Hall	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	\$1,020	\$1,574
Jubilee Pavilion	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	\$417	\$460
Cordova Community Centre	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$662	\$941
Washrooms/changerooms/storage/field house	14,892	14,892	14,892	14,892	14,892	14,892	14,892	14,892	14,892	14,892	14,892	14,892	14,892	14,892	14,892	\$135	\$149
Neighbourhood Assoc. Community Centres	62,420	62,420	62,420	62,420	62,420	62,420	62,420	62,420	62,420	62,420	62,420	62,420	62,420	62,420	62,420	\$641	\$918
Delpark Homes Centre (excludes Library)	190,901	190,901	190,901	190,901	190,901	190,901	190,901	190,901	190,901	190,901	190,901	190,901	190,901	190,901	190,901	\$584	\$854
South Oshawa Community Centre	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	\$735	\$1,021
South Oshawa Gymnasium	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	\$735	\$810
Tribute Communities Centre - 50% of total	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	\$854	\$1,152
Arts Resource Centre (excludes theatre)	3,021	3,021	3,021	3,021	3,021	3,021	3,021	3,021	3,021	3,021	3,021	3,021	3,021	3,021	3,021	\$542	\$808
Rotary Pool and Change House	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	-	\$1,550	\$1,835
Lake Vista Splash Pad Storage building	1,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$767	\$1,056
Camp Samac Pool	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	\$157	\$173
Campus Ice Centre (86% of floor area)	70,520	70,520	70,520	70,520	70,520	70,520	70,520	70,520	70,520	70,520	70,520	70,520	70,520	70,520	70,520	\$421	\$464
Mary St. Public School Gymnasium	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	\$735	\$810
<b>Total</b>	<b>843,441</b>	<b>842,241</b>	<b>920,737</b>	<b>914,137</b>													

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	5.7236	5.6858	6.1544	6.1065	6.0448	5.9666	5.8962	5.7742	5.6588	5.4955	5.3921	5.3356	5.2499	5.1370	4.9707

15 Year Average	
Quantity Standard	5.6394
Quality Standard	\$787
Service Standard	\$4,440

D.C. Amount (before deductions)	
Forecast Population	36,928
\$ per Capita	\$4,440
Eligible Amount	\$163,977,676



Schedule B-14  
City of Oshawa  
Parks and Recreation Services – Parks Operations Facilities

Service: Park Operations Facilities  
Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Farewell - Parks share only	20,036	20,036	20,036	20,036	20,036	20,036	20,036	20,036	20,036	20,036	20,036	20,036	20,036	20,036	20,036	\$144	\$369
Consolidated Operations Depot - Office	-	-	-	-	-	-	9,344	9,344	9,344	9,344	9,344	9,344	9,344	9,344	9,344	\$474	\$734
Consolidated Operations Depot - Heated Inventory Storage	-	-	-	-	-	-	9,518	9,518	9,518	9,518	9,518	9,518	9,518	9,518	9,518	\$408	\$660
Consolidated Operations Depot - Salt Building	-	-	-	-	-	-	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	\$200	\$431
Consolidated Operations Depot - Covered Stoage	-	-	-	-	-	-	5,319	5,319	5,319	5,319	5,319	5,319	5,319	5,319	5,319	\$66	\$284
Consolidated Operations Depot - Garage	-	-	-	-	-	-	5,217	5,217	5,217	5,217	5,217	5,217	5,217	5,217	5,217	\$408	\$660
<b>Total</b>	<b>20,036</b>	<b>20,036</b>	<b>20,036</b>	<b>20,036</b>	<b>20,036</b>	<b>20,036</b>	<b>51,156</b>										
Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906		
Per Capita Standard	0.1360	0.1353	0.1339	0.1329	0.1315	0.1298	0.3276	0.3208	0.3144	0.3053	0.2996	0.2964	0.2917	0.2854	0.2782		

15 Year Average	2009 to 2023
Quantity Standard	0.2346
Quality Standard	\$480
Service Standard	\$113

D.C. Amount (before deductions)	10 Year
Forecast Population	36,928
\$ per Capita	\$113
Eligible Amount	\$4,158,831



**Schedule B-15  
City of Oshawa  
Parks and Recreation Services – Parks and Recreation Vehicles & Equipment**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Sub Compact	2	2	1	-	-	-	-	-	-	-	-	-	-	-	-	\$75,000
Compact SUV/Crossover	-	-	-	-	1	1	1	1	2	2	2	2	2	2	2	\$58,000
1/2 Ton Pickup	1	1	1	1	1	1	1	1	1	3	4	5	5	5	5	\$100,000
3/4 - 1 ton Pickup	12	12	12	12	12	12	12	12	7	7	6	8	7	6	6	\$120,000
Compact Van	2	2	2	2	2	2	2	1	1	1	-	-	-	-	-	\$57,000
1/2 1 ton Van	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$67,000
1/2 Ton Pickup Compact	7	7	7	8	8	8	8	7	8	8	9	9	9	7	7	\$58,000
Dump Stake Hoist Trucks (4600-4900K)	7	7	7	7	7	7	7	11	10	9	8	5	5	5	5	\$125,000
Dump Trucks (12000-13500K)	1	1	1	1	1	1	1	1	1	2	2	6	8	8	8	\$375,000
Dump Trucks (13600K)	-	-	-	1	1	1	1	1	1	1	1	-	-	-	-	\$450,000
Special Purpose Light Trucks	2	2	2	2	2	2	2	2	3	3	3	3	3	3	3	\$135,000
Utility Truck	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	\$450,000
Small Salt Sanders	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-	\$12,000
Lawn Seeder	4	4	4	4	4	4	4	4	4	5	5	7	5	5	6	\$45,000
Aerial Lifts	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$465,000
Wood Chipper	2	2	2	2	2	2	2	2	2	3	3	3	3	2	2	\$165,000
Soil Shredder	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$15,000
Turf Sweeper	2	2	2	2	2	2	2	2	2	2	3	3	3	3	2	\$52,000
Utility Work Machine	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$133,000
Back Hoe 3/8 Yard	2	1	2	2	2	2	2	2	2	2	2	2	2	2	2	\$210,000
Tractors and Attachments	12	11	11	10	10	10	10	10	10	10	10	9	9	9	9	\$200,000
Tractor with Gang Mower	4	4	4	4	4	4	4	4	4	4	4	4	4	4	5	\$200,000
Front End Loaders AWD	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$502,000
Skid Steer Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$142,000
Wheeled Tractors 13-20 HP	6	6	6	7	7	8	8	8	8	8	7	7	6	6	6	\$97,000
Ice Resurfacers	9	7	7	7	7	7	7	7	7	7	7	7	9	7	7	\$210,000
Wheeled Utility Vehicle	4	4	4	5	5	5	5	5	5	5	7	8	8	8	8	\$45,000
Stump Cutter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$101,000
Litter Vacuum	2	2	2	1	1	1	1	1	1	-	-	-	-	-	-	\$115,000
Water Pumps 1-3"	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$5,200
Portable Air Compressors	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	\$60,000
Tandem Dump Trailer	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$24,000
Trailers	7	7	7	7	7	7	7	7	8	9	7	7	8	8	8	\$18,000
Chemical Sprayers	8	8	8	8	8	8	8	8	8	8	7	7	7	9	9	\$22,000
Rotary Mowers	9	9	9	8	8	8	8	8	8	8	10	7	10	10	12	\$37,000
Portable Welder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$45,000
EV Charging Stations - Delpark	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	\$44,600



Schedule B-15 (continued)  
City of Oshawa  
Parks and Recreation Services – Parks and Recreation Vehicles & Equipment

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
EV Charging Stations - Civic	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	\$46,800
EV Charging Stations - South Oshawa	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	\$43,500
<b>Total</b>	<b>120</b>	<b>116</b>	<b>116</b>	<b>117</b>	<b>118</b>	<b>118</b>	<b>118</b>	<b>115</b>	<b>118</b>	<b>121</b>	<b>120</b>	<b>121</b>	<b>123</b>	<b>125</b>	<b>127</b>	

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007

15 Year Average		2009 to 2023
Quantity Standard		0.0007
Quality Standard		\$124,057
Service Standard		\$87

D.C. Amount (before deductions)		10 Year
Forecast Population		36,928
\$ per Capita		\$87
Eligible Amount		\$3,206,828



## Schedule B-16 City of Oshawa Library Services –Library Facilities

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Northview Branch	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	\$590	\$898
Jess Hann Branch	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	\$584	\$916
McLaughlin Library	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	\$605	\$761
Delpark Homes Centre Branch	9,785	9,785	9,785	9,785	9,785	9,785	9,785	9,785	9,785	9,785	9,785	9,785	9,785	9,785	9,785	\$584	\$916
<b>Total</b>	<b>95,085</b>																

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.6452	0.6419	0.6356	0.6306	0.6242	0.6162	0.6089	0.5963	0.5844	0.5675	0.5568	0.5510	0.5422	0.5305	0.5170

15 Year Average	2009 to 2023
Quantity Standard	0.5899
Quality Standard	\$808
Service Standard	\$476

D.C. Amount (before deductions)	10 Year
Forecast Population	36,928
\$ per Capita	\$476
Eligible Amount	\$17,592,868



## Schedule B-17 City of Oshawa Library Services –Library Collection Materials

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Hardcover books	295,923	309,728	319,266	311,412	310,018	312,168	301,812	307,549	271,296	258,001	246,405	246,150	235,930	232,433	223,795	\$35
Paperbacks	32,858	34,414	35,474	34,600	36,599	32,895	37,365	32,498	22,685	23,188	21,426	21,412	19,129	18,846	21,766	\$11
Periodical Titles	863	857	828	753	773	762	748	661	444	434	430	436	432	351	329	\$80
DVD & BluRay	16,501	19,118	22,800	27,248	31,335	36,196	43,613	51,313	52,954	52,986	58,655	59,851	46,141	57,820	47,982	\$36
Audiobooks (Books on CD)	-	-	-	-	-	8,254	8,443	9,392	8,456	8,413	7,856	7,524	7,215	6,671	6,980	\$56
Special Collections - digital format	-	-	-	-	-	5,299	5,616	6,981	4,067	2,442	2,442	2,938	3,049	3,049	3,210	\$20
Special Collections - original format	-	-	-	-	-	6,552	6,600	7,380	3,903	11,371	17,500	17,571	16,521	16,521	17,699	\$20
Kits	-	-	-	-	-	-	-	-	2,124	1,945	1,145	1,146	1,177	1,186	1,217	\$16
eAudio Books (Overdrive/CloudLibrary)	-	-	1,314	3,361	3,865	2,096	2,579	1,816	6,369	6,887	6,887	5,840	3,409	3,045	3,273	\$38
eBooks (Overdrive/CloudLibrary)	-	-	12,814	13,509	13,162	16,279	20,101	21,004	24,945	26,616	26,616	27,373	21,864	12,196	12,086	\$26
eMagazines (Zinio/Flipster)	-	-	-	-	-	41	25	47	61	55	79	49	43	50	25	\$555
Video Games	565	804	882	1,037	1,192	1,991	2,515	2,865	2,850	2,821	1,177	1,492	1,782	2,058	2,318	\$73
Databases	-	29	29	20	20	18	23	20	24	26	17	17	17	17	18	\$2,552
Maker/Coding/VR technology	-	-	-	-	-	-	-	32	74	119	122	122	122	147	131	\$160
3D printers	-	-	-	-	-	-	-	1	5	5	5	5	7	7	8	\$2,304
Public Access Computers	-	84	84	83	83	89	89	100	121	120	120	86	79	84	67	\$1,100
eReaders	-	-	-	42	42	30	-	22	20	-	-	-	-	-	-	\$200
Lending laptops/tablets	-	15	15	-	-	10	64	19	33	38	23	8	8	-	-	\$200
Connect Kits (Tablet & hotspot)	-	-	-	-	-	-	-	-	-	-	-	-	20	24	17	\$578
WiFi hotspots	-	-	-	-	-	-	-	-	-	10	20	30	29	41	35	\$112
Realia (Be Fit Kits, Passes, sports equipment)	-	-	-	-	-	-	-	-	10	80	79	72	93	156	219	\$102
Download and Streaming Services	-	-	-	-	-	-	-	-	-	-	3	3	-	3	4	\$116,564
eLearning Digital Resources	-	-	-	-	-	-	-	-	3	4	4	4	4	4	5	\$11,460
Book Lending Kiosk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$48,000
Compact Disks	21,686	25,928	28,162	26,452	20,701	21,880	23,290	23,979	23,271	15,832	13,520	12,324	11,235	-	-	\$32
CD-ROMS	70	76	76	55	-	-	-	-	-	-	-	-	-	-	-	\$39
Books on Tapes/Kits	11,533	11,415	11,452	10,548	10,976	-	-	-	-	-	-	-	-	-	-	\$91
<b>Total</b>	<b>379,999</b>	<b>402,468</b>	<b>433,196</b>	<b>429,120</b>	<b>428,766</b>	<b>444,560</b>	<b>452,883</b>	<b>465,679</b>	<b>423,715</b>	<b>411,393</b>	<b>404,531</b>	<b>404,453</b>	<b>368,306</b>	<b>354,709</b>	<b>341,185</b>	<b>\$0</b>

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	2.5787	2.7170	2.8956	2.8460	2.8149	2.8809	2.9002	2.9204	2.6041	2.4554	2.3690	2.3438	2.1000	1.9790	1.8552

15 Year Average	
Quantity Standard	2.5507
Quality Standard	\$34
Service Standard	\$88

D.C. Amount (before deductions)	
Forecast Population	36,928
\$ per Capita	\$88
Eligible Amount	\$3,231,200



## Schedule B-18 City of Oshawa Library Services –Library Vehicles

Service: Library Services - Vehicles  
Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Delivery van	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,000
Outreach van	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,000
<b>Total</b>	<b>2</b>															

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard (per 1,000)	0.01360	0.01350	0.01340	0.01330	0.01310	0.01300	0.01280	0.01250	0.01230	0.01190	0.01170	0.01160	0.01140	0.01120	0.01090

15 Year Average	2009 to 2023
Quantity Standard	0.0124
Quality Standard (per 1,000)	\$41,935
Service Standard	\$1

D.C. Amount (before deductions)	10 Year
Forecast Population	36,928
\$ per Capita	\$1
Eligible Amount	\$19,203



Schedule B-19  
City of Oshawa  
P.O.A. Including By-law Enforcement Services – Facilities

Service: Provincial Offences Act including By-law Enforcement - Facilities  
Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Consolidated Operations Depot - Office	-	-	-	-	-	-	16,072	16,072	16,072	16,072	16,072	16,072	16,072	16,072	16,072	\$474	\$734
Consolidated Operations Depot - Garage	-	-	-	-	-	-	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	\$408	\$660
44 Simcoe St.	-	-	5,724	5,724	5,724	5,724	5,724	5,724	5,724	5,724	5,724	-	-	-	-	\$474	\$734
Mary St. Office Space	1,150	1,150	-	-	-	-	-	-	-	-	-	-	-	-	-	\$496	\$758
Oshawa Executive Airport	-	-	-	-	-	-	-	-	-	-	-	-	900	900	900	\$496	\$674
<b>Total</b>	<b>1,150</b>	<b>1,150</b>	<b>5,724</b>	<b>5,724</b>	<b>5,724</b>	<b>5,724</b>	<b>22,823</b>	<b>22,823</b>	<b>22,823</b>	<b>22,823</b>	<b>22,823</b>	<b>17,099</b>	<b>17,999</b>	<b>17,999</b>	<b>17,999</b>		

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.0078	0.0078	0.0383	0.0380	0.0376	0.0371	0.1462	0.1431	0.1403	0.1362	0.1337	0.0991	0.1026	0.1004	0.0979

15 Year Average	2009 to 2023
Quantity Standard	0.0844
Quality Standard	\$730
Service Standard	\$62

D.C. Amount (before deductions)	10 Year
Forecast Population	36,928
\$ per Capita	\$62
Eligible Amount	\$2,276,242



Schedule B-20  
City of Oshawa  
P.O.A. Including By-law Enforcement Services – Vehicles and Equipment

Service: Provincial Offences Act including By-law Enforcement - Vehicles & Equipment  
Unit Measure: No. of Vehicles and Equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)
Compact Cars & Midsize Cars	10	10	12	13	13	13	13	13	15	15	15	17	14	14	14	\$75,000
Compact SUV/Crossover (Electric)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4
Compact SUV/Crossover (Gas)	2	2	2	2	2	2	2	2	2	-	-	-	-	-	-	\$58,000
Compact Van	2	2	2	2	2	1	-	-	-	-	-	-	-	-	-	\$67,000
1500 - 4500kg 1/2- 1 Ton Van	-	-	2	2	2	3	3	3	4	4	4	6	4	4	4	\$57,000
1/2 Ton Pickup Compact	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$58,000
Wheeled Utility Vehicle	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$45,000
<b>Total</b>	<b>14</b>	<b>14</b>	<b>18</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>18</b>	<b>18</b>	<b>21</b>	<b>19</b>	<b>21</b>	<b>25</b>	<b>20</b>	<b>20</b>	<b>25</b>	

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001

15 Year Average	2009 to 2023
Quantity Standard	0.0001
Quality Standard	\$83,100
Service Standard	\$8

D.C. Amount (before deductions)	10 Year
Forecast Population	36,928
\$ per Capita	\$8
Eligible Amount	\$306,872



## Schedule B-21 City of Oshawa Waste Diversion – Facilities

Service: Waste Diversion - Facilities  
Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	2024 Value/sq.ft. with land, site works,
Consolidated Operations Depot - Office	-	-	-	-	-	-	292	292	292	292	292	292	292	292	292	\$474	\$650
Consolidated Operations Depot - Garage	-	-	-	-	-	-	375	375	375	375	375	375	375	375	375	\$408	\$660
Wilson Road South (Units 5, 6, 7 and 8)	2,500	2,500	2,500	2,500	2,500	2,500	-	-	-	-	-	-	-	-	-	\$474	\$650
<b>Total</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>	<b>667</b>										

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.0170	0.0169	0.0167	0.0166	0.0164	0.0162	0.0043	0.0042	0.0041	0.0040	0.0039	0.0039	0.0038	0.0037	0.0036

15 Year Average		2009 to 2023
Quantity Standard		0.0090
Quality Standard		\$652
Service Standard		\$5.87

D.C. Amount (before deductions)		10 Year
Forecast Population		36,928
\$ per Capita		\$6
Eligible Amount		\$216,767



## Schedule B-22 City of Oshawa Waste Diversion – Vehicles & Equipment

Service: Waste Diversion - Vehicles & Equipment  
Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Compact SUV/Crossover	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-	-	-	\$58,000
1/2 Ton Pickup	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-	\$100,000
1/2 Ton Pickup Compact	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	\$58,000
Dump Stake Hoist Trucks (4600-4900K)	-	-	-	-	-	-	-	1.00	-	1.00	1.00	1.00	1.00	1.00	1.00	\$127,000
Garbage Packers*	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	3.50	5.18	4.69	5.12	5.12	\$580,000
Leased Vehicles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.00	\$487,000
<b>Total</b>	<b>6.25</b>	<b>7.25</b>	<b>5.25</b>	<b>7.25</b>	<b>5.50</b>	<b>7.18</b>	<b>6.69</b>	<b>7.12</b>	<b>9.12</b>							

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.000042	0.000042	0.000042	0.000041	0.000041	0.000041	0.000040	0.000045	0.000032	0.000043	0.000032	0.000042	0.000038	0.000040	0.000050

15 Year Average	2009 to 2023
Quantity Standard	0.0000
Quality Standard	\$420,976
Service Standard	\$17

D.C. Amount (before deductions)	10 Year
Forecast Population	36,928
\$ per Capita	\$17
Eligible Amount	\$637,377



# Appendix C

## Long-Term Capital and Operating Cost Examination



## Appendix C: Long-Term Capital and Operating Cost Examination

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

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs that are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. Lifecycle costs were estimated by dividing the growth-related costs by the average useful life. The useful life assumptions used for each asset class are provided in Table C-1.

Table C-1  
Average Useful Life by Asset Class

Asset	Lifecycle Cost Average Useful Life
Stormwater Infrastructure	40 to 80
Facilities	50
Services Related to a Highway	20 to 40
Parkland Development	20
Vehicles	15
Small Equipment & Gear	10
Library Materials	10



Table C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while Municipal program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e., facilities) would be delayed until the time these works are in place.

**Table C-2**  
**Operating and Capital Expenditure Impacts for Future Capital Expenditures**

SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
<b>1. Services Related to a Highway</b>				
1.1 Roads and Related, Public Works facilities, vehicles & equipment	870,815,391	35,892,422	14,748,481	50,640,903
<b>2. Stormwater Drainage and Control Services</b>				
2.1 Channels, drainage and ponds	77,624,714	1,291,774	1,371,307	2,663,081
<b>3. Fire Protection Services</b>				
3.1 Fire facilities, vehicles & equipment	56,117,580	1,436,186	7,785,722	9,221,908
<b>4. Parks and Recreation Services</b>				
4.1 Park development, amenities, trails, recreation facilities, vehicles & equipment	220,889,587	7,309,120	8,013,989	15,323,109
<b>5. Library Services</b>				
5.1 Library facilities, materials and vehicles	20,842,545	679,216	1,835,228	2,514,444
<b>6. Provincial Offences Act including By-Law Enforcement</b>				
6.1 Facilities, vehicles and equipment	778,200	102,412	1,770,996	1,873,408
<b>7. Waste Diversion</b>				
7.1 Waste diversion facilities, vehicles, equipment and other	2,098,231	117,940	1,138,363	1,256,303
<b>Total</b>	<b>1,249,166,248</b>	<b>46,829,069</b>	<b>36,664,085</b>	<b>83,493,155</b>



# Appendix D

## D.C. Reserve Fund Policy



# Appendix D: D.C. Reserve Fund Policy

## D.1 Legislative Requirements

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

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

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

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

- opening balance;
- closing balance;



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

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

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



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

Based upon the above, Appendix D-1 and Attachments 1 through 3 (Appendix D-2 through D-4), set out the format for which annual reporting to Council should be provided.

## **D.2 D.C. Reserve Fund Application**

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

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

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



## Appendix D-1 Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates							Total
	Services Related to a Highway	Stormwater Drainage and Control Services	Fire Protection Services	Parks and Recreation Services	Library Services	Provincial Offences Act including By-Law Enforcement	Waste Diversion	
<b>Opening Balance, January 1, _____</b>								<b>0</b>
<u>Plus:</u>								
Development Charge Collections								0
Accrued Interest								0
Repayment of Monies Borrowed from Fund and Associated Interest <sup>1</sup>								0
<b>Sub-Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<u>Less:</u>								
Amount Transferred to Capital (or Other) Funds <sup>2</sup>								0
Amounts Refunded								0
Amounts Loaned to Other D.C. Service Category for Interim Financing								0
Credits <sup>3</sup>								0
<b>Sub-Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Closing Balance, December 31, _____</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<sup>1</sup> Source of funds used to repay the D.C. reserve fund

<sup>2</sup> See Attachment 1 for details

<sup>3</sup> See Attachment 2 for details

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



## Appendix D-2 Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

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



Appendix D-3  
Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions

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



Appendix D-4  
Statement of Credit Holder Transactions

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



Appendix D-5  
Statement of Reserve Fund Balance Allocations

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

**Projects to Which Funds Will be Allocated**

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



**Appendix D-6**  
**Description of the Service for which each Development Charge Reserve Fund was Established**

<b>Service/Class of Service</b>	<b>Description</b>
Services Related to a Highway	The fund is used for growth-related projects for roads, bridges, structures, active transportation, streetlights, sidewalks, and other related road infrastructure
Fire Protection Services	The fund is used for growth-related projects supporting fire protection services, including facilities, vehicles, equipment, and gear
Parks and Recreation Services	The fund is used for growth-related projects related to parkland development, parkland amenities, recreational trails, parkland buildings, recreation facilities, and parks & recreation vehicles and equipment
Library Services	The fund is used for growth-related projects including library facilities, furniture, shelving, collection materials, vehicles, and other related library infrastructure
Provincial Offences Act including By-Law Enforcement	The fund is used for growth-related projects including facilities, vehicles, and equipment
Stormwater Drainage and Control Services	The fund is used for growth-related projects for stormwater management facilities, erosion control, storm drainage, and other stormwater related infrastructure
Waste Diversion	The fund is used for growth-related projects for, facilities, vehicles, equipment, and other waste diversion infrastructure



# Appendix E

## Local Service Policy



# Appendix E: Local Service Policy

## Introduction

This policy sets out the City of Oshawa's general guidelines on determining growth-related engineering infrastructure and parkland development that may be eligible for funding, in whole or in part, by development charges (D.C.) versus costs that are considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

The Development Charges Act, 1997 (D.C.A.) governs what constitutes eligible services for D.C. funding, and which services are considered ineligible. In the development of a new subdivision or site plan, certain elements that are considered D.C. eligible services may be cost-shared with the developer(s), creditable, or reimbursable if the developer is doing the work on behalf of the City. There are also elements of the developer works that are considered to be local services, which are the infrastructure or component thereof required to facilitate a development, and are therefore, deemed to provide local rather than City-wide growth benefits. Section 59 of the D.C.A. considers local services to be a direct developer responsibility, which means that the capital costs shall be borne entirely by the developer(s), with no credit or reimbursement from the City.

These guidelines are developed in connection with Section 59 of the D.C.A. and Section 51 and 53 of the Planning Act.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered, in the context of these policy guidelines, as subsection 59(2) of the D.C.A., and the relationship between any existing and proposed development in the surrounding area as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area. Local services are not included in the development charge calculation.

## **Services Related to a Highway**

A highway and services related to a highway are intended for the transportation of people and goods via many different modes including, but not limited to passenger automobiles, commercial vehicles, transit vehicles, bicycles, and pedestrians. The highway shall consist of all land and associated infrastructure built to support (or



service) this movement of people and goods regardless of the mode of transportation employed, thereby achieving a complete street. A complete street is the concept whereby a highway is planned, designed, operated, and maintained to enable pedestrians, cyclists, public transit users and motorists to safely and comfortably be moved, thereby allowing for the efficient movement of persons and goods.

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; storm water drainage systems; utilities; traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); transit lanes & lay-bys; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

## 1. Roads

- Local and Collector Roads Internal to Development, inclusive of all land and associated infrastructure – direct developer responsibility under s.59 of the D.C.A. as a local service.
- Oversizing of Arterial Type ‘C’ Roads Internal to Development, in excess of an 11 m pavement width, not required for the specific development (i.e., required for future development external to a specific development or the area to which a specific development relates) - included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- Arterial Type “C” Roads External to Development, inclusive of all land and associated infrastructure – if needed to support a specific development or required to link with the area to which the plan relates, direct developer responsibility under s.59 of the D.C.A.;
- Arterial Type “C” Roads External to Development, inclusive of all land and associated infrastructure – if not needed to support a specific development or required to link with the area to which the plan relates, include in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.;
- Arterial Type “A” and Type “B” Roads: Included as part of road costing funded through D.C.A., s.5(1).



## 2. Sidewalks

- Sidewalks internal to development - developer responsibility.
- Sidewalks external and abutting developments to be a developer responsibility including upgrades, expansion and/or realignment as required through the development agreement to the City's standard; otherwise included in the D.C.
- Sidewalks external and not abutting developments - Included as costing funded through D.C.A., s.5(1)., with the exception of transition sections, up to a maximum of 25m in length beyond the abutting development, to connect new sidewalks to existing sidewalks.

## 3. Bridges and Culverts

- Culverts and Bridges on local and collector roads within developments to be a developer responsibility.
- Oversizing of Culverts and Bridges on Arterial Type "C" roads Internal to Development, in excess of an 11 m pavement width, not required for the specific development (i.e., required for future development external to a specific development or the area to which a specific development relates) - included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- Culverts and Bridges on arterial roads external to developments - Included as part of costing funded through the D.C.A., s.5(1).

## Watercourse Improvements

Developers are required to pay for any erosion protection work to adjacent lands they are developing, where erosion works are necessary to protect the development. This work will be determined on a site basis and is over and above any work for which watercourse development charges are collected.

Providing stormwater management ponds and other facilities required by the development including all associated features such as landscaping and fencing shall be direct developer responsibilities as a local service.

Storm Sewer systems and drainage works that are required, related to, or within the area needed to support the development, either internal or external to the area to which the plan relates: Direct developer responsibility under s. 59 of the D.C.A. as a local service.



## Parkland Development

With respect to parkland dedications, developer responsibilities include preparation of a concept plan and overall grading plan, grading, topsoil, sodding, fencing, and sub-surface drainage.

Parkland Development for City Parks, Community Parks, Regional Parks, Neighbourhood Parks, Parkettes and Open Space: responsibility to provide up to base condition is a direct developer responsibility as a local service provision under s. 59 of the D.C.A. including, but not limited to, the following:

- Clearing and grubbing.
- Topsoil Stripping and stockpiling, (Topsoil or any fill or soils shall not be stockpiled on parkland without the approval of the City.).
- Parkland shall be free of any contaminated soil or subsoil.
- Servicing - Water, Hydro, Stormwater, Sanitary, Electrical, Fibre/ phone, catch basins, meter, and meter boxes to the entrance of the park as per City's requirements.
- Rough grading (pre-grading) and the supply of topsoil to the required depth as per City requirements.
- Parkland shall not be mined for engineering fill and replaced with fill or topsoil.
- Parkland shall be conveyed free and clear of all encumbrances.
- When parkland parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust.
- Temporary fencing may also be required where there is no permanent fence to prevent illegal dumping.
- Temporary Park sign advising future residents that the site is a future park.
- Perimeter fencing of parkland to the City standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the City is a direct developer responsibility as a local service under s. 59 of the D.C.A.
- Required heritage features within the park as set out within the Planning approval conditions.

All other parkland development to be included in D.C. over a base condition that will be required to be provided by the developing landowner prior to parkland dedication, including, but not limited to, program facilities, amenities, furniture, and recreation trails.



Parkland Development for Parkettes, developer responsibility built fully to City standards with agreed upon reimbursement based on the negotiated timelines to be included in development agreements (to be funded through D.C.'s).



# Appendix F

## Asset Management Plan



## Appendix F: Asset Management Plan

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

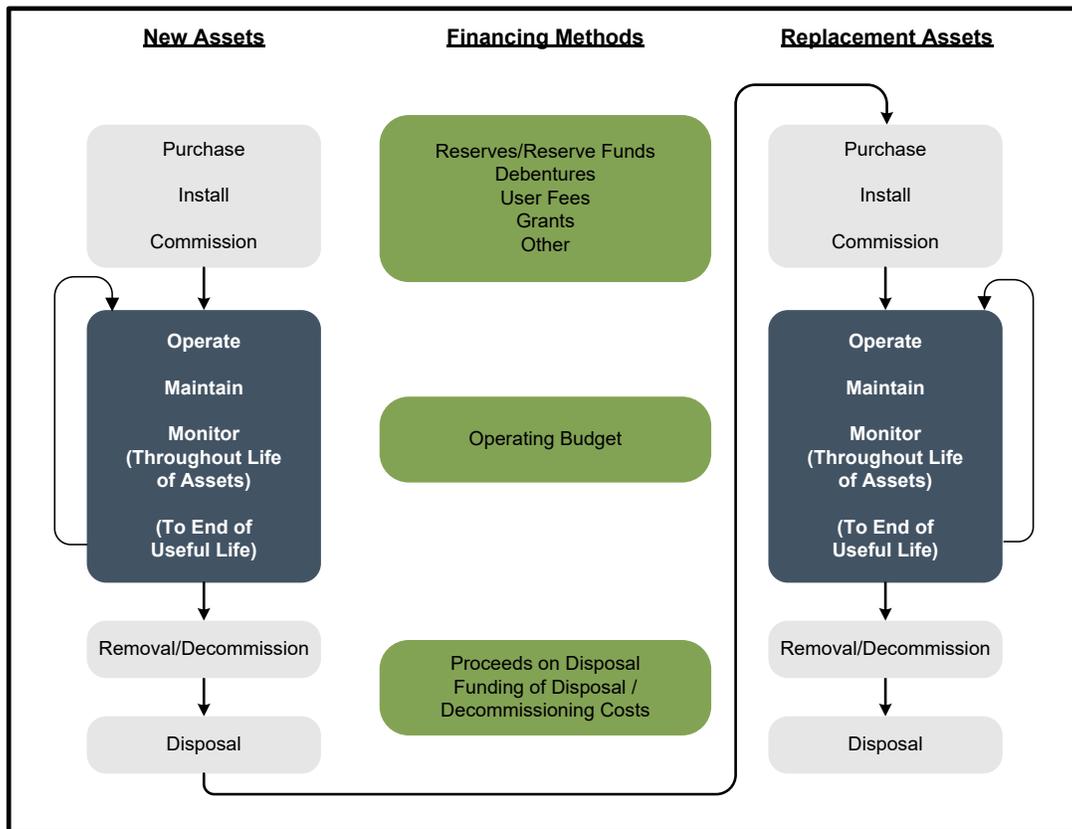
“The asset management plan shall,

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

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

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

It should be noted that with the recent passing of the Infrastructure for Jobs and Prosperity Act (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2021 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



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

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

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

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

**Financing strategy:** having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.



Commensurate with the above, the City's prepared an A.M.P. in 2021 for its existing core infrastructure assets; however, it 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 2024\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C. eligible capital costs are not included in the City's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e., rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2024 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$89.26 million.
5. Consideration was given to the potential new tax and user fee revenue which will be generated as a result of new growth. These revenues will be available to assist in financing the expenditures above. The new operating revenues are \$97.01 million.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table F-1  
City of Oshawa  
Asset Management – Future Expenditures and Associated Revenues  
2024\$

	2034 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	\$5,125,202
Annual Debt Payment on Post Period Capital <sup>2</sup>	\$640,088
Annual Lifecycle	\$46,829,112
Incremental Operating Costs (for D.C. Services)	\$36,664,085
<b>Total Expenditures</b>	<b>\$89,258,487</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>4</sup>	\$235,253,938
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$97,012,305
<b>Total Revenues</b>	<b>\$332,266,243</b>

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

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

<sup>3</sup> All infrastructure costs included in Area Specific by-laws have been

<sup>4</sup> As per Sch. 10 of FIR



# Appendix G

## Proposed D.C. By-law – Services Related to Highway



## THE CORPORATION OF THE CITY OF OSHAWA

### BY-LAW NUMBER 2024-\_\_\_\_

#### **BEING A BY-LAW to establish development charges for the Corporation of the City of Oshawa Services Related to a Highway**

**WHEREAS** the Corporation of the City of Oshawa currently has and will continue to experience growth through development and redevelopment; and

**WHEREAS** development and redevelopment require the provision of physical and social services by the Corporation of the City of Oshawa; and

**WHEREAS** the *Development Charges Act*, 1997, S.O. 1997, c. 27 (the “Act”) authorizes the Council of a municipality to pass by laws for the imposition of development charges against land; and

**WHEREAS** Council desires to ensure that the capital cost of meeting development related demands for, or the burden on, City services does not place an undue financial burden on the City, or its taxpayers and that new development contributes no more than the net capital cost attributable to providing the historic level of services and meeting the requirements of s. 5(1) of the Act; and

**WHEREAS** the City has undertaken a study of, among other matters, the matters set out in s. 10 of the Act and s. 8 of O. Reg. 82/98, including services, service levels, expected development, development related facilities and the costs thereof; and

**WHEREAS** at its meeting on May 24, 2024, Council directed that a public meeting pursuant to s. 12 of the Act be held; and

**WHEREAS** The “City of Oshawa 2024 Development Charge Background Study” dated April 25, 2024 prepared by Watson and Associates Economists Ltd. and the proposed development charge by-law were posted to the City’s website at least sixty days prior to the passage of the development charges bylaw, made available to the public at least two weeks prior to the public meeting and Council gave at least twenty days’ notice to the public in accordance with s. 12 of O. Reg. 82/98; and



**WHEREAS** a public meeting pursuant to s. 12 of the Act was held on May 24, 2024, and Council heard and received comments and representations from all persons who requested to be heard.

**NOW THEREFORE** the Council of the Corporation of the City of Oshawa hereby enacts as follows:

## **1. INTERPRETATION**

1.1 In this By law, where words appear with their first letter capitalized, the words are intended to have the meanings set out for them in the lettered paragraphs of this Section:

- a) “Accessory” means a building, structure, or use which is commonly incidental, subordinate, or secondary and exclusively devoted to the main building or structure, or the main, principal, or primary use. It is located on the same lot as the main building or structure, or the main, principal, or primary use,
- b) “Accessory Residential Building” shall mean a detached building not used for human habitation except in the case of a building accessory to a single detached dwelling, semi-detached dwelling, semi-detached building, duplex, or street townhouse dwelling that contains a lawful accessory apartment, that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and is exclusively devoted to a principal use, building or structure;
- c) “Act” means the Development Charges Act, 1997, S.O. 1997, c. 27;
- d) “Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- e) “Agricultural” is in reference to use, means land, buildings or structures used, designed, or intended to be used solely for an “agricultural operation” as that term is defined in section 1 of the Farming and Food Production Protection Act, 1998, S.O. 1998, c. 1;



- f) "Ancillary Residential Use" means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse dwelling;
- g) "Apartment Dwelling Unit" means any Dwelling Unit which is not a Single Detached Dwelling, a Semi-Detached Dwelling, a Dwelling Unit within a Townhouse, or either of the two Dwelling Units comprising a Duplex and includes a Stacked Townhouse unit;
- h) "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- i) "Back-to-Back Townhouse" means each of two Townhouses that shares a common rear wall with the other for at least 50% of its width;
- j) "Bed and Breakfast Establishment" means a Single Detached Dwelling in which not more than three (3) Bedrooms are made available for the temporary accommodation of travellers, to whom meals may be furnished, but does not include a Hotel or a Lodging House;
- k) "Bedroom" means a habitable room used or capable of use for sleeping accommodation, including a den, study, or other similar area, but excluding a living room, dining room, kitchen, family room, utility room, recreational room, bathroom, sunroom, or porch;
- l) "Board of Education" has the same meaning as the term "board" defined in the Education Act;
- m) "Building Code Act" means the Building Code Act, 1992, S.O. 1992, c. 23;
- n) "By-law" means this By-law, including its recitals and schedules and all future amendments including successor By-laws;
- o) "City" means The Corporation of the City of Oshawa;
- p) "Capital Levy" means a City fee or charge levied or required to be paid prior to November 22, 1991 as a result of development approval, including land division, for arterial and collector roads, recreation and



parks facilities and watercourse improvements, but excluding payments collected by the City in consideration of “best efforts” clauses or other agreements to collect and remit monies in partial or full payment for front-ending the payment for the installation of City services or facilities;

- q) “Commercial” is in reference to use, means land, buildings or structures of any kind whatsoever used, designed, or intended to be used for a non-residential use other than an Agricultural use or an Industrial use;
- r) “Correctional Group Home” means a Group Home containing one or more persons who have been placed on probation, released on parole, admitted for correctional purposes, or found to be not criminally responsible for a crime by virtue of mental incapacity;
- s) “Crisis Care Residence” means an establishment that provides a means of immediate, temporary accommodation and assistance for a short-term period, which is generally less than one week for the majority of the residents and includes a hostel;
- t) “Development” means:
  - i. any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 2.3 of this By-law;
  - ii. the redevelopment of land; or
  - iii. the redevelopment, expansion, extension, or alteration, or any two or more of them, of a use, building or structure;
- u) “Development Charge” means a charge imposed by this By-law;
- v) “Duplex” means the whole of a building, which was not originally constructed as a Single Detached Dwelling, that consists of two Dwelling Units, one of which has at least 50% of its Gross Floor Area located wholly or partially above the other and each of which has an independent entrance either directly from the outside or through a common vestibule or hallway;



- w) “Dwelling Unit” means unit consisting of one or more rooms, which contains toilet and cooking facilities, and which is designed for use as a single housekeeping establishment. Notwithstanding the foregoing, a suite with a bedroom and bathroom but not a kitchen within a Long-Term Care Facility or Retirement home shall be considered a Dwelling Unit for purposes of calculating density;
- x) “Education Act” means the Education Act, R.S.O. 1990, c. E.2;
- y) “Gross Floor Area” means:
- i. for a Residential Development, the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of Party Walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls; and
  - ii. for a Non-Residential Development, the total floor area of all floors, whether above or below grade, measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of Party Walls and, without limitation, includes
    - (A) cellars
    - (B) basements
    - (C) corridors
    - (D) lobbies
    - (E) half-storeys
    - (F) mezzanines and
    - (G) areas occupied by interior walls or partitions
- but does not include
- (A) elevator shafts
  - (B) stairwells
  - (C) roof areas
  - (D) crawl spaces
  - (E) indoor refuse storage or collection areas
  - (F) mechanical or electrical rooms or



- (G) areas used for parking or loading, whether in the main building or an Accessory building.
- z) “Group Home” means a Dwelling Unit housing three (3) to ten (10) persons, exclusive of staff, who, by reason of their emotional, mental, social, or physical condition or legal status require a group living arrangement for their well-being, and who live under responsible supervision, with the group home licensed or approved for funding under Provincial statutes;
- aa) “Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;
- bb) “Hospital” has the same meaning as the term, “hospital” defined in section 1 of the Public Hospitals Act, R.S.O. 1990, c. P.40;
- cc) “Hotel” means a building or part of a building or group of buildings mainly used for the purpose of catering to the needs of the travelling public by furnishing sleeping accommodation and includes a motel or motor hotel but does not include a Bed and Breakfast Establishment or a Lodging House;
- dd) “Industrial” is in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for or in connection with,
- a) manufacturing, producing, processing, storing, or distributing something,
  - b) research or development in connection with manufacturing, producing, or processing something,
  - c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,



- d) office or administrative purposes, if they are,
  - i. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
  - ii. in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
- ee) “Institutional development” means development of a building or structure intended for use:
  - a. as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
  - b. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010, S.O. 2010, c. 11;
  - c. by any institution of the following post-secondary institutions for the objects of the institution:
    - i. a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
    - ii. a college or university federated or affiliated with a university described in subclause (i); or
    - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
  - d. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - e. as a hospice to provide end of life care;
- ff) “Live-work Unit” means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;



- gg) “Local Board” has the same meaning as the term, “local board”, defined in the Act;
- hh) “Local Services” means those services, facilities or things which are under the jurisdiction of the City and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;
- ii) “Lodging House” means a building or part of a building, containing Lodging Units, which does not appear to function as a Dwelling Unit, although one may be included with the Lodging Units. It includes, without limitation, a rooming house and a boarding house, a fraternity house, a sorority house, a student residence, and an apartment hotel. It does not include a Hotel, a Crisis Care Residence, a Group Home, a Correctional Group Home, a Bed and Breakfast Establishment, a Long-term Care Home, or a Retirement Residence.
- jj) “Lodging Unit” means one or more rooms within a building used or designed to be used for sleeping accommodations, each of which may contain cooking or washroom facilities, but not both.
- kk) “Long-term Care Home” means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- ll) “Lot” means a parcel of land which is
- i. shown as a lot or block on a registered plan of subdivision; or
  - ii. described in a single transfer/deed of land of legal effect registered in the Land Registry Office or the Land Titles Office for the Land Registry Division of Durham;
- mm) “Medical Clinic” means that a building or part of a building in which no less than one thousand four hundred and eighty-six square metres (1,486 m<sup>2</sup>) of Gross Floor Area is used by physicians, surgeons, dentists, drugless practitioners or any other health care professionals, their staff,



and their patients, for the purpose of consultation, diagnosis or treatment of humans and may include medical laboratories or an ancillary pharmacy;

- nn) “Non-profit housing development”, for the purposes of rule 12.2 in Schedule “C”, means development of a building or structure intended for use as residential premises by:
- i. a corporation without share capital to which the Corporations Act, R.S.O. 1990, c. C.38 applies, that is in good standing under that Act and whose primary objective is to provide housing;
  - ii. a corporation without share capital to which the Canada Not-for-profit Corporations Act, S.C. 2009, c. 23 applies, that is in good standing under that Act and whose primary objective is to provide housing; or
  - iii. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, R.S.O. 1990, c. C.35.
- oo) “Non-profit Institution” means
- i. a “registered charity” as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;
  - ii. a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40; or
  - iii. a “place of worship” that is used primarily for worship and is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31;
- pp) “Non-Residential” in reference to use, means land, buildings or structures of any kind whatsoever used, designed, or intended to be used for other than a Residential use.
- qq) “Office” means a building or part of a building in which one or more persons are employed in the management, direction and conducting of a



business, agency, brokerage or a labour or fraternal organization or in which professionally qualified persons and their staff provide services to clients or patients but does not include any part of a building in which goods, wares, merchandise, foodstuffs or farm produce or other substances, articles or things are displayed, stored, or offered for wholesale or retail sale or rental;

- rr) “Oshawa” means the geographical area under the jurisdiction of the City;
- ss) “Other Multiple Dwellings” means all residential dwellings other than a Single-detached Dwelling, Semi-detached Dwelling, Apartment Dwelling, and Lodging Unit, and includes the portion of a Live-Work Unit intended to be used exclusively for living accommodations for one or more individuals;
- tt) “Owner” means the legal or equitable owner of land;
- uu) “Party Wall” means a wall jointly owned and used by two parties under an easement agreement or by right in law and erected at or upon a line separating two parcels of land each of which may be lawfully transferred or conveyed in accordance with the provisions of the Planning Act;
- vv) "Place of worship" means that part of a building or structure used for worship and that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31, as amended, and does not include portions of buildings used for any commercial or other institutional uses, including, but not limited to, daycare facilities, private schools, and entertainment facilities, or for residential purposes;
- ww) “Planning Act” means the Planning Act, R.S.O. 1990, c. P.13;
- xx) "Redevelopment" means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;



- yy) “Rental housing” is for the purposes of rule 12.1 in Schedule “C”, means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- zz) “Residential” in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for one or more individuals as living accommodations or combined live/work accommodations;
- aaa) “Retirement Residence” means a residential building or the residential portion of a mixed-use building which provides accommodation for persons of retirement age, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full culinary facilities and a separate entrance from a common hall;
- bbb) “Retirement Residence Unit” means a unit within a Retirement Residence;
- ccc) “Rowhouse Dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- ddd) “Semi-Detached Dwelling” means a Residential building originally constructed so as to consist entirely of two Dwelling Units, attached by vertical walls, each having a separate entrance from the exterior;
- eee) “Single Detached Dwelling” means a Residential building which is separate and detached from other buildings or structures and which contains only a Dwelling Unit but does not include a mobile home;
- fff) “Stacked Townhouse” means each of two (2) Townhouses that is attached horizontally to the other Townhouse, two (2) or more Townhouses high;



- ggg) “Street Townhouse Building” means a Townhouse for which each Dwelling Unit within the Townhouse abuts and has its own driveway access to an improved street.
- hhh) “Temporary” in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for a period not exceeding three (3) years; and
- iii) “Townhouse” means a building divided vertically into at least three Dwelling Units, attached by common walls at least six metres (6.0m) in length and at least one storey in height, in addition to any basement, with each Dwelling Unit having a separate entrance from the outside other than a Stacked Townhouse.
- jjj) “Triplex” means a building containing 3 Apartment Dwelling Units.
- 1.2 The captions, article and sections names and numbers appearing in this By-law are for convenience of reference only and have no effect on its interpretation. This By- law is to be read with all changes of gender and number required by the context.
- 1.3 If any section, subsection, paragraph, clause, sub-clause, item or any of the words contained in this By-law are held wholly or partially illegal, invalid or unenforceable by any court or tribunal of competent jurisdiction, the remainder of this By-law shall not be affected by the judicial holding, but shall remain in full force and effect.
- 1.4 Each reference to Provincial legislation in this By-law is a reference to the most current version of that Provincial legislation and, in every case, includes all applicable amendments to the legislation, including successor legislation.
- 2. APPLICATION OF BY-LAW RULES**
- 2.1 Development Charges shall be payable in the amounts set out in this by-law where:
- 2.2 All Development in Oshawa, unless expressly excluded or exempted in this By-law, is deemed to increase the need for the service set out in Schedule “A” to this By law.



- 2.3 Subject to the provisions of this By-law, Development Charges shall be imposed against all Development which requires any of the following:
- a. the passing of a zoning by-law, or an amendment to a zoning by-law under section 34 of the Planning Act;
  - b. the approval of a minor variance under section 45 of the Planning Act which involves a change in use, intensification of use or expansion of use;
  - c. a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
  - d. the approval of a plan of subdivision under section 51 of the Planning Act;
  - e. a consent under section 53 of the Planning Act;
  - f. the approval of a description under section 9 of the Condominium Act, 1998, S.O. 1998, c. 19; or
  - g. the issuing of a permit under the Building Code Act in relation to a building or structure.
- 2.4 No Development Charge shall be imposed where the only effect of an action mentioned in section 2.3 of this By-law is to permit the
- a. an enlargement to an existing dwelling unit;
  - b. A second residential unit in an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached dwelling, semi-detached dwelling or rowhouse dwelling cumulatively contain no more than one residential unit;
  - c. A third residential unit in an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;



- d. One residential unit in a building or structure ancillary to an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land, if the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains no more than two residential units and no other building or structure ancillary to the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;
- e. A second residential unit in a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling cumulatively will contain no more than one residential unit;
- f. A third residential unit in a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;
- g. One residential unit in a building or structure ancillary to a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land, if the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains no more than two residential units and no other building or structure ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units; or
- h. In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.
- i. Notwithstanding the above, Development Charges shall be imposed, if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing or proposed new single detached dwelling unit
- j. Notwithstanding the above, Development Charges shall be imposed, if the additional Dwelling Unit has a gross floor area greater than:



- i. in the case of a semi-detached or rowhouse dwelling, the gross floor area of the existing or proposed new dwelling unit; and
- ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

## 2.5 Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

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

## 2.6 No Development Charge shall be imposed with respect to any Development:

- a. by, on behalf of, or on lands owned by and used for the purposes of a municipality, a Local Board, or a Board of Education;
- b. on lands wholly within that part of Oshawa partially known as the Core Area of the Downtown Oshawa Urban Growth Centre and as depicted in Schedule “D” to this By-law;
- c. on that part of lands used solely for the purposes of
  - i. a Non-Profit Institution;
  - ii. a Hospital; or
  - iii. a Long-term Home;
- d. respecting a new Industrial building or structure or the enlargement of an existing Industrial building or structure;
- e. respecting a Temporary building or structure;
- f. respecting an Agricultural building or structure;
- g. respecting an Apartment Dwelling Unit on lands within that part of King Street/Thornton Road Intensification Area shown as the shaded portion on the maps in Schedule “E” to this By-law;



- h. respecting a Townhouse Dwelling other than a Street Townhouse Building on lands within that part of King Street/Thornton Road Intensification Area shown as the shaded portion on the maps in Schedule “E” to this By-law; or
  - i. respecting an Apartment Dwelling Unit or a Townhouse Dwelling Unit, except back-to-back Townhouses, on lands within that part of the Shoulder Area of the Downtown Oshawa Urban Growth Centre as shown as the shaded portion of the map in Schedule “F” to this By-law.
- 2.7 The Development Charge imposed with respect to that part of a building used solely for the purposes of a Medical Clinic shall be equal to 50% of the Commercial Development Charge.
- 2.8 No more than one Development Charge for each service designated in Schedule “A” to this By-law shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the actions described in section 2.3 of this By-law are required before the lands, buildings, or structures can be developed for a single Development. However, nothing in this section prevents the imposition of a Development Charge in respect of subsequent Development.
- 2.9 This By-law does not limit the City’s ability to require, as a condition or in an agreement pursuant to sections 50, 51 or 53 of the Planning Act, local services related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the Owner, or local services to be installed or paid for by the Owner as a condition of approval under section 53 of the Planning Act.

### **3. Rules for Calculation and Collection of Development Charges**

- 3.1 The Development Charges set out in Schedule “B” to this By-law shall be imposed on Residential uses of lands, buildings, or structures, including Residential uses Accessory to a Non-Residential use and, in the case of a mixed-use building or structure, according to the type of Residential use, and calculated with respect to each of the services according to the type of Residential use.



- 3.2 Notwithstanding section 3.1, residential Duplex and Triplex buildings developed on lands within that part of Oshawa, where zoning permits a Single Detached Dwelling, will be subject to the charge for a single detached dwelling unit.
- 3.3 The development charges imposed on a Retirement Residence unit shall be payable at the rate applicable to an apartment of one bedroom or smaller.
- 3.4 The Development Charges set out in Schedule “B” to this By-law shall be imposed on Non-Residential uses of lands, buildings, or structures and, in the case of a mixed used building or structure, on the Non-Residential uses in the mixed-use building or structure, calculated with respect to each of the services according to the Gross Floor Area of the Non-Residential use.
- 3.5 Schedule “C” to this By-law prescribes the rules for determining whether a Development Charge is payable in any particular case and for determining the amount of the Development Charge.
- 3.6 Non-Residential Development Charges shall be adjusted on the 1st day of January, 2020, and then semi-annually on January 1 and July 1 each year, commencing the 1st day of January, 2021, by the Statistics Canada Quarterly “Capital Expenditure Price Statistics (cat. 62-007-X)”, published each year or such other equivalent publication or as otherwise prescribed by regulation pursuant to the Act.
  - 3.6.1 Residential Development Charges found in Schedule “B” shall be adjusted semi- annually on January 1 and July 1 each year, by the prescribed Statistics Canada Quarterly “Capital Expenditure Price Statistics”, published each year or such other equivalent publication or as otherwise prescribed by regulation pursuant to the Act.
- 3.7 Development Charges shall be payable by cash or by certified cheque in Canadian funds.
- 3.8 If a Development does not require a building permit pursuant to the Building Code Act but does require one or more of the other actions described in section 2.3 of this By- law, then the Development Charge will nonetheless be payable in respect of such Development.



#### 4. Credits and Prepayments

4.1 Notwithstanding any other provision of this By-law, where a Development involves

- a. the demolition of buildings or structures that have been in existence for a minimum of five (5) years pursuant to a demolition permit issued pursuant to the Building Code Act within the sixty (60) month period preceding the issuance of a building permit pursuant to the Building Code Act respecting the Development; or
- b. the conversion of all or part of a building or structure that has been in existence for a minimum of five (5) years from one principal use to another principal use on the same land

the Development Charge otherwise payable with respect to such Development shall be reduced by the following amounts:

- c. in the case of a Residential building or structure, or the Residential uses in a mixed-use building or structure, an amount calculated by multiplying the applicable Development Charge set out in Schedules “B” to this By-law by the number representing the type of Dwelling Units that have been or will be demolished or converted to another principal use; and
- d. in the case of a Non-Residential building or structure, or the Non-Residential uses in a mixed-use building or structure, an amount calculated by multiplying the applicable Development Charge set out in Schedules “B” to this By-law by the Gross Floor Area that has been or will be demolished or converted to another principal use

provided that such amounts shall not exceed, in total, the amount of the Development Charge otherwise payable with respect to such Development.

4.1.1 Notwithstanding any other provision of this By-law, where a demolition permit for a building or structure is issued on or after July 1, 2019, no credit will be given for the demolition if the building or structure was exempt from the payment of development charges on account of being Development on that part of lands used solely for the purposes of a “religious organization” as defined in subsection 1(1) of the Religious Organizations’ Lands Act, R.S.O. 1990, c. R.23 or on



account of being Development by, on behalf of, or on lands owned by and used for the purposes of a Board of Education.

- 4.2 For the purpose of section 4.1(a) of this By-law, the issuance of the demolition permit and the actual demolition to the satisfaction of the Chief Building Official may post date the issuance of the building permit by no more than twenty-four (24) months.
- 4.3 Notwithstanding section 3.6 of this By-law, where, in respect of a Development,
- a. all requirements for the issuance of a building permit under subsection 8(2) of the Building Code Act have been satisfied before the date of an adjustment of Development Charges pursuant to section 3.6 of this By-law; and
  - b. an amount equal to the Development Charge in effect as at the date of payment has been paid before the date of the particular adjustment of Development Charges contemplated by paragraph (a) of this section 4.3

the applicable Development Charge is the amount contemplated by paragraph (b) of this section 4.3.

- 4.4 Where, as demonstrated to the satisfaction of the Chief Building Official, a Capital Levy was paid to the City in respect of a development approval on a Lot and a Development Charge is payable under this By-law as a result of Development on that same Lot, a credit will be provided against the Development Charge to the current Owner of that Lot upon that Owner making a written request to the City's Chief Building Official subject to the following:
- a. the amount of the credit shall be limited to the amount of the Capital Levy paid for services that are being funded under this By-law,
  - b. no credit for payment of a Capital Levy was previously provided to any person in respect of any Development on that same Lot, whether heretofore or hereafter occurring,
  - c. this credit shall not operate to reduce a Development Charge to less than zero, and



- d. no credit shall be given for any interest on or indexing of the Capital Levy paid;

however, notwithstanding subsections (a) through (d) hereof, where, as demonstrated to the satisfaction of the Chief Building Official, a Capital Levy was paid to the City in respect of a development approval on a Lot and a Development Charge in relation to a Single Detached Dwelling is payable under this By-law as a result of Development on that same Lot, no Development Charge shall be payable subject to the following:

- a. no credit for payment of a Capital Levy was previously provided to any person in respect of any Development on that same Lot, whether heretofore or hereafter occurring,
- b. this credit shall not operate to reduce a Development Charge to less than zero,
- c. no credit shall be given for any interest on or indexing of the Capital Levy paid, and
- d. the credit contemplated under this section 4.4 shall only be applied to the first sixteen (16) Lots that comply with the criteria prescribed by this section 4.4.

## **5. Front Ending Agreements**

- 5.1 The City may enter into front-ending agreements with Owners in accordance with the provisions of the Act.

## **6. Miscellaneous**

- 6.1 All complaints pursuant to section 20 of the Act or section 257.85 of the Education Act, R.S.O. 1990, c. E.2 shall be heard by City Council sitting in Committee of the Whole. The City Council shall conduct hearings in accordance with the provisions of the Statutory Powers Procedure Act, R.S.O. 1990, c. S.22 and other applicable law.
- 6.2 This By-law shall come into force and take effect on July 1, 2024.



6.3 This By-law may be cited as the “Development Charges By-law”.

6.4 By-law 60-2019 is hereby repealed on July 1, 2024.

By-law passed this twenty-fourth day of June, 2024.

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Mayor Carter

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Municipal Clerk



SCHEDULE "A" TO BY-LAW  
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

**City-Wide Services**

1. Services Related to a Highway



## SCHEDULE "B" TO BY-LAW SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL					Non-Residential			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Industrial (per sq.ft. of Total Floor Area)	Industrial (per sq.m. of Total Floor Area)	Non-Industrial (per sq.ft. of Total Floor Area)	Non-Industrial (per sq.m. of Total Floor Area)
<b>City-Wide Service:</b>									
Services Related to a Highway	18,617	13,901	11,705	7,350	6,011	4.92	52.96	13.13	141.33
<b>Total City-Wide Service</b>	<b>\$18,617</b>	<b>\$13,901</b>	<b>\$11,705</b>	<b>\$7,350</b>	<b>\$6,011</b>	<b>\$4.92</b>	<b>\$52.96</b>	<b>\$13.13</b>	<b>\$141.33</b>



**SCHEDULE “C” TO BY-LAW**  
**Rules for Application of the Development Charges By-law**

1. Where a Development is proposed which requires any of the actions set out in section 2.3 of this By-law, the rules in this Schedule shall be applied to determine the application of this By-law. These rules apply to all Development.
2. The Development must be reviewed to determine whether it is exempt in whole or in part pursuant to one or more provisions of this By-law.
  - 2.1 Notwithstanding rule 2, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Section 2 shall be calculated based on the rates set out in Schedule “B” on the date of the planning application, including interest. Where both planning applications apply, Development Charges shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application, the Development Charges shall be calculated based on the rate in effect on the date of the Site Plan or Zoning By-law Amendment application, including interest.
3. The Development must be reviewed to determine whether it qualifies for the phasing of Development Charges in accordance with sections the Development Charges Act.
4. Subject to rule 3, the amount in Schedule “B”, must be examined to determine the effect of any indexing which has occurred pursuant to section 3.6 of this By-law. The amount to apply must reflect any such indexing.
5. The amount in Schedule “B” does not need to be adjusted in accordance with paragraph 5 (1) 6 of the Act because the Study has taken those considerations into account in determining the amount in Schedule “B”.
6. The Development must be classified as Residential, Non-Residential, or mixed-use Development.
7. For Residential Development, the total number and type of Dwelling Units set out in Schedule “B” must be determined. The rates as shown in Schedule “B”



(adjusted, if applicable, in accordance with rules 3 or 4) are then applied to the number of Dwelling Units contemplated by the Development to determine the total amount of Residential Development Charges payable.

8. For Non-Residential Development, the Gross Floor Area of the Development must be determined. The rates as shown in Schedule “B” (adjusted, if applicable, in accordance with rules 3 or 4) are then applied to the Gross Floor Area contemplated by the Development to determine the total amount of Non-Residential Development Charges payable.
9. For mixed Residential and Non-Residential Development, Development Charges are determined by applying each of rules 7 and 8 to each part of the Development comprising, respectively, Residential Development and Non-Residential Development.
10. The Development must be examined to determine whether any credits contemplated by article 4 of this By-law. If so, such credits are applied against the total Development Charges payable pursuant to rules 7, 8 or 9, as applicable.
11. Subject to the provisions of the Act, the City may enter into an agreement to permit an Owner to perform work that relates to a service to which this By-law relates. In such circumstances, the City shall give the Owner a credit toward the Development Charge subject to the provisions of the Act.
12. A Development Charge shall be paid on or before the date that a building permit is issued pursuant to the Building Code Act in relation to a building or structure on land to which a Development Charge applies. No building permit shall be issued until the Development Charge is paid. Where the Development Charge is payable pursuant to section 3.8 of this By-law, the Development Charge must be paid prior to the completion of the applicable action, or actions referenced in section 2.3 of this By-law. For this purpose, the date of completion of the approvals contemplated by paragraphs 2.3(d) and 2.3(f) of this By-law shall be the date on which all agreements imposed as a condition to an approval pursuant to subsection 51(26) of the Planning Act have been duly executed by all parties to such agreements.
  - 12.1 Notwithstanding rule 12, development charges for rental housing and institutional developments are due and payable in 6 installments



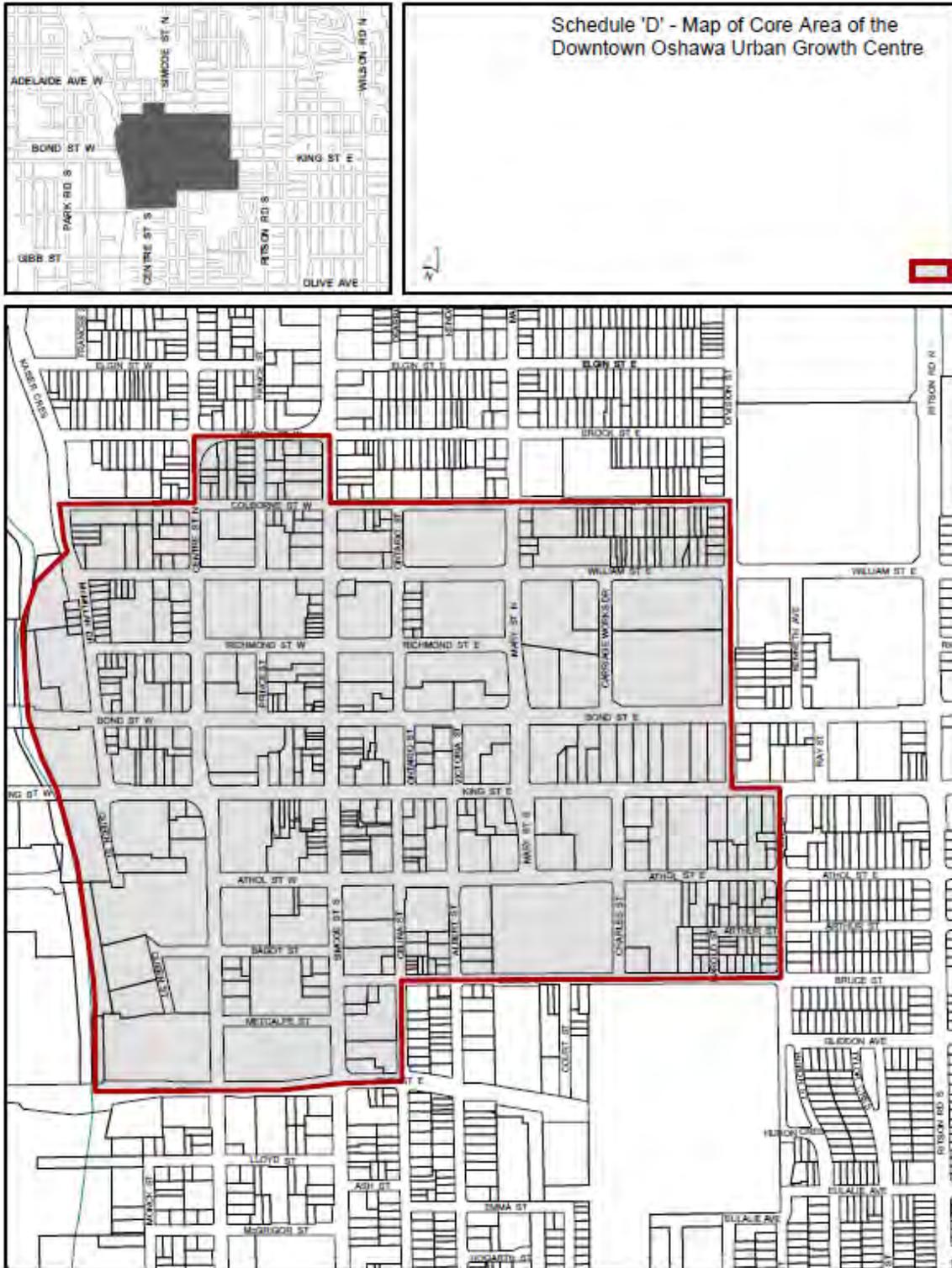
commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

13. If any or all of a Development Charge remains unpaid after it has become payable, the amount unpaid shall be added to the tax roll for the land which was the subject of the Development and shall be collected in the same manner as taxes.
14. The City's Treasurer shall collect all Development Charges imposed by this By-law when those Development Charges are due and payable, together with all development charges payable upon the issuance of a building permit imposed in accordance with any development charge by-law passed by the Regional Municipality of Durham, and by any Board of Education.
15. Where a complaint results in a refund or when the City has determined that a refund is due, the City's Treasurer shall calculate the amount of any overpayment to be refunded to any Owner who made the payment, and the refund shall be paid with interest to be calculated from the date on which the overpayment was collected to the date on which the refund is paid.
16. The interest rate to be used for any refund shall be the Bank of Canada rate in effect on the later of the date that this By-law comes into force, or the date of the most recent quarterly adjustment as set out in rule 17.
17. For the purpose of determining the quarterly adjustments contemplated by rule 16, the Bank of Canada interest rate in effect on the date that this By-law comes into force shall be adjusted on the first day of January, 2025 to the rate established by the Bank of Canada on that date, and shall be adjusted quarterly thereafter on the first business day of each of April, July, October and January, to the rate established by the Bank of Canada on the day of the adjustment.
18. Interest for the purposes of rule 2.2, 12.1 and 12.2 shall be determined as prescribed in the Development Charges Act, as amended from time to time.



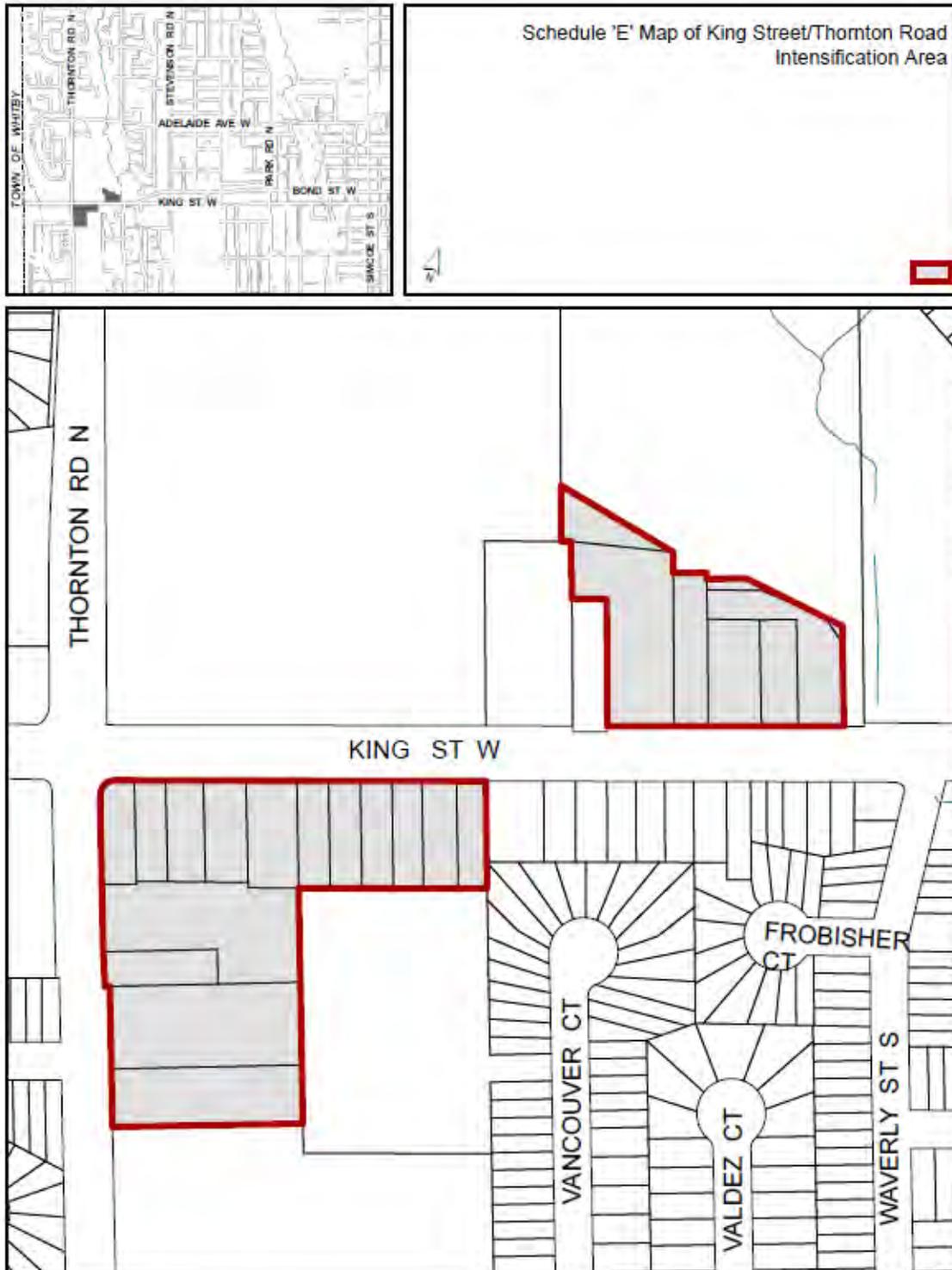
# SCHEDULE "D" TO BY-LAW

## Map of Core Area of the Downtown Oshawa Urban Growth Centre





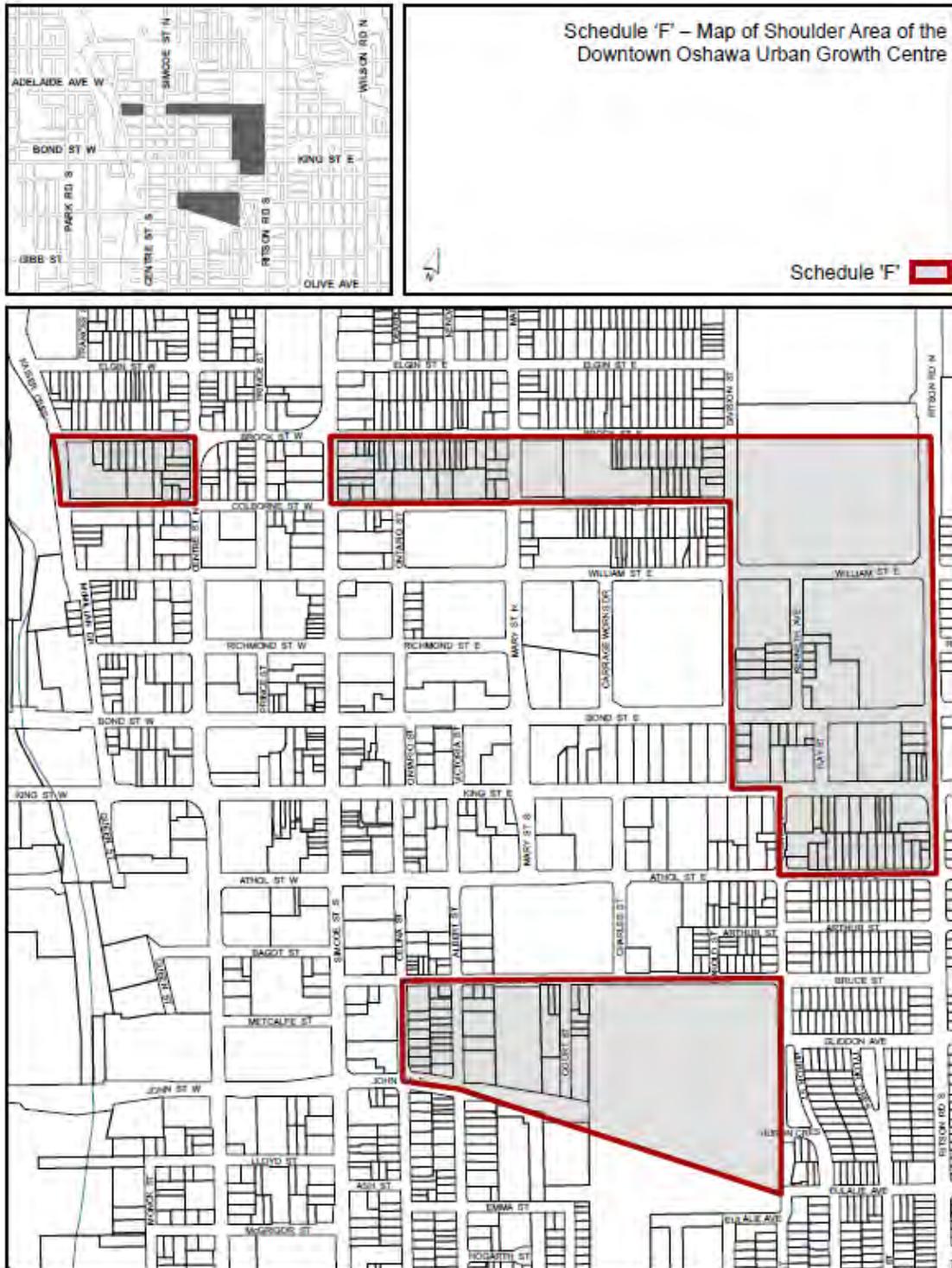
# SCHEDULE "E" TO BY-LAW Map of King Street/Thornton Road Intensification Area





# SCHEDULE "F" TO BY-LAW

## Map of Shoulder Area of the Downtown Oshawa Urban Growth Centre





# Appendix H

## Proposed By-law – Fire Protection Services



## THE CORPORATION OF THE CITY OF OSHAWA

### BY-LAW NUMBER 2024-\_\_\_\_

#### **BEING A BY-LAW to establish development charges for the Corporation of the City of Oshawa Fire Protection Services**

**WHEREAS** the Corporation of the City of Oshawa currently has and will continue to experience growth through development and redevelopment; and

**WHEREAS** development and redevelopment require the provision of physical and social services by the Corporation of the City of Oshawa; and

**WHEREAS** the *Development Charges Act*, 1997, S.O. 1997, c. 27 (the “Act”) authorizes the Council of a municipality to pass by laws for the imposition of development charges against land; and

**WHEREAS** Council desires to ensure that the capital cost of meeting development related demands for, or the burden on, City services does not place an undue financial burden on the City, or its taxpayers and that new development contributes no more than the net capital cost attributable to providing the historic level of services and meeting the requirements of s. 5(1) of the Act; and

**WHEREAS** the City has undertaken a study of, among other matters, the matters set out in s. 10 of the Act and s. 8 of O. Reg. 82/98, including services, service levels, expected development, development related facilities and the costs thereof; and

**WHEREAS** at its meeting on May 24, 2024, Council directed that a public meeting pursuant to s. 12 of the Act be held; and

**WHEREAS** The “City of Oshawa 2024 Development Charge Background Study” dated April 25, 2024 prepared by Watson and Associates Economists Ltd. and the proposed development charge by-law were posted to the City’s website at least sixty days prior to the passage of the development charges bylaw, made available to the public at least two weeks prior to the public meeting and Council gave at least twenty days’ notice to the public in accordance with s. 12 of O. Reg. 82/98; and



**WHEREAS** a public meeting pursuant to s. 12 of the Act was held on May 24, 2024, and Council heard and received comments and representations from all persons who requested to be heard.

**NOW THEREFORE** the Council of the Corporation of the City of Oshawa hereby enacts as follows:

## **1. INTERPRETATION**

1.1 In this By law, where words appear with their first letter capitalized, the words are intended to have the meanings set out for them in the lettered paragraphs of this Section:

- a) “Accessory” means a building, structure, or use which is commonly incidental, subordinate, or secondary and exclusively devoted to the main building or structure, or the main, principal, or primary use. It is located on the same lot as the main building or structure, or the main, principal, or primary use,
- b) “Accessory Residential Building” shall mean a detached building not used for human habitation except in the case of a building accessory to a single detached dwelling, semi-detached dwelling, semi-detached building, duplex, or street townhouse dwelling that contains a lawful accessory apartment, that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and is exclusively devoted to a principal use, building or structure;
- c) “Act” means the Development Charges Act, 1997, S.O. 1997, c. 27;
- d) “Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- e) “Agricultural” is in reference to use, means land, buildings or structures used, designed, or intended to be used solely for an “agricultural operation” as that term is defined in section 1 of the Farming and Food Production Protection Act, 1998, S.O. 1998, c. 1;



- f) "Ancillary Residential Use" means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse dwelling;
- g) "Apartment Dwelling Unit" means any Dwelling Unit which is not a Single Detached Dwelling, a Semi-Detached Dwelling, a Dwelling Unit within a Townhouse, or either of the two Dwelling Units comprising a Duplex and includes a Stacked Townhouse unit;
- h) "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- i) "Back-to-Back Townhouse" means each of two Townhouses that shares a common rear wall with the other for at least 50% of its width;
- j) "Bed and Breakfast Establishment" means a Single Detached Dwelling in which not more than three (3) Bedrooms are made available for the temporary accommodation of travellers, to whom meals may be furnished, but does not include a Hotel or a Lodging House;
- k) "Bedroom" means a habitable room used or capable of use for sleeping accommodation, including a den, study, or other similar area, but excluding a living room, dining room, kitchen, family room, utility room, recreational room, bathroom, sunroom, or porch;
- l) "Board of Education" has the same meaning as the term "board" defined in the Education Act;
- m) "Building Code Act" means the Building Code Act, 1992, S.O. 1992, c. 23;
- n) "By-law" means this By-law, including its recitals and schedules and all future amendments including successor By-laws;
- o) "City" means The Corporation of the City of Oshawa;
- p) "Capital Levy" means a City fee or charge levied or required to be paid prior to November 22, 1991 as a result of development approval, including land division, for arterial and collector roads, recreation and



parks facilities and watercourse improvements, but excluding payments collected by the City in consideration of “best efforts” clauses or other agreements to collect and remit monies in partial or full payment for front-ending the payment for the installation of City services or facilities;

- q) “Commercial” is in reference to use, means land, buildings or structures of any kind whatsoever used, designed, or intended to be used for a non-residential use other than an Agricultural use or an Industrial use;
- r) “Correctional Group Home” means a Group Home containing one or more persons who have been placed on probation, released on parole, admitted for correctional purposes, or found to be not criminally responsible for a crime by virtue of mental incapacity;
- s) “Crisis Care Residence” means an establishment that provides a means of immediate, temporary accommodation and assistance for a short-term period, which is generally less than one week for the majority of the residents and includes a hostel;
- t) “Development” means:
  - i. any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 2.3 of this By-law;
  - ii. the redevelopment of land; or
  - iii. the redevelopment, expansion, extension, or alteration, or any two or more of them, of a use, building or structure;
- u) “Development Charge” means a charge imposed by this By-law;
- v) “Duplex” means the whole of a building, which was not originally constructed as a Single Detached Dwelling, that consists of two Dwelling Units, one of which has at least 50% of its Gross Floor Area located wholly or partially above the other and each of which has an independent entrance either directly from the outside or through a common vestibule or hallway;



- w) “Dwelling Unit” means unit consisting of one or more rooms, which contains toilet and cooking facilities, and which is designed for use as a single housekeeping establishment. Notwithstanding the foregoing, a suite with a bedroom and bathroom but not a kitchen within a Long-Term Care Facility or Retirement home shall be considered a Dwelling Unit for purposes of calculating density;
- x) “Education Act” means the Education Act, R.S.O. 1990, c. E.2;
- y) “Gross Floor Area” means:
- i. for a Residential Development, the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of Party Walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls; and
  - ii. for a Non-Residential Development, the total floor area of all floors, whether above or below grade, measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of Party Walls and, without limitation, includes
    - (A) cellars
    - (B) basements
    - (C) corridors
    - (D) lobbies
    - (E) half-storeys
    - (F) mezzanines and
    - (G) areas occupied by interior walls or partitions
- but does not include
- (A) elevator shafts
  - (B) stairwells
  - (C) roof areas
  - (D) crawl spaces
  - (E) indoor refuse storage or collection areas
  - (F) mechanical or electrical rooms or



- (G) areas used for parking or loading, whether in the main building or an Accessory building.
- z) “Group Home” means a Dwelling Unit housing three (3) to ten (10) persons, exclusive of staff, who, by reason of their emotional, mental, social, or physical condition or legal status require a group living arrangement for their well-being, and who live under responsible supervision, with the group home licensed or approved for funding under Provincial statutes;
- aa) “Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;
- bb) “Hospital” has the same meaning as the term, “hospital” defined in section 1 of the Public Hospitals Act, R.S.O. 1990, c. P.40;
- cc) “Hotel” means a building or part of a building or group of buildings mainly used for the purpose of catering to the needs of the travelling public by furnishing sleeping accommodation and includes a motel or motor hotel but does not include a Bed and Breakfast Establishment or a Lodging House;
- dd) “Industrial” is in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for or in connection with,
- e) manufacturing, producing, processing, storing, or distributing something,
- f) research or development in connection with manufacturing, producing, or processing something,
- g) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,



- h) office or administrative purposes, if they are,
  - i. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
  - ii. in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
- ee) “Institutional development” means development of a building or structure intended for use:
  - a. as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
  - b. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010, S.O. 2010, c. 11;
  - c. by any institution of the following post-secondary institutions for the objects of the institution:
    - i. a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
    - ii. a college or university federated or affiliated with a university described in subclause (i); or
    - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
  - d. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - e. as a hospice to provide end of life care;
- ff) “Live-work Unit” means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;



- gg) “Local Board” has the same meaning as the term, “local board”, defined in the Act;
- hh) “Local Services” means those services, facilities or things which are under the jurisdiction of the City and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;
- ii) “Lodging House” means a building or part of a building, containing Lodging Units, which does not appear to function as a Dwelling Unit, although one may be included with the Lodging Units. It includes, without limitation, a rooming house and a boarding house, a fraternity house, a sorority house, a student residence, and an apartment hotel. It does not include a Hotel, a Crisis Care Residence, a Group Home, a Correctional Group Home, a Bed and Breakfast Establishment, a Long-term Care Home, or a Retirement Residence.
- jj) “Lodging Unit” means one or more rooms within a building used or designed to be used for sleeping accommodations, each of which may contain cooking or washroom facilities, but not both.
- kk) “Long-term Care Home” means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- ll) “Lot” means a parcel of land which is
- i. shown as a lot or block on a registered plan of subdivision; or
  - ii. described in a single transfer/deed of land of legal effect registered in the Land Registry Office or the Land Titles Office for the Land Registry Division of Durham;
- mm) “Medical Clinic” means that a building or part of a building in which no less than one thousand four hundred and eighty-six square metres (1,486 m<sup>2</sup>) of Gross Floor Area is used by physicians, surgeons, dentists, drugless practitioners or any other health care professionals, their staff,



and their patients, for the purpose of consultation, diagnosis or treatment of humans and may include medical laboratories or an ancillary pharmacy;

- nn) “Non-profit housing development”, for the purposes of rule 12.2 in Schedule “C”, means development of a building or structure intended for use as residential premises by:
- i. a corporation without share capital to which the Corporations Act, R.S.O. 1990, c. C.38 applies, that is in good standing under that Act and whose primary objective is to provide housing;
  - ii. a corporation without share capital to which the Canada Not-for-profit Corporations Act, S.C. 2009, c. 23 applies, that is in good standing under that Act and whose primary objective is to provide housing; or
  - iii. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, R.S.O. 1990, c. C.35.
- oo) “Non-profit Institution” means
- i. a “registered charity” as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;
  - ii. a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40; or
  - iii. a “place of worship” that is used primarily for worship and is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31;
- pp) “Non-Residential” in reference to use, means land, buildings or structures of any kind whatsoever used, designed, or intended to be used for other than a Residential use.
- qq) “Office” means a building or part of a building in which one or more persons are employed in the management, direction and conducting of a



business, agency, brokerage or a labour or fraternal organization or in which professionally qualified persons and their staff provide services to clients or patients but does not include any part of a building in which goods, wares, merchandise, foodstuffs or farm produce or other substances, articles or things are displayed, stored, or offered for wholesale or retail sale or rental;

- rr) “Oshawa” means the geographical area under the jurisdiction of the City;
- ss) “Other Multiple Dwellings” means all residential dwellings other than a Single-detached Dwelling, Semi-detached Dwelling, Apartment Dwelling, and Lodging Unit, and includes the portion of a Live-Work Unit intended to be used exclusively for living accommodations for one or more individuals;
- tt) “Owner” means the legal or equitable owner of land;
- uu) “Party Wall” means a wall jointly owned and used by two parties under an easement agreement or by right in law and erected at or upon a line separating two parcels of land each of which may be lawfully transferred or conveyed in accordance with the provisions of the Planning Act;
- vv) "Place of worship" means that part of a building or structure used for worship and that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31, as amended, and does not include portions of buildings used for any commercial or other institutional uses, including, but not limited to, daycare facilities, private schools, and entertainment facilities, or for residential purposes;
- ww) “Planning Act” means the Planning Act, R.S.O. 1990, c. P.13;
- xx) "Redevelopment" means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;



- yy) “Rental housing” is for the purposes of rule 12.1 in Schedule “C”, means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- zz) “Residential” in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for one or more individuals as living accommodations or combined live/work accommodations;
- aaa) “Retirement Residence” means a residential building or the residential portion of a mixed-use building which provides accommodation for persons of retirement age, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full culinary facilities and a separate entrance from a common hall;
- bbb) “Retirement Residence Unit” means a unit within a Retirement Residence;
- ccc) “Rowhouse Dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- ddd) “Semi-Detached Dwelling” means a Residential building originally constructed so as to consist entirely of two Dwelling Units, attached by vertical walls, each having a separate entrance from the exterior;
- eee) “Single Detached Dwelling” means a Residential building which is separate and detached from other buildings or structures and which contains only a Dwelling Unit but does not include a mobile home;
- fff) “Stacked Townhouse” means each of two (2) Townhouses that is attached horizontally to the other Townhouse, two (2) or more Townhouses high;



- ggg) “Street Townhouse Building” means a Townhouse for which each Dwelling Unit within the Townhouse abuts and has its own driveway access to an improved street.
- hhh) “Temporary” in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for a period not exceeding three (3) years; and
- iii) “Townhouse” means a building divided vertically into at least three Dwelling Units, attached by common walls at least six metres (6.0m) in length and at least one storey in height, in addition to any basement, with each Dwelling Unit having a separate entrance from the outside other than a Stacked Townhouse.
- jjj) “Triplex” means a building containing 3 Apartment Dwelling Units.
- 1.2 The captions, article and sections names and numbers appearing in this By-law are for convenience of reference only and have no effect on its interpretation. This By- law is to be read with all changes of gender and number required by the context.
- 1.3 If any section, subsection, paragraph, clause, sub-clause, item or any of the words contained in this By-law are held wholly or partially illegal, invalid or unenforceable by any court or tribunal of competent jurisdiction, the remainder of this By-law shall not be affected by the judicial holding, but shall remain in full force and effect.
- 1.4 Each reference to Provincial legislation in this By-law is a reference to the most current version of that Provincial legislation and, in every case, includes all applicable amendments to the legislation, including successor legislation.
- 2. APPLICATION OF BY-LAW RULES**
- 2.1 Development Charges shall be payable in the amounts set out in this by-law where:
- 2.2 All Development in Oshawa, unless expressly excluded or exempted in this By-law, is deemed to increase the need for the service set out in Schedule “A” to this By law.



- 2.3 Subject to the provisions of this By-law, Development Charges shall be imposed against all Development which requires any of the following:
- a. the passing of a zoning by-law, or an amendment to a zoning by-law under section 34 of the Planning Act;
  - b. the approval of a minor variance under section 45 of the Planning Act which involves a change in use, intensification of use or expansion of use;
  - c. a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
  - d. the approval of a plan of subdivision under section 51 of the Planning Act;
  - e. a consent under section 53 of the Planning Act;
  - f. the approval of a description under section 9 of the Condominium Act, 1998, S.O. 1998, c. 19; or
  - g. the issuing of a permit under the Building Code Act in relation to a building or structure.
- 2.4 No Development Charge shall be imposed where the only effect of an action mentioned in section 2.3 of this By-law is to permit the
- a. an enlargement to an existing dwelling unit;
  - b. A second residential unit in an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached dwelling, semi-detached dwelling or rowhouse dwelling cumulatively contain no more than one residential unit;
  - c. A third residential unit in an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;



- d. One residential unit in a building or structure ancillary to an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land, if the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains no more than two residential units and no other building or structure ancillary to the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;
- e. A second residential unit in a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling cumulatively will contain no more than one residential unit;
- f. A third residential unit in a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;
- g. One residential unit in a building or structure ancillary to a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land, if the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains no more than two residential units and no other building or structure ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units; or
- h. In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.
- i. Notwithstanding the above, Development Charges shall be imposed, if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing or proposed new single detached dwelling unit
- j. Notwithstanding the above, Development Charges shall be imposed, if the additional Dwelling Unit has a gross floor area greater than:



- i. in the case of a semi-detached or rowhouse dwelling, the gross floor area of the existing or proposed new dwelling unit; and
- ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

## 2.5 Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

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

## 2.6 No Development Charge shall be imposed with respect to any Development:

- a. by, on behalf of, or on lands owned by and used for the purposes of a municipality, a Local Board, or a Board of Education;
- b. on lands wholly within that part of Oshawa partially known as the Core Area of the Downtown Oshawa Urban Growth Centre and as depicted in Schedule “D” to this By-law;
- c. on that part of lands used solely for the purposes of
  - i. a Non-Profit Institution;
  - ii. a Hospital; or
  - iii. a Long-term Home;
- d. respecting a new Industrial building or structure or the enlargement of an existing Industrial building or structure;
- e. respecting a Temporary building or structure;
- f. respecting an Agricultural building or structure;
- g. respecting an Apartment Dwelling Unit on lands within that part of King Street/Thornton Road Intensification Area shown as the shaded portion on the maps in Schedule “E” to this By-law;



- h. respecting a Townhouse Dwelling other than a Street Townhouse Building on lands within that part of King Street/Thornton Road Intensification Area shown as the shaded portion on the maps in Schedule “E” to this By-law; or
  - i. respecting an Apartment Dwelling Unit or a Townhouse Dwelling Unit, except back-to-back Townhouses, on lands within that part of the Shoulder Area of the Downtown Oshawa Urban Growth Centre as shown as the shaded portion of the map in Schedule “F” to this By-law.
- 2.7 The Development Charge imposed with respect to that part of a building used solely for the purposes of a Medical Clinic shall be equal to 50% of the Commercial Development Charge.
- 2.8 No more than one Development Charge for each service designated in Schedule “A” to this By-law shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the actions described in section 2.3 of this By-law are required before the lands, buildings, or structures can be developed for a single Development. However, nothing in this section prevents the imposition of a Development Charge in respect of subsequent Development.
- 2.9 This By-law does not limit the City’s ability to require, as a condition or in an agreement pursuant to sections 50, 51 or 53 of the Planning Act, local services related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the Owner, or local services to be installed or paid for by the Owner as a condition of approval under section 53 of the Planning Act.

### **3. Rules for Calculation and Collection of Development Charges**

- 3.1 The Development Charges set out in Schedule “B” to this By-law shall be imposed on Residential uses of lands, buildings, or structures, including Residential uses Accessory to a Non-Residential use and, in the case of a mixed-use building or structure, according to the type of Residential use, and calculated with respect to each of the services according to the type of Residential use.



- 3.2 Notwithstanding section 3.1, residential Duplex and Triplex buildings developed on lands within that part of Oshawa, where zoning permits a Single Detached Dwelling, will be subject to the charge for a single detached dwelling unit.
- 3.3 The development charges imposed on a Retirement Residence unit shall be payable at the rate applicable to an apartment of one bedroom or smaller.
- 3.4 The Development Charges set out in Schedule “B” to this By-law shall be imposed on Non-Residential uses of lands, buildings, or structures and, in the case of a mixed used building or structure, on the Non-Residential uses in the mixed-use building or structure, calculated with respect to each of the services according to the Gross Floor Area of the Non-Residential use.
- 3.5 Schedule “C” to this By-law prescribes the rules for determining whether a Development Charge is payable in any particular case and for determining the amount of the Development Charge.
- 3.6 Non-Residential Development Charges shall be adjusted on the 1st day of January, 2020, and then semi-annually on January 1 and July 1 each year, commencing the 1st day of January, 2021, by the Statistics Canada Quarterly “Capital Expenditure Price Statistics (cat. 62-007-X)”, published each year or such other equivalent publication or as otherwise prescribed by regulation pursuant to the Act.
  - 3.6.1 Residential Development Charges found in Schedule “B” shall be adjusted semi- annually on January 1 and July 1 each year, by the prescribed Statistics Canada Quarterly “Capital Expenditure Price Statistics”, published each year or such other equivalent publication or as otherwise prescribed by regulation pursuant to the Act.
- 3.7 Development Charges shall be payable by cash or by certified cheque in Canadian funds.
- 3.8 If a Development does not require a building permit pursuant to the Building Code Act but does require one or more of the other actions described in section 2.3 of this By- law, then the Development Charge will nonetheless be payable in respect of such Development.



#### **4. Credits and Prepayments**

4.1 Notwithstanding any other provision of this By-law, where a Development involves

- a. the demolition of buildings or structures that have been in existence for a minimum of five (5) years pursuant to a demolition permit issued pursuant to the Building Code Act within the sixty (60) month period preceding the issuance of a building permit pursuant to the Building Code Act respecting the Development; or
- b. the conversion of all or part of a building or structure that has been in existence for a minimum of five (5) years from one principal use to another principal use on the same land

the Development Charge otherwise payable with respect to such Development shall be reduced by the following amounts:

- c. in the case of a Residential building or structure, or the Residential uses in a mixed-use building or structure, an amount calculated by multiplying the applicable Development Charge set out in Schedules “B” to this By-law by the number representing the type of Dwelling Units that have been or will be demolished or converted to another principal use; and
- d. in the case of a Non-Residential building or structure, or the Non-Residential uses in a mixed-use building or structure, an amount calculated by multiplying the applicable Development Charge set out in Schedules “B” to this By-law by the Gross Floor Area that has been or will be demolished or converted to another principal use

provided that such amounts shall not exceed, in total, the amount of the Development Charge otherwise payable with respect to such Development.

- 4.1.1 Notwithstanding any other provision of this By-law, where a demolition permit for a building or structure is issued on or after July 1, 2019, no credit will be given for the demolition if the building or structure was exempt from the payment of development charges on account of being Development on that part of lands used solely for the purposes of a “religious organization” as defined in subsection 1(1) of the Religious Organizations’ Lands Act, R.S.O.



1990, c. R.23 or on account of being Development by, on behalf of, or on lands owned by and used for the purposes of a Board of Education.

- 4.2 For the purpose of section 4.1(a) of this By-law, the issuance of the demolition permit and the actual demolition to the satisfaction of the Chief Building Official may post date the issuance of the building permit by no more than twenty-four (24) months.
- 4.3 Notwithstanding section 3.6 of this By-law, where, in respect of a Development,
- a. all requirements for the issuance of a building permit under subsection 8(2) of the Building Code Act have been satisfied before the date of an adjustment of Development Charges pursuant to section 3.6 of this By-law; and
  - b. an amount equal to the Development Charge in effect as at the date of payment has been paid before the date of the particular adjustment of Development Charges contemplated by paragraph (a) of this section 4.3

the applicable Development Charge is the amount contemplated by paragraph (b) of this section 4.3.

- 4.4 Where, as demonstrated to the satisfaction of the Chief Building Official, a Capital Levy was paid to the City in respect of a development approval on a Lot and a Development Charge is payable under this By-law as a result of Development on that same Lot, a credit will be provided against the Development Charge to the current Owner of that Lot upon that Owner making a written request to the City's Chief Building Official subject to the following:
- a. the amount of the credit shall be limited to the amount of the Capital Levy paid for services that are being funded under this By-law,
  - b. no credit for payment of a Capital Levy was previously provided to any person in respect of any Development on that same Lot, whether heretofore or hereafter occurring,
  - c. this credit shall not operate to reduce a Development Charge to less than zero, and



- d. no credit shall be given for any interest on or indexing of the Capital Levy paid;

however, notwithstanding subsections (a) through (d) hereof, where, as demonstrated to the satisfaction of the Chief Building Official, a Capital Levy was paid to the City in respect of a development approval on a Lot and a Development Charge in relation to a Single Detached Dwelling is payable under this By-law as a result of Development on that same Lot, no Development Charge shall be payable subject to the following:

- a. no credit for payment of a Capital Levy was previously provided to any person in respect of any Development on that same Lot, whether heretofore or hereafter occurring,
- b. this credit shall not operate to reduce a Development Charge to less than zero,
- c. no credit shall be given for any interest on or indexing of the Capital Levy paid, and
- d. the credit contemplated under this section 4.4 shall only be applied to the first sixteen (16) Lots that comply with the criteria prescribed by this section 4.4.

## **5. Front Ending Agreements**

- 5.1 The City may enter into front-ending agreements with Owners in accordance with the provisions of the Act.

## **6. Miscellaneous**

- 6.1 All complaints pursuant to section 20 of the Act or section 257.85 of the Education Act, R.S.O. 1990, c. E.2 shall be heard by City Council sitting in Committee of the Whole. The City Council shall conduct hearings in accordance with the provisions of the Statutory Powers Procedure Act, R.S.O. 1990, c. S.22 and other applicable law.
- 6.2 This By-law shall come into force and take effect on July 1, 2024.



6.3 This By-law may be cited as the “Development Charges By-law”.

6.4 By-law 60-2019 is hereby repealed on July 1, 2024.

By-law passed this twenty-fourth day of June, 2024.

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Mayor Carter

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Municipal Clerk



SCHEDULE "A" TO BY-LAW  
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

**City-Wide Services**

1. Fire Protection Services



## SCHEDULE "B" TO BY-LAW SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL					Non-Residential			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Industrial (per sq.ft. of Total Floor Area)	Industrial (per sq.m. of Total Floor Area)	Non-Industrial (per sq.ft. of Total Floor Area)	Non-Industrial (per sq.m. of Total Floor Area)
<b>City-Wide Service:</b>									
Fire Protection Services	1,372	1,024	862	541	443	0.37	3.98	0.97	10.49
<b>Total City-Wide Service</b>	<b>\$1,372</b>	<b>\$1,024</b>	<b>\$862</b>	<b>\$541</b>	<b>\$443</b>	<b>\$0.37</b>	<b>\$3.98</b>	<b>\$0.97</b>	<b>\$10.49</b>



**SCHEDULE “C” TO BY-LAW**  
**Rules for Application of the Development Charges By-law**

1. Where a Development is proposed which requires any of the actions set out in section 2.3 of this By-law, the rules in this Schedule shall be applied to determine the application of this By-law. These rules apply to all Development.
2. The Development must be reviewed to determine whether it is exempt in whole or in part pursuant to one or more provisions of this By-law.
  - 2.1 Notwithstanding rule 2, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Section 2 shall be calculated based on the rates set out in Schedule “B” on the date of the planning application, including interest. Where both planning applications apply, Development Charges shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application, the Development Charges shall be calculated based on the rate in effect on the date of the Site Plan or Zoning By-law Amendment application, including interest.
3. The Development must be reviewed to determine whether it qualifies for the phasing of Development Charges in accordance with sections the Development Charges Act.
4. Subject to rule 3, the amount in Schedule “B”, must be examined to determine the effect of any indexing which has occurred pursuant to section 3.6 of this By-law. The amount to apply must reflect any such indexing.
5. The amount in Schedule “B” does not need to be adjusted in accordance with paragraph 5 (1) 6 of the Act because the Study has taken those considerations into account in determining the amount in Schedule “B”.
6. The Development must be classified as Residential, Non-Residential, or mixed-use Development.
7. For Residential Development, the total number and type of Dwelling Units set out in Schedule “B” must be determined. The rates as shown in Schedule “B”



(adjusted, if applicable, in accordance with rules 3 or 4) are then applied to the number of Dwelling Units contemplated by the Development to determine the total amount of Residential Development Charges payable.

8. For Non-Residential Development, the Gross Floor Area of the Development must be determined. The rates as shown in Schedule “B” (adjusted, if applicable, in accordance with rules 3 or 4) are then applied to the Gross Floor Area contemplated by the Development to determine the total amount of Non-Residential Development Charges payable.
9. For mixed Residential and Non-Residential Development, Development Charges are determined by applying each of rules 7 and 8 to each part of the Development comprising, respectively, Residential Development and Non-Residential Development.
10. The Development must be examined to determine whether any credits contemplated by article 4 of this By-law. If so, such credits are applied against the total Development Charges payable pursuant to rules 7, 8 or 9, as applicable.
11. Subject to the provisions of the Act, the City may enter into an agreement to permit an Owner to perform work that relates to a service to which this By-law relates. In such circumstances, the City shall give the Owner a credit toward the Development Charge subject to the provisions of the Act.
12. A Development Charge shall be paid on or before the date that a building permit is issued pursuant to the Building Code Act in relation to a building or structure on land to which a Development Charge applies. No building permit shall be issued until the Development Charge is paid. Where the Development Charge is payable pursuant to section 3.8 of this By-law, the Development Charge must be paid prior to the completion of the applicable action, or actions referenced in section 2.3 of this By-law. For this purpose, the date of completion of the approvals contemplated by paragraphs 2.3(d) and 2.3(f) of this By-law shall be the date on which all agreements imposed as a condition to an approval pursuant to subsection 51(26) of the Planning Act have been duly executed by all parties to such agreements.
  - 12.1 Notwithstanding rule 12, development charges for rental housing and institutional developments are due and payable in 6 installments



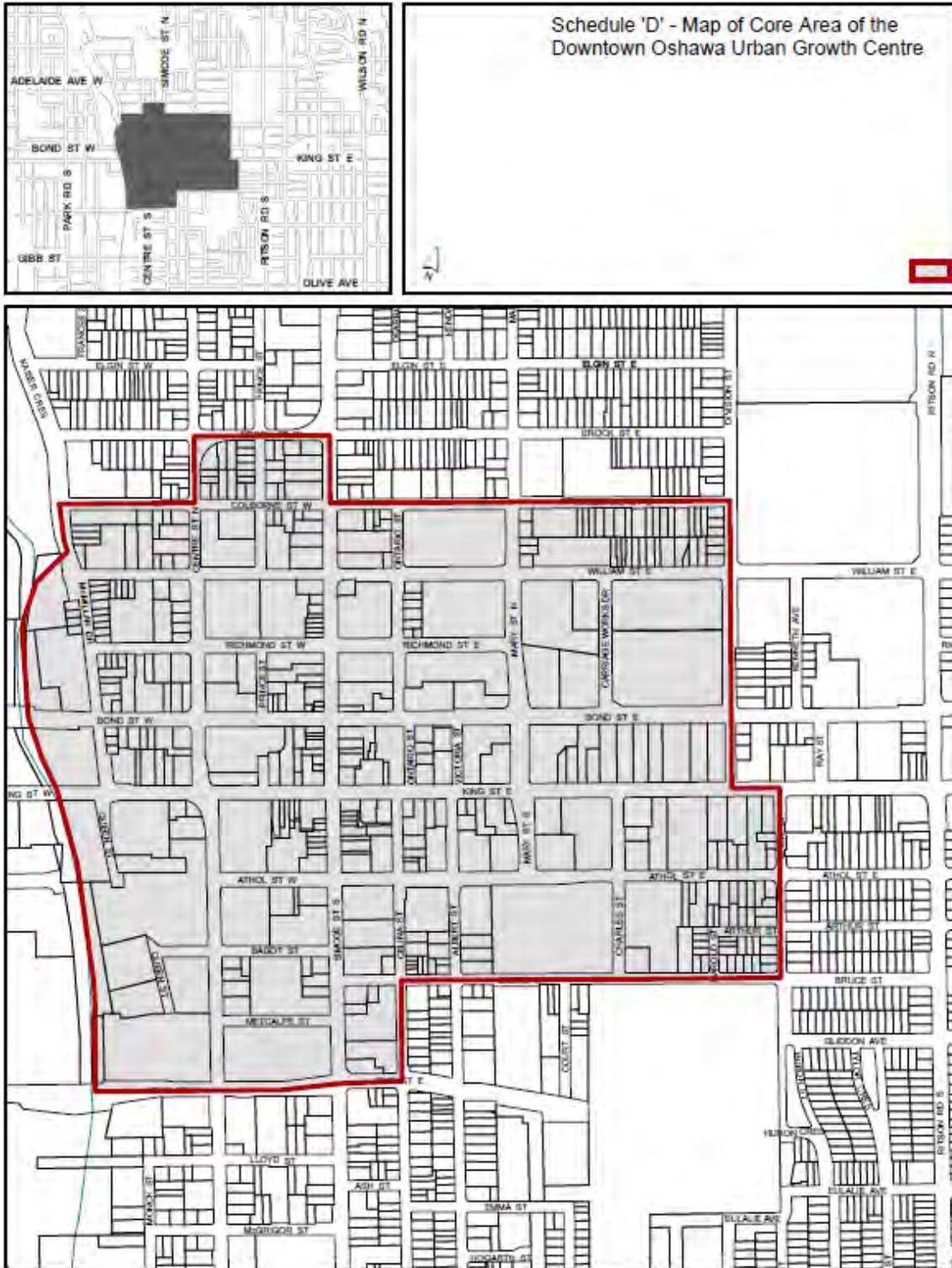
commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

13. If any or all of a Development Charge remains unpaid after it has become payable, the amount unpaid shall be added to the tax roll for the land which was the subject of the Development and shall be collected in the same manner as taxes.
14. The City's Treasurer shall collect all Development Charges imposed by this By-law when those Development Charges are due and payable, together with all development charges payable upon the issuance of a building permit imposed in accordance with any development charge by-law passed by the Regional Municipality of Durham, and by any Board of Education.
15. Where a complaint results in a refund or when the City has determined that a refund is due, the City's Treasurer shall calculate the amount of any overpayment to be refunded to any Owner who made the payment, and the refund shall be paid with interest to be calculated from the date on which the overpayment was collected to the date on which the refund is paid.
16. The interest rate to be used for any refund shall be the Bank of Canada rate in effect on the later of the date that this By-law comes into force, or the date of the most recent quarterly adjustment as set out in rule 17.
17. For the purpose of determining the quarterly adjustments contemplated by rule 16, the Bank of Canada interest rate in effect on the date that this By-law comes into force shall be adjusted on the first day of January, 2025 to the rate established by the Bank of Canada on that date, and shall be adjusted quarterly thereafter on the first business day of each of April, July, October and January, to the rate established by the Bank of Canada on the day of the adjustment.
18. Interest for the purposes of rule 2.2, 12.1 and 12.2 shall be determined as prescribed in the Development Charges Act, as amended from time to time.



# SCHEDULE "D" TO BY-LAW

## Map of Core Area of the Downtown Oshawa Urban Growth Centre









# Appendix I

## Proposed D.C. By-law: Parks and Recreation Services



## THE CORPORATION OF THE CITY OF OSHAWA

### BY-LAW NUMBER 2024-\_\_\_\_

#### **BEING A BY-LAW to establish development charges for the Corporation of the City of Oshawa Parks and Recreation Services**

**WHEREAS** the Corporation of the City of Oshawa currently has and will continue to experience growth through development and redevelopment; and

**WHEREAS** development and redevelopment require the provision of physical and social services by the Corporation of the City of Oshawa; and

**WHEREAS** the *Development Charges Act*, 1997, S.O. 1997, c. 27 (the “Act”) authorizes the Council of a municipality to pass by laws for the imposition of development charges against land; and

**WHEREAS** Council desires to ensure that the capital cost of meeting development related demands for, or the burden on, City services does not place an undue financial burden on the City, or its taxpayers and that new development contributes no more than the net capital cost attributable to providing the historic level of services and meeting the requirements of s. 5(1) of the Act; and

**WHEREAS** the City has undertaken a study of, among other matters, the matters set out in s. 10 of the Act and s. 8 of O. Reg. 82/98, including services, service levels, expected development, development related facilities and the costs thereof; and

**WHEREAS** at its meeting on May 24, 2024, Council directed that a public meeting pursuant to s. 12 of the Act be held; and

**WHEREAS** The “City of Oshawa 2024 Development Charge Background Study” dated April 25, 2024 prepared by Watson and Associates Economists Ltd. and the proposed development charge by-law were posted to the City’s website at least sixty days prior to the passage of the development charges bylaw, made available to the public at least two weeks prior to the public meeting and Council gave at least twenty days’ notice to the public in accordance with s. 12 of O. Reg. 82/98; and



**WHEREAS** a public meeting pursuant to s. 12 of the Act was held on May 24, 2024, and Council heard and received comments and representations from all persons who requested to be heard.

**NOW THEREFORE** the Council of the Corporation of the City of Oshawa hereby enacts as follows:

## **1. INTERPRETATION**

1.1 In this By law, where words appear with their first letter capitalized, the words are intended to have the meanings set out for them in the lettered paragraphs of this Section:

- a) “Accessory” means a building, structure, or use which is commonly incidental, subordinate, or secondary and exclusively devoted to the main building or structure, or the main, principal, or primary use. It is located on the same lot as the main building or structure, or the main, principal, or primary use,
- b) “Accessory Residential Building” shall mean a detached building not used for human habitation except in the case of a building accessory to a single detached dwelling, semi-detached dwelling, semi-detached building, duplex, or street townhouse dwelling that contains a lawful accessory apartment, that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and is exclusively devoted to a principal use, building or structure;
- c) “Act” means the Development Charges Act, 1997, S.O. 1997, c. 27;
- d) “Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- e) “Agricultural” is in reference to use, means land, buildings or structures used, designed, or intended to be used solely for an “agricultural operation” as that term is defined in section 1 of the Farming and Food Production Protection Act, 1998, S.O. 1998, c. 1;



- f) "Ancillary Residential Use" means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse dwelling;
- g) "Apartment Dwelling Unit" means any Dwelling Unit which is not a Single Detached Dwelling, a Semi-Detached Dwelling, a Dwelling Unit within a Townhouse, or either of the two Dwelling Units comprising a Duplex and includes a Stacked Townhouse unit;
- h) "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- i) "Back-to-Back Townhouse" means each of two Townhouses that shares a common rear wall with the other for at least 50% of its width;
- j) "Bed and Breakfast Establishment" means a Single Detached Dwelling in which not more than three (3) Bedrooms are made available for the temporary accommodation of travellers, to whom meals may be furnished, but does not include a Hotel or a Lodging House;
- k) "Bedroom" means a habitable room used or capable of use for sleeping accommodation, including a den, study, or other similar area, but excluding a living room, dining room, kitchen, family room, utility room, recreational room, bathroom, sunroom, or porch;
- l) "Board of Education" has the same meaning as the term "board" defined in the Education Act;
- m) "Building Code Act" means the Building Code Act, 1992, S.O. 1992, c. 23;
- n) "By-law" means this By-law, including its recitals and schedules and all future amendments including successor By-laws;
- o) "City" means The Corporation of the City of Oshawa;
- p) "Capital Levy" means a City fee or charge levied or required to be paid prior to November 22, 1991 as a result of development approval, including land division, for arterial and collector roads, recreation and



parks facilities and watercourse improvements, but excluding payments collected by the City in consideration of “best efforts” clauses or other agreements to collect and remit monies in partial or full payment for front-ending the payment for the installation of City services or facilities;

- q) “Commercial” is in reference to use, means land, buildings or structures of any kind whatsoever used, designed, or intended to be used for a non-residential use other than an Agricultural use or an Industrial use;
- r) “Correctional Group Home” means a Group Home containing one or more persons who have been placed on probation, released on parole, admitted for correctional purposes, or found to be not criminally responsible for a crime by virtue of mental incapacity;
- s) “Crisis Care Residence” means an establishment that provides a means of immediate, temporary accommodation and assistance for a short-term period, which is generally less than one week for the majority of the residents and includes a hostel;
- t) “Development” means:
  - i. any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 2.3 of this By-law;
  - ii. the redevelopment of land; or
  - iii. the redevelopment, expansion, extension, or alteration, or any two or more of them, of a use, building or structure;
- u) “Development Charge” means a charge imposed by this By-law;
- v) “Duplex” means the whole of a building, which was not originally constructed as a Single Detached Dwelling, that consists of two Dwelling Units, one of which has at least 50% of its Gross Floor Area located wholly or partially above the other and each of which has an independent entrance either directly from the outside or through a common vestibule or hallway;



- w) “Dwelling Unit” means unit consisting of one or more rooms, which contains toilet and cooking facilities, and which is designed for use as a single housekeeping establishment. Notwithstanding the foregoing, a suite with a bedroom and bathroom but not a kitchen within a Long-Term Care Facility or Retirement home shall be considered a Dwelling Unit for purposes of calculating density;
- x) “Education Act” means the Education Act, R.S.O. 1990, c. E.2;
- y) “Gross Floor Area” means:
- i. for a Residential Development, the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of Party Walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls; and
  - ii. for a Non-Residential Development, the total floor area of all floors, whether above or below grade, measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of Party Walls and, without limitation, includes
    - (A) cellars
    - (B) basements
    - (C) corridors
    - (D) lobbies
    - (E) half-storeys
    - (F) mezzanines and
    - (G) areas occupied by interior walls or partitions
- but does not include
- (A) elevator shafts
  - (B) stairwells
  - (C) roof areas
  - (D) crawl spaces
  - (E) indoor refuse storage or collection areas
  - (F) mechanical or electrical rooms or



- (G) areas used for parking or loading, whether in the main building or an Accessory building.
- z) “Group Home” means a Dwelling Unit housing three (3) to ten (10) persons, exclusive of staff, who, by reason of their emotional, mental, social, or physical condition or legal status require a group living arrangement for their well-being, and who live under responsible supervision, with the group home licensed or approved for funding under Provincial statutes;
- aa) “Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;
- bb) “Hospital” has the same meaning as the term, “hospital” defined in section 1 of the Public Hospitals Act, R.S.O. 1990, c. P.40;
- cc) “Hotel” means a building or part of a building or group of buildings mainly used for the purpose of catering to the needs of the travelling public by furnishing sleeping accommodation and includes a motel or motor hotel but does not include a Bed and Breakfast Establishment or a Lodging House;
- dd) “Industrial” is in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for or in connection with,
- a) manufacturing, producing, processing, storing, or distributing something,
  - b) research or development in connection with manufacturing, producing, or processing something,
  - c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,



- d) office or administrative purposes, if they are,
  - i. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
  - ii. in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
- ee) “Institutional development” means development of a building or structure intended for use:
  - a. as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
  - b. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010, S.O. 2010, c. 11;
  - c. by any institution of the following post-secondary institutions for the objects of the institution:
    - i. a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
    - ii. a college or university federated or affiliated with a university described in subclause (i); or
    - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
  - d. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - e. as a hospice to provide end of life care;
- ff) “Live-work Unit” means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;



- gg) “Local Board” has the same meaning as the term, “local board”, defined in the Act;
- hh) “Local Services” means those services, facilities or things which are under the jurisdiction of the City and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;
- ii) “Lodging House” means a building or part of a building, containing Lodging Units, which does not appear to function as a Dwelling Unit, although one may be included with the Lodging Units. It includes, without limitation, a rooming house and a boarding house, a fraternity house, a sorority house, a student residence, and an apartment hotel. It does not include a Hotel, a Crisis Care Residence, a Group Home, a Correctional Group Home, a Bed and Breakfast Establishment, a Long-term Care Home, or a Retirement Residence.
- jj) “Lodging Unit” means one or more rooms within a building used or designed to be used for sleeping accommodations, each of which may contain cooking or washroom facilities, but not both.
- kk) “Long-term Care Home” means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- ll) “Lot” means a parcel of land which is
- i. shown as a lot or block on a registered plan of subdivision; or
  - ii. described in a single transfer/deed of land of legal effect registered in the Land Registry Office or the Land Titles Office for the Land Registry Division of Durham;
- mm) “Medical Clinic” means that a building or part of a building in which no less than one thousand four hundred and eighty-six square metres (1,486 m<sup>2</sup>) of Gross Floor Area is used by physicians, surgeons, dentists, drugless practitioners or any other health care professionals, their staff,



and their patients, for the purpose of consultation, diagnosis or treatment of humans and may include medical laboratories or an ancillary pharmacy;

- nn) “Non-profit housing development”, for the purposes of rule 12.2 in Schedule “C”, means development of a building or structure intended for use as residential premises by:
- i. a corporation without share capital to which the Corporations Act, R.S.O. 1990, c. C.38 applies, that is in good standing under that Act and whose primary objective is to provide housing;
  - ii. a corporation without share capital to which the Canada Not-for-profit Corporations Act, S.C. 2009, c. 23 applies, that is in good standing under that Act and whose primary objective is to provide housing; or
  - iii. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, R.S.O. 1990, c. C.35.
- oo) “Non-profit Institution” means
- i. a “registered charity” as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;
  - ii. a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40; or
  - iii. a “place of worship” that is used primarily for worship and is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31;
- pp) “Non-Residential” in reference to use, means land, buildings or structures of any kind whatsoever used, designed, or intended to be used for other than a Residential use.
- qq) “Office” means a building or part of a building in which one or more persons are employed in the management, direction and conducting of a



business, agency, brokerage or a labour or fraternal organization or in which professionally qualified persons and their staff provide services to clients or patients but does not include any part of a building in which goods, wares, merchandise, foodstuffs or farm produce or other substances, articles or things are displayed, stored, or offered for wholesale or retail sale or rental;

- rr) “Oshawa” means the geographical area under the jurisdiction of the City;
- ss) “Other Multiple Dwellings” means all residential dwellings other than a Single-detached Dwelling, Semi-detached Dwelling, Apartment Dwelling, and Lodging Unit, and includes the portion of a Live-Work Unit intended to be used exclusively for living accommodations for one or more individuals;
- tt) “Owner” means the legal or equitable owner of land;
- uu) “Party Wall” means a wall jointly owned and used by two parties under an easement agreement or by right in law and erected at or upon a line separating two parcels of land each of which may be lawfully transferred or conveyed in accordance with the provisions of the Planning Act;
- vv) "Place of worship" means that part of a building or structure used for worship and that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31, as amended, and does not include portions of buildings used for any commercial or other institutional uses, including, but not limited to, daycare facilities, private schools, and entertainment facilities, or for residential purposes;
- ww) “Planning Act” means the Planning Act, R.S.O. 1990, c. P.13;
- xx) "Redevelopment" means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;



- yy) “Rental housing” is for the purposes of rule 12.1 in Schedule “C”, means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- zz) “Residential” in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for one or more individuals as living accommodations or combined live/work accommodations;
- aaa) “Retirement Residence” means a residential building or the residential portion of a mixed-use building which provides accommodation for persons of retirement age, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full culinary facilities and a separate entrance from a common hall;
- bbb) “Retirement Residence Unit” means a unit within a Retirement Residence;
- ccc) “Rowhouse Dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- ddd) “Semi-Detached Dwelling” means a Residential building originally constructed so as to consist entirely of two Dwelling Units, attached by vertical walls, each having a separate entrance from the exterior;
- eee) “Single Detached Dwelling” means a Residential building which is separate and detached from other buildings or structures and which contains only a Dwelling Unit but does not include a mobile home;
- fff) “Stacked Townhouse” means each of two (2) Townhouses that is attached horizontally to the other Townhouse, two (2) or more Townhouses high;



- ggg) “Street Townhouse Building” means a Townhouse for which each Dwelling Unit within the Townhouse abuts and has its own driveway access to an improved street.
- hhh) “Temporary” in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for a period not exceeding three (3) years; and
- iii) “Townhouse” means a building divided vertically into at least three Dwelling Units, attached by common walls at least six metres (6.0m) in length and at least one storey in height, in addition to any basement, with each Dwelling Unit having a separate entrance from the outside other than a Stacked Townhouse.
- jjj) “Triplex” means a building containing 3 Apartment Dwelling Units.
- 1.2 The captions, article and sections names and numbers appearing in this By-law are for convenience of reference only and have no effect on its interpretation. This By- law is to be read with all changes of gender and number required by the context.
- 1.3 If any section, subsection, paragraph, clause, sub-clause, item or any of the words contained in this By-law are held wholly or partially illegal, invalid or unenforceable by any court or tribunal of competent jurisdiction, the remainder of this By-law shall not be affected by the judicial holding, but shall remain in full force and effect.
- 1.4 Each reference to Provincial legislation in this By-law is a reference to the most current version of that Provincial legislation and, in every case, includes all applicable amendments to the legislation, including successor legislation.
- 2. APPLICATION OF BY-LAW RULES**
- 2.1 Development Charges shall be payable in the amounts set out in this by-law where:
- 2.2 All Development in Oshawa, unless expressly excluded or exempted in this By-law, is deemed to increase the need for the service set out in Schedule “A” to this By law.



- 2.3 Subject to the provisions of this By-law, Development Charges shall be imposed against all Development which requires any of the following:
- a. the passing of a zoning by-law, or an amendment to a zoning by-law under section 34 of the Planning Act;
  - b. the approval of a minor variance under section 45 of the Planning Act which involves a change in use, intensification of use or expansion of use;
  - c. a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
  - d. the approval of a plan of subdivision under section 51 of the Planning Act;
  - e. a consent under section 53 of the Planning Act;
  - f. the approval of a description under section 9 of the Condominium Act, 1998, S.O. 1998, c. 19; or
  - g. the issuing of a permit under the Building Code Act in relation to a building or structure.
- 2.4 No Development Charge shall be imposed where the only effect of an action mentioned in section 2.3 of this By-law is to permit the
- a. an enlargement to an existing dwelling unit;
  - b. A second residential unit in an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached dwelling, semi-detached dwelling or rowhouse dwelling cumulatively contain no more than one residential unit;
  - c. A third residential unit in an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;



- d. One residential unit in a building or structure ancillary to an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land, if the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains no more than two residential units and no other building or structure ancillary to the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;
- e. A second residential unit in a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling cumulatively will contain no more than one residential unit;
- f. A third residential unit in a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;
- g. One residential unit in a building or structure ancillary to a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land, if the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains no more than two residential units and no other building or structure ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units; or
- h. In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.
- i. Notwithstanding the above, Development Charges shall be imposed, if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing or proposed new single detached dwelling unit
- j. Notwithstanding the above, Development Charges shall be imposed, if the additional Dwelling Unit has a gross floor area greater than:



- i. in the case of a semi-detached or rowhouse dwelling, the gross floor area of the existing or proposed new dwelling unit; and
- ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

## 2.5 Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

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

## 2.6 No Development Charge shall be imposed with respect to any Development:

- a. by, on behalf of, or on lands owned by and used for the purposes of a municipality, a Local Board, or a Board of Education;
- b. on lands wholly within that part of Oshawa partially known as the Core Area of the Downtown Oshawa Urban Growth Centre and as depicted in Schedule “D” to this By-law;
- c. on that part of lands used solely for the purposes of
  - i. a Non-Profit Institution;
  - ii. a Hospital; or
  - iii. a Long-term Home;
- d. respecting a new Industrial building or structure or the enlargement of an existing Industrial building or structure;
- e. respecting a Temporary building or structure;
- f. respecting an Agricultural building or structure;
- g. respecting an Apartment Dwelling Unit on lands within that part of King Street/Thornton Road Intensification Area shown as the shaded portion on the maps in Schedule “E” to this By-law;



- h. respecting a Townhouse Dwelling other than a Street Townhouse Building on lands within that part of King Street/Thornton Road Intensification Area shown as the shaded portion on the maps in Schedule “E” to this By-law; or
  - i. respecting an Apartment Dwelling Unit or a Townhouse Dwelling Unit, except back-to-back Townhouses, on lands within that part of the Shoulder Area of the Downtown Oshawa Urban Growth Centre as shown as the shaded portion of the map in Schedule “F” to this By-law.
- 2.7 The Development Charge imposed with respect to that part of a building used solely for the purposes of a Medical Clinic shall be equal to 50% of the Commercial Development Charge.
- 2.8 No more than one Development Charge for each service designated in Schedule “A” to this By-law shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the actions described in section 2.3 of this By-law are required before the lands, buildings, or structures can be developed for a single Development. However, nothing in this section prevents the imposition of a Development Charge in respect of subsequent Development.
- 2.9 This By-law does not limit the City’s ability to require, as a condition or in an agreement pursuant to sections 50, 51 or 53 of the Planning Act, local services related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the Owner, or local services to be installed or paid for by the Owner as a condition of approval under section 53 of the Planning Act.

### **3. Rules for Calculation and Collection of Development Charges**

- 3.1 The Development Charges set out in Schedule “B” to this By-law shall be imposed on Residential uses of lands, buildings, or structures, including Residential uses Accessory to a Non-Residential use and, in the case of a mixed-use building or structure, according to the type of Residential use, and calculated with respect to each of the services according to the type of Residential use.



- 3.2 Notwithstanding section 3.1, residential Duplex and Triplex buildings developed on lands within that part of Oshawa, where zoning permits a Single Detached Dwelling, will be subject to the charge for a single detached dwelling unit.
- 3.3 The development charges imposed on a Retirement Residence unit shall be payable at the rate applicable to an apartment of one bedroom or smaller.
- 3.4 The Development Charges set out in Schedule “B” to this By-law shall be imposed on Non-Residential uses of lands, buildings, or structures and, in the case of a mixed used building or structure, on the Non-Residential uses in the mixed-use building or structure, calculated with respect to each of the services according to the Gross Floor Area of the Non-Residential use.
- 3.5 Schedule “C” to this By-law prescribes the rules for determining whether a Development Charge is payable in any particular case and for determining the amount of the Development Charge.
- 3.6 Non-Residential Development Charges shall be adjusted on the 1st day of January, 2020, and then semi-annually on January 1 and July 1 each year, commencing the 1st day of January, 2021, by the Statistics Canada Quarterly “Capital Expenditure Price Statistics (cat. 62-007-X)”, published each year or such other equivalent publication or as otherwise prescribed by regulation pursuant to the Act.
  - 3.6.1 Residential Development Charges found in Schedule “B” shall be adjusted semi- annually on January 1 and July 1 each year, by the prescribed Statistics Canada Quarterly “Capital Expenditure Price Statistics”, published each year or such other equivalent publication or as otherwise prescribed by regulation pursuant to the Act.
- 3.7 Development Charges shall be payable by cash or by certified cheque in Canadian funds.
- 3.8 If a Development does not require a building permit pursuant to the Building Code Act but does require one or more of the other actions described in section 2.3 of this By- law, then the Development Charge will nonetheless be payable in respect of such Development.



#### **4. Credits and Prepayments**

4.1 Notwithstanding any other provision of this By-law, where a Development involves

- a. the demolition of buildings or structures that have been in existence for a minimum of five (5) years pursuant to a demolition permit issued pursuant to the Building Code Act within the sixty (60) month period preceding the issuance of a building permit pursuant to the Building Code Act respecting the Development; or
- b. the conversion of all or part of a building or structure that has been in existence for a minimum of five (5) years from one principal use to another principal use on the same land

the Development Charge otherwise payable with respect to such Development shall be reduced by the following amounts:

- c. in the case of a Residential building or structure, or the Residential uses in a mixed-use building or structure, an amount calculated by multiplying the applicable Development Charge set out in Schedules “B” to this By-law by the number representing the type of Dwelling Units that have been or will be demolished or converted to another principal use; and
- d. in the case of a Non-Residential building or structure, or the Non-Residential uses in a mixed-use building or structure, an amount calculated by multiplying the applicable Development Charge set out in Schedules “B” to this By-law by the Gross Floor Area that has been or will be demolished or converted to another principal use

provided that such amounts shall not exceed, in total, the amount of the Development Charge otherwise payable with respect to such Development.

- 4.1.1 Notwithstanding any other provision of this By-law, where a demolition permit for a building or structure is issued on or after July 1, 2019, no credit will be given for the demolition if the building or structure was exempt from the payment of development charges on account of being Development on that part of lands used solely for the purposes of a “religious organization” as defined in subsection 1(1) of the Religious Organizations’ Lands Act, R.S.O.



1990, c. R.23 or on account of being Development by, on behalf of, or on lands owned by and used for the purposes of a Board of Education.

- 4.2 For the purpose of section 4.1(a) of this By-law, the issuance of the demolition permit and the actual demolition to the satisfaction of the Chief Building Official may post date the issuance of the building permit by no more than twenty-four (24) months.
- 4.3 Notwithstanding section 3.6 of this By-law, where, in respect of a Development,
- a. all requirements for the issuance of a building permit under subsection 8(2) of the Building Code Act have been satisfied before the date of an adjustment of Development Charges pursuant to section 3.6 of this By-law; and
  - b. an amount equal to the Development Charge in effect as at the date of payment has been paid before the date of the particular adjustment of Development Charges contemplated by paragraph (a) of this section 4.3

the applicable Development Charge is the amount contemplated by paragraph (b) of this section 4.3.

- 4.4 Where, as demonstrated to the satisfaction of the Chief Building Official, a Capital Levy was paid to the City in respect of a development approval on a Lot and a Development Charge is payable under this By-law as a result of Development on that same Lot, a credit will be provided against the Development Charge to the current Owner of that Lot upon that Owner making a written request to the City's Chief Building Official subject to the following:
- a. the amount of the credit shall be limited to the amount of the Capital Levy paid for services that are being funded under this By-law,
  - b. no credit for payment of a Capital Levy was previously provided to any person in respect of any Development on that same Lot, whether heretofore or hereafter occurring,
  - c. this credit shall not operate to reduce a Development Charge to less than zero, and



- d. no credit shall be given for any interest on or indexing of the Capital Levy paid;

however, notwithstanding subsections (a) through (d) hereof, where, as demonstrated to the satisfaction of the Chief Building Official, a Capital Levy was paid to the City in respect of a development approval on a Lot and a Development Charge in relation to a Single Detached Dwelling is payable under this By-law as a result of Development on that same Lot, no Development Charge shall be payable subject to the following:

- a. no credit for payment of a Capital Levy was previously provided to any person in respect of any Development on that same Lot, whether heretofore or hereafter occurring,
- b. this credit shall not operate to reduce a Development Charge to less than zero,
- c. no credit shall be given for any interest on or indexing of the Capital Levy paid, and
- d. the credit contemplated under this section 4.4 shall only be applied to the first sixteen (16) Lots that comply with the criteria prescribed by this section 4.4.

## **5. Front Ending Agreements**

- 5.1 The City may enter into front-ending agreements with Owners in accordance with the provisions of the Act.

## **6. Miscellaneous**

- 6.1 All complaints pursuant to section 20 of the Act or section 257.85 of the Education Act, R.S.O. 1990, c. E.2 shall be heard by City Council sitting in Committee of the Whole. The City Council shall conduct hearings in accordance with the provisions of the Statutory Powers Procedure Act, R.S.O. 1990, c. S.22 and other applicable law.
- 6.2 This By-law shall come into force and take effect on July 1, 2024.



6.3 This By-law may be cited as the “Development Charges By-law”.

6.4 By-law 60-2019 is hereby repealed on July 1, 2024.

By-law passed this twenty-fourth day of June, 2024.

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Mayor Carter

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Municipal Clerk



SCHEDULE "A" TO BY-LAW  
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

**City-Wide Services**

1. Parks and Recreation Services



## SCHEDULE "B" TO BY-LAW SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL					Non-Residential			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Industrial (per sq.ft. of Total Floor Area)	Industrial (per sq.m. of Total Floor Area)	Non-Industrial (per sq.ft. of Total Floor Area)	Non-Industrial (per sq.m. of Total Floor Area)
<b>City-Wide Service:</b>									
Parks and Recreation Services	14,649	10,938	9,210	5,783	4,730	0.73	7.86	1.95	20.99
<b>Total City-Wide Service</b>	<b>\$14,649</b>	<b>\$10,938</b>	<b>\$9,210</b>	<b>\$5,783</b>	<b>\$4,730</b>	<b>\$0.73</b>	<b>\$7.86</b>	<b>\$1.95</b>	<b>\$31.48</b>



**SCHEDULE “C” TO BY-LAW**  
**Rules for Application of the Development Charges By-law**

1. Where a Development is proposed which requires any of the actions set out in section 2.3 of this By-law, the rules in this Schedule shall be applied to determine the application of this By-law. These rules apply to all Development.
2. The Development must be reviewed to determine whether it is exempt in whole or in part pursuant to one or more provisions of this By-law.
  - 2.1 Notwithstanding rule 2, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Section 2 shall be calculated based on the rates set out in Schedule “B” on the date of the planning application, including interest. Where both planning applications apply, Development Charges shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application, the Development Charges shall be calculated based on the rate in effect on the date of the Site Plan or Zoning By-law Amendment application, including interest.
3. The Development must be reviewed to determine whether it qualifies for the phasing of Development Charges in accordance with sections the Development Charges Act.
4. Subject to rule 3, the amount in Schedule “B”, must be examined to determine the effect of any indexing which has occurred pursuant to section 3.6 of this By-law. The amount to apply must reflect any such indexing.
5. The amount in Schedule “B” does not need to be adjusted in accordance with paragraph 5 (1) 6 of the Act because the Study has taken those considerations into account in determining the amount in Schedule “B”.
6. The Development must be classified as Residential, Non-Residential, or mixed-use Development.
7. For Residential Development, the total number and type of Dwelling Units set out in Schedule “B” must be determined. The rates as shown in Schedule “B”



(adjusted, if applicable, in accordance with rules 3 or 4) are then applied to the number of Dwelling Units contemplated by the Development to determine the total amount of Residential Development Charges payable.

8. For Non-Residential Development, the Gross Floor Area of the Development must be determined. The rates as shown in Schedule “B” (adjusted, if applicable, in accordance with rules 3 or 4) are then applied to the Gross Floor Area contemplated by the Development to determine the total amount of Non-Residential Development Charges payable.
9. For mixed Residential and Non-Residential Development, Development Charges are determined by applying each of rules 7 and 8 to each part of the Development comprising, respectively, Residential Development and Non-Residential Development.
10. The Development must be examined to determine whether any credits contemplated by article 4 of this By-law. If so, such credits are applied against the total Development Charges payable pursuant to rules 7, 8 or 9, as applicable.
11. Subject to the provisions of the Act, the City may enter into an agreement to permit an Owner to perform work that relates to a service to which this By-law relates. In such circumstances, the City shall give the Owner a credit toward the Development Charge subject to the provisions of the Act.
12. A Development Charge shall be paid on or before the date that a building permit is issued pursuant to the Building Code Act in relation to a building or structure on land to which a Development Charge applies. No building permit shall be issued until the Development Charge is paid. Where the Development Charge is payable pursuant to section 3.8 of this By-law, the Development Charge must be paid prior to the completion of the applicable action, or actions referenced in section 2.3 of this By-law. For this purpose, the date of completion of the approvals contemplated by paragraphs 2.3(d) and 2.3(f) of this By-law shall be the date on which all agreements imposed as a condition to an approval pursuant to subsection 51(26) of the Planning Act have been duly executed by all parties to such agreements.
  - 12.1 Notwithstanding rule 12, development charges for rental housing and institutional developments are due and payable in 6 installments



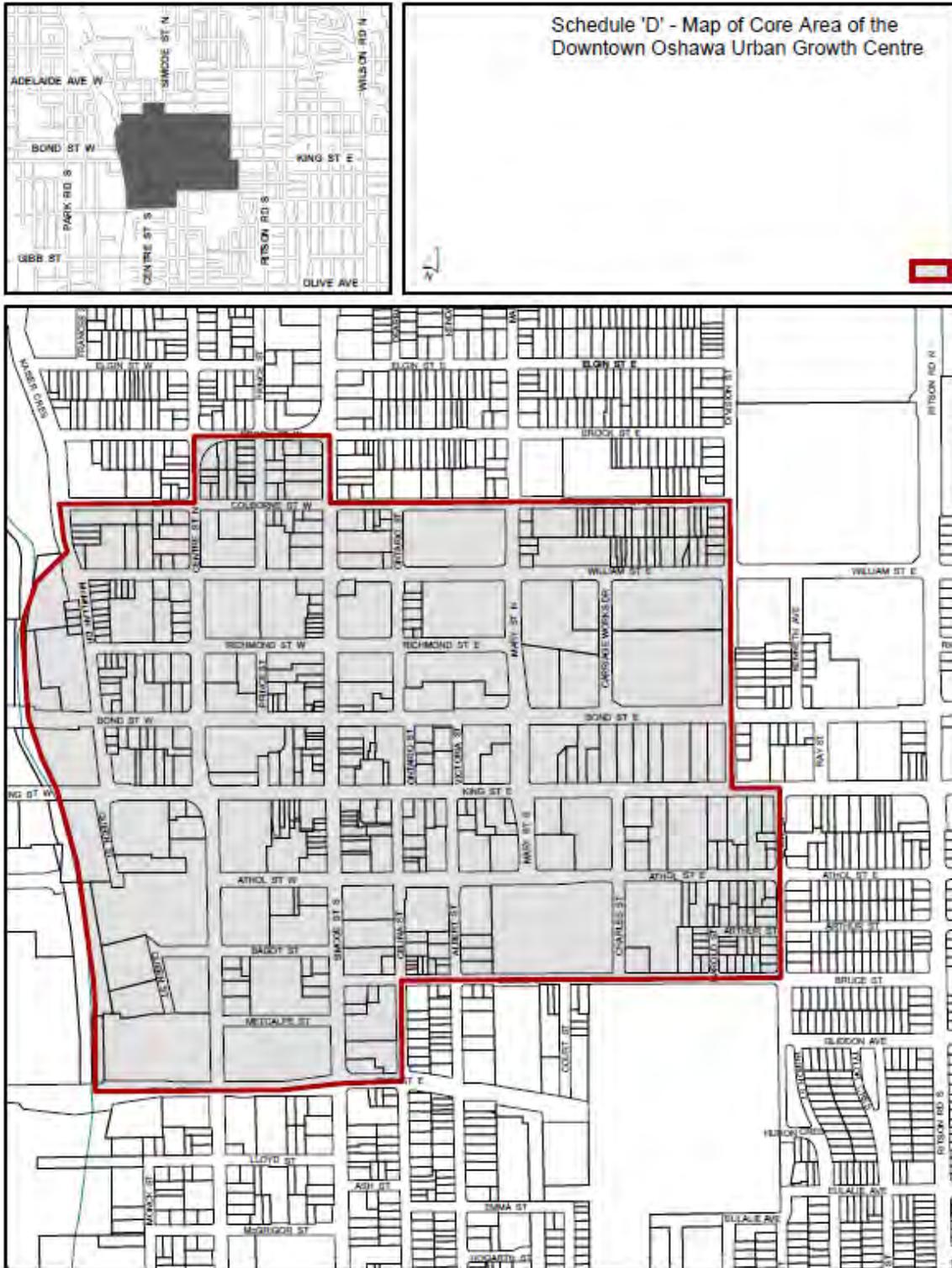
commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

13. If any or all of a Development Charge remains unpaid after it has become payable, the amount unpaid shall be added to the tax roll for the land which was the subject of the Development and shall be collected in the same manner as taxes.
14. The City's Treasurer shall collect all Development Charges imposed by this By-law when those Development Charges are due and payable, together with all development charges payable upon the issuance of a building permit imposed in accordance with any development charge by-law passed by the Regional Municipality of Durham, and by any Board of Education.
15. Where a complaint results in a refund or when the City has determined that a refund is due, the City's Treasurer shall calculate the amount of any overpayment to be refunded to any Owner who made the payment, and the refund shall be paid with interest to be calculated from the date on which the overpayment was collected to the date on which the refund is paid.
16. The interest rate to be used for any refund shall be the Bank of Canada rate in effect on the later of the date that this By-law comes into force, or the date of the most recent quarterly adjustment as set out in rule 17.
17. For the purpose of determining the quarterly adjustments contemplated by rule 16, the Bank of Canada interest rate in effect on the date that this By-law comes into force shall be adjusted on the first day of January, 2025 to the rate established by the Bank of Canada on that date, and shall be adjusted quarterly thereafter on the first business day of each of April, July, October and January, to the rate established by the Bank of Canada on the day of the adjustment.
18. Interest for the purposes of rule 2.2, 12.1 and 12.2 shall be determined as prescribed in the Development Charges Act, as amended from time to time.



# SCHEDULE "D" TO BY-LAW

## Map of Core Area of the Downtown Oshawa Urban Growth Centre





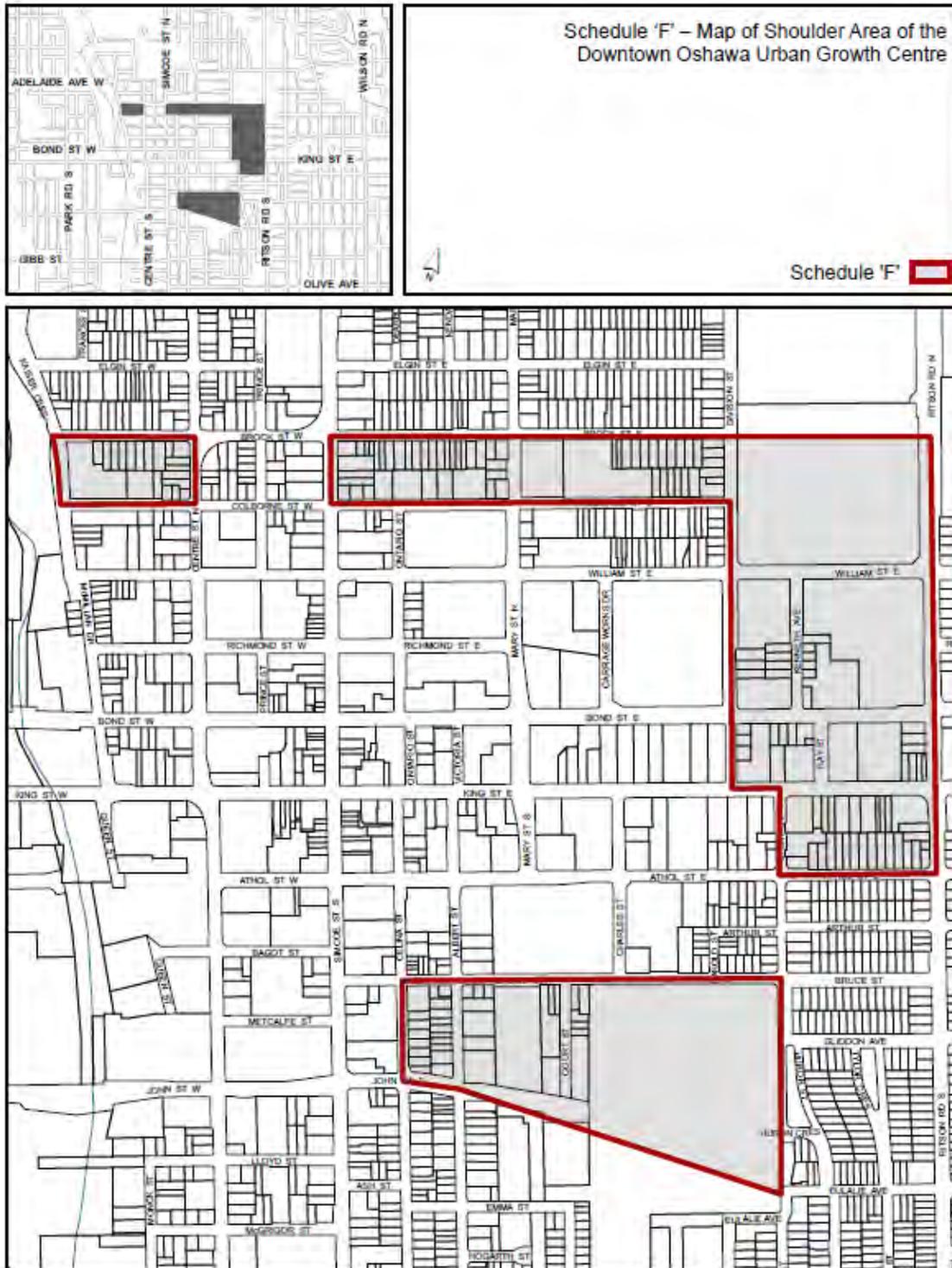
# SCHEDULE "E" TO BY-LAW Map of King Street/Thornton Road Intensification Area





# SCHEDULE "F" TO BY-LAW

## Map of Shoulder Area of the Downtown Oshawa Urban Growth Centre





# Appendix J

## Proposed D.C. By-law – Library Services



## THE CORPORATION OF THE CITY OF OSHAWA

### BY-LAW NUMBER 2024-\_\_\_\_

#### **BEING A BY-LAW to establish development charges for the Corporation of the City of Oshawa Library Services**

**WHEREAS** the Corporation of the City of Oshawa currently has and will continue to experience growth through development and redevelopment; and

**WHEREAS** development and redevelopment require the provision of physical and social services by the Corporation of the City of Oshawa; and

**WHEREAS** the *Development Charges Act*, 1997, S.O. 1997, c. 27 (the “Act”) authorizes the Council of a municipality to pass by laws for the imposition of development charges against land; and

**WHEREAS** Council desires to ensure that the capital cost of meeting development related demands for, or the burden on, City services does not place an undue financial burden on the City, or its taxpayers and that new development contributes no more than the net capital cost attributable to providing the historic level of services and meeting the requirements of s. 5(1) of the Act; and

**WHEREAS** the City has undertaken a study of, among other matters, the matters set out in s. 10 of the Act and s. 8 of O. Reg. 82/98, including services, service levels, expected development, development related facilities and the costs thereof; and

**WHEREAS** at its meeting on May 24, 2024, Council directed that a public meeting pursuant to s. 12 of the Act be held; and

**WHEREAS** The “City of Oshawa 2024 Development Charge Background Study” dated April 25, 2024 prepared by Watson and Associates Economists Ltd. and the proposed development charge by-law were posted to the City’s website at least sixty days prior to the passage of the development charges bylaw, made available to the public at least two weeks prior to the public meeting and Council gave at least twenty days’ notice to the public in accordance with s. 12 of O. Reg. 82/98; and



**WHEREAS** a public meeting pursuant to s. 12 of the Act was held on May 24, 2024, and Council heard and received comments and representations from all persons who requested to be heard.

**NOW THEREFORE** the Council of the Corporation of the City of Oshawa hereby enacts as follows:

## **1. INTERPRETATION**

1.1 In this By law, where words appear with their first letter capitalized, the words are intended to have the meanings set out for them in the lettered paragraphs of this Section:

- a) “Accessory” means a building, structure, or use which is commonly incidental, subordinate, or secondary and exclusively devoted to the main building or structure, or the main, principal, or primary use. It is located on the same lot as the main building or structure, or the main, principal, or primary use,
- b) “Accessory Residential Building” shall mean a detached building not used for human habitation except in the case of a building accessory to a single detached dwelling, semi-detached dwelling, semi-detached building, duplex, or street townhouse dwelling that contains a lawful accessory apartment, that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and is exclusively devoted to a principal use, building or structure;
- c) “Act” means the Development Charges Act, 1997, S.O. 1997, c. 27;
- d) “Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- e) “Agricultural” is in reference to use, means land, buildings or structures used, designed, or intended to be used solely for an “agricultural operation” as that term is defined in section 1 of the Farming and Food Production Protection Act, 1998, S.O. 1998, c. 1;



- f) "Ancillary Residential Use" means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse dwelling;
- g) "Apartment Dwelling Unit" means any Dwelling Unit which is not a Single Detached Dwelling, a Semi-Detached Dwelling, a Dwelling Unit within a Townhouse, or either of the two Dwelling Units comprising a Duplex and includes a Stacked Townhouse unit;
- h) "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- i) "Back-to-Back Townhouse" means each of two Townhouses that shares a common rear wall with the other for at least 50% of its width;
- j) "Bed and Breakfast Establishment" means a Single Detached Dwelling in which not more than three (3) Bedrooms are made available for the temporary accommodation of travellers, to whom meals may be furnished, but does not include a Hotel or a Lodging House;
- k) "Bedroom" means a habitable room used or capable of use for sleeping accommodation, including a den, study, or other similar area, but excluding a living room, dining room, kitchen, family room, utility room, recreational room, bathroom, sunroom, or porch;
- l) "Board of Education" has the same meaning as the term "board" defined in the Education Act;
- m) "Building Code Act" means the Building Code Act, 1992, S.O. 1992, c. 23;
- n) "By-law" means this By-law, including its recitals and schedules and all future amendments including successor By-laws;
- o) "City" means The Corporation of the City of Oshawa;
- p) "Capital Levy" means a City fee or charge levied or required to be paid prior to November 22, 1991 as a result of development approval, including land division, for arterial and collector roads, recreation and



parks facilities and watercourse improvements, but excluding payments collected by the City in consideration of “best efforts” clauses or other agreements to collect and remit monies in partial or full payment for front-ending the payment for the installation of City services or facilities;

- q) “Commercial” is in reference to use, means land, buildings or structures of any kind whatsoever used, designed, or intended to be used for a non-residential use other than an Agricultural use or an Industrial use;
- r) “Correctional Group Home” means a Group Home containing one or more persons who have been placed on probation, released on parole, admitted for correctional purposes, or found to be not criminally responsible for a crime by virtue of mental incapacity;
- s) “Crisis Care Residence” means an establishment that provides a means of immediate, temporary accommodation and assistance for a short-term period, which is generally less than one week for the majority of the residents and includes a hostel;
- t) “Development” means:
  - i. any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 2.3 of this By-law;
  - ii. the redevelopment of land; or
  - iii. the redevelopment, expansion, extension, or alteration, or any two or more of them, of a use, building or structure;
- u) “Development Charge” means a charge imposed by this By-law;
- v) “Duplex” means the whole of a building, which was not originally constructed as a Single Detached Dwelling, that consists of two Dwelling Units, one of which has at least 50% of its Gross Floor Area located wholly or partially above the other and each of which has an independent entrance either directly from the outside or through a common vestibule or hallway;



- w) “Dwelling Unit” means unit consisting of one or more rooms, which contains toilet and cooking facilities, and which is designed for use as a single housekeeping establishment. Notwithstanding the foregoing, a suite with a bedroom and bathroom but not a kitchen within a Long-Term Care Facility or Retirement home shall be considered a Dwelling Unit for purposes of calculating density;
- x) “Education Act” means the Education Act, R.S.O. 1990, c. E.2;
- y) “Gross Floor Area” means:
- i. for a Residential Development, the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of Party Walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls; and
  - ii. for a Non-Residential Development, the total floor area of all floors, whether above or below grade, measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of Party Walls and, without limitation, includes
    - (A) cellars
    - (B) basements
    - (C) corridors
    - (D) lobbies
    - (E) half-storeys
    - (F) mezzanines and
    - (G) areas occupied by interior walls or partitions
- but does not include
- (A) elevator shafts
  - (B) stairwells
  - (C) roof areas
  - (D) crawl spaces
  - (E) indoor refuse storage or collection areas
  - (F) mechanical or electrical rooms or



- (G) areas used for parking or loading, whether in the main building or an Accessory building.
- z) “Group Home” means a Dwelling Unit housing three (3) to ten (10) persons, exclusive of staff, who, by reason of their emotional, mental, social, or physical condition or legal status require a group living arrangement for their well-being, and who live under responsible supervision, with the group home licensed or approved for funding under Provincial statutes;
- aa) “Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;
- bb) “Hospital” has the same meaning as the term, “hospital” defined in section 1 of the Public Hospitals Act, R.S.O. 1990, c. P.40;
- cc) “Hotel” means a building or part of a building or group of buildings mainly used for the purpose of catering to the needs of the travelling public by furnishing sleeping accommodation and includes a motel or motor hotel but does not include a Bed and Breakfast Establishment or a Lodging House;
- dd) “Industrial” is in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for or in connection with,
- a) manufacturing, producing, processing, storing, or distributing something,
  - b) research or development in connection with manufacturing, producing, or processing something,
  - c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,



- d) office or administrative purposes, if they are,
  - i. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
  - ii. in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
- ee) “Institutional development” means development of a building or structure intended for use:
  - a. as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
  - b. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010, S.O. 2010, c. 11;
  - c. by any institution of the following post-secondary institutions for the objects of the institution:
    - i. a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
    - ii. a college or university federated or affiliated with a university described in subclause (i); or
    - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
  - d. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - e. as a hospice to provide end of life care;
- ff) “Live-work Unit” means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;



- gg) “Local Board” has the same meaning as the term, “local board”, defined in the Act;
- hh) “Local Services” means those services, facilities or things which are under the jurisdiction of the City and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;
- ii) “Lodging House” means a building or part of a building, containing Lodging Units, which does not appear to function as a Dwelling Unit, although one may be included with the Lodging Units. It includes, without limitation, a rooming house and a boarding house, a fraternity house, a sorority house, a student residence, and an apartment hotel. It does not include a Hotel, a Crisis Care Residence, a Group Home, a Correctional Group Home, a Bed and Breakfast Establishment, a Long-term Care Home, or a Retirement Residence.
- jj) “Lodging Unit” means one or more rooms within a building used or designed to be used for sleeping accommodations, each of which may contain cooking or washroom facilities, but not both.
- kk) “Long-term Care Home” means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- ll) “Lot” means a parcel of land which is
- i. shown as a lot or block on a registered plan of subdivision; or
  - ii. described in a single transfer/deed of land of legal effect registered in the Land Registry Office or the Land Titles Office for the Land Registry Division of Durham;
- mm) “Medical Clinic” means that a building or part of a building in which no less than one thousand four hundred and eighty-six square metres (1,486 m<sup>2</sup>) of Gross Floor Area is used by physicians, surgeons, dentists, drugless practitioners or any other health care professionals, their staff,



and their patients, for the purpose of consultation, diagnosis or treatment of humans and may include medical laboratories or an ancillary pharmacy;

- nn) “Non-profit housing development”, for the purposes of rule 12.2 in Schedule “C”, means development of a building or structure intended for use as residential premises by:
- i. a corporation without share capital to which the Corporations Act, R.S.O. 1990, c. C.38 applies, that is in good standing under that Act and whose primary objective is to provide housing;
  - ii. a corporation without share capital to which the Canada Not-for-profit Corporations Act, S.C. 2009, c. 23 applies, that is in good standing under that Act and whose primary objective is to provide housing; or
  - iii. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, R.S.O. 1990, c. C.35.
- oo) “Non-profit Institution” means
- i. a “registered charity” as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;
  - ii. a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40; or
  - iii. a “place of worship” that is used primarily for worship and is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31;
- pp) “Non-Residential” in reference to use, means land, buildings or structures of any kind whatsoever used, designed, or intended to be used for other than a Residential use.
- qq) “Office” means a building or part of a building in which one or more persons are employed in the management, direction and conducting of a



business, agency, brokerage or a labour or fraternal organization or in which professionally qualified persons and their staff provide services to clients or patients but does not include any part of a building in which goods, wares, merchandise, foodstuffs or farm produce or other substances, articles or things are displayed, stored, or offered for wholesale or retail sale or rental;

- rr) “Oshawa” means the geographical area under the jurisdiction of the City;
- ss) “Other Multiple Dwellings” means all residential dwellings other than a Single-detached Dwelling, Semi-detached Dwelling, Apartment Dwelling, and Lodging Unit, and includes the portion of a Live-Work Unit intended to be used exclusively for living accommodations for one or more individuals;
- tt) “Owner” means the legal or equitable owner of land;
- uu) “Party Wall” means a wall jointly owned and used by two parties under an easement agreement or by right in law and erected at or upon a line separating two parcels of land each of which may be lawfully transferred or conveyed in accordance with the provisions of the Planning Act;
- vv) "Place of worship" means that part of a building or structure used for worship and that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31, as amended, and does not include portions of buildings used for any commercial or other institutional uses, including, but not limited to, daycare facilities, private schools, and entertainment facilities, or for residential purposes;
- ww) “Planning Act” means the Planning Act, R.S.O. 1990, c. P.13;
- xx) "Redevelopment" means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;



- yy) “Rental housing” is for the purposes of rule 12.1 in Schedule “C”, means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- zz) “Residential” in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for one or more individuals as living accommodations or combined live/work accommodations;
- aaa) “Retirement Residence” means a residential building or the residential portion of a mixed-use building which provides accommodation for persons of retirement age, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full culinary facilities and a separate entrance from a common hall;
- bbb) “Retirement Residence Unit” means a unit within a Retirement Residence;
- ccc) “Rowhouse Dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- ddd) “Semi-Detached Dwelling” means a Residential building originally constructed so as to consist entirely of two Dwelling Units, attached by vertical walls, each having a separate entrance from the exterior;
- eee) “Single Detached Dwelling” means a Residential building which is separate and detached from other buildings or structures and which contains only a Dwelling Unit but does not include a mobile home;
- fff) “Stacked Townhouse” means each of two (2) Townhouses that is attached horizontally to the other Townhouse, two (2) or more Townhouses high;



- ggg) “Street Townhouse Building” means a Townhouse for which each Dwelling Unit within the Townhouse abuts and has its own driveway access to an improved street.
  - hhh) “Temporary” in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for a period not exceeding three (3) years; and
  - iii) “Townhouse” means a building divided vertically into at least three Dwelling Units, attached by common walls at least six metres (6.0m) in length and at least one storey in height, in addition to any basement, with each Dwelling Unit having a separate entrance from the outside other than a Stacked Townhouse.
  - jjj) “Triplex” means a building containing 3 Apartment Dwelling Units.
- 1.2 The captions, article and sections names and numbers appearing in this By-law are for convenience of reference only and have no effect on its interpretation. This By- law is to be read with all changes of gender and number required by the context.
- 1.3 If any section, subsection, paragraph, clause, sub-clause, item or any of the words contained in this By-law are held wholly or partially illegal, invalid or unenforceable by any court or tribunal of competent jurisdiction, the remainder of this By-law shall not be affected by the judicial holding, but shall remain in full force and effect.
- 1.4 Each reference to Provincial legislation in this By-law is a reference to the most current version of that Provincial legislation and, in every case, includes all applicable amendments to the legislation, including successor legislation.
- 2. APPLICATION OF BY-LAW RULES**
- 2.1 Development Charges shall be payable in the amounts set out in this by-law where:
- 2.2 All Development in Oshawa, unless expressly excluded or exempted in this By-law, is deemed to increase the need for the service set out in Schedule “A” to this By law.



- 2.3 Subject to the provisions of this By-law, Development Charges shall be imposed against all Development which requires any of the following:
- a. the passing of a zoning by-law, or an amendment to a zoning by-law under section 34 of the Planning Act;
  - b. the approval of a minor variance under section 45 of the Planning Act which involves a change in use, intensification of use or expansion of use;
  - c. a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
  - d. the approval of a plan of subdivision under section 51 of the Planning Act;
  - e. a consent under section 53 of the Planning Act;
  - f. the approval of a description under section 9 of the Condominium Act, 1998, S.O. 1998, c. 19; or
  - g. the issuing of a permit under the Building Code Act in relation to a building or structure.
- 2.4 No Development Charge shall be imposed where the only effect of an action mentioned in section 2.3 of this By-law is to permit the
- a. an enlargement to an existing dwelling unit;
  - b. A second residential unit in an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached dwelling, semi-detached dwelling or rowhouse dwelling cumulatively contain no more than one residential unit;
  - c. A third residential unit in an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;



- d. One residential unit in a building or structure ancillary to an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land, if the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains no more than two residential units and no other building or structure ancillary to the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;
- e. A second residential unit in a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling cumulatively will contain no more than one residential unit;
- f. A third residential unit in a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;
- g. One residential unit in a building or structure ancillary to a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land, if the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains no more than two residential units and no other building or structure ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units; or
- h. In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.
- i. Notwithstanding the above, Development Charges shall be imposed, if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing or proposed new single detached dwelling unit
- j. Notwithstanding the above, Development Charges shall be imposed, if the additional Dwelling Unit has a gross floor area greater than:



- i. in the case of a semi-detached or rowhouse dwelling, the gross floor area of the existing or proposed new dwelling unit; and
- ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

## 2.5 Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

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

## 2.6 No Development Charge shall be imposed with respect to any Development:

- a. by, on behalf of, or on lands owned by and used for the purposes of a municipality, a Local Board, or a Board of Education;
- b. on lands wholly within that part of Oshawa partially known as the Core Area of the Downtown Oshawa Urban Growth Centre and as depicted in Schedule “D” to this By-law;
- c. on that part of lands used solely for the purposes of
  - i. a Non-Profit Institution;
  - ii. a Hospital; or
  - iii. a Long-term Home;
- d. respecting a new Industrial building or structure or the enlargement of an existing Industrial building or structure;
- e. respecting a Temporary building or structure;
- f. respecting an Agricultural building or structure;
- g. respecting an Apartment Dwelling Unit on lands within that part of King Street/Thornton Road Intensification Area shown as the shaded portion on the maps in Schedule “E” to this By-law;



- h. respecting a Townhouse Dwelling other than a Street Townhouse Building on lands within that part of King Street/Thornton Road Intensification Area shown as the shaded portion on the maps in Schedule “E” to this By-law; or
  - i. respecting an Apartment Dwelling Unit or a Townhouse Dwelling Unit, except back-to-back Townhouses, on lands within that part of the Shoulder Area of the Downtown Oshawa Urban Growth Centre as shown as the shaded portion of the map in Schedule “F” to this By-law.
- 2.7 The Development Charge imposed with respect to that part of a building used solely for the purposes of a Medical Clinic shall be equal to 50% of the Commercial Development Charge.
- 2.8 No more than one Development Charge for each service designated in Schedule “A” to this By-law shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the actions described in section 2.3 of this By-law are required before the lands, buildings, or structures can be developed for a single Development. However, nothing in this section prevents the imposition of a Development Charge in respect of subsequent Development.
- 2.9 This By-law does not limit the City’s ability to require, as a condition or in an agreement pursuant to sections 50, 51 or 53 of the Planning Act, local services related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the Owner, or local services to be installed or paid for by the Owner as a condition of approval under section 53 of the Planning Act.

### **3. Rules for Calculation and Collection of Development Charges**

- 3.1 The Development Charges set out in Schedule “B” to this By-law shall be imposed on Residential uses of lands, buildings, or structures, including Residential uses Accessory to a Non-Residential use and, in the case of a mixed-use building or structure, according to the type of Residential use, and calculated with respect to each of the services according to the type of Residential use.



- 3.2 Notwithstanding section 3.1, residential Duplex and Triplex buildings developed on lands within that part of Oshawa, where zoning permits a Single Detached Dwelling, will be subject to the charge for a single detached dwelling unit.
- 3.3 The development charges imposed on a Retirement Residence unit shall be payable at the rate applicable to an apartment of one bedroom or smaller.
- 3.4 The Development Charges set out in Schedule “B” to this By-law shall be imposed on Non-Residential uses of lands, buildings, or structures and, in the case of a mixed used building or structure, on the Non-Residential uses in the mixed-use building or structure, calculated with respect to each of the services according to the Gross Floor Area of the Non-Residential use.
- 3.5 Schedule “C” to this By-law prescribes the rules for determining whether a Development Charge is payable in any particular case and for determining the amount of the Development Charge.
- 3.6 Non-Residential Development Charges shall be adjusted on the 1st day of January, 2020, and then semi-annually on January 1 and July 1 each year, commencing the 1st day of January, 2021, by the Statistics Canada Quarterly “Capital Expenditure Price Statistics (cat. 62-007-X)”, published each year or such other equivalent publication or as otherwise prescribed by regulation pursuant to the Act.
  - 3.6.1 Residential Development Charges found in Schedule “B” shall be adjusted semi- annually on January 1 and July 1 each year, by the prescribed Statistics Canada Quarterly “Capital Expenditure Price Statistics”, published each year or such other equivalent publication or as otherwise prescribed by regulation pursuant to the Act.
- 3.7 Development Charges shall be payable by cash or by certified cheque in Canadian funds.
- 3.8 If a Development does not require a building permit pursuant to the Building Code Act but does require one or more of the other actions described in section 2.3 of this By- law, then the Development Charge will nonetheless be payable in respect of such Development.



## 4. Credits and Prepayments

4.1 Notwithstanding any other provision of this By-law, where a Development involves

- a. the demolition of buildings or structures that have been in existence for a minimum of five (5) years pursuant to a demolition permit issued pursuant to the Building Code Act within the sixty (60) month period preceding the issuance of a building permit pursuant to the Building Code Act respecting the Development; or
- b. the conversion of all or part of a building or structure that has been in existence for a minimum of five (5) years from one principal use to another principal use on the same land

the Development Charge otherwise payable with respect to such Development shall be reduced by the following amounts:

- c. in the case of a Residential building or structure, or the Residential uses in a mixed-use building or structure, an amount calculated by multiplying the applicable Development Charge set out in Schedules “B” to this By-law by the number representing the type of Dwelling Units that have been or will be demolished or converted to another principal use; and
- d. in the case of a Non-Residential building or structure, or the Non-Residential uses in a mixed-use building or structure, an amount calculated by multiplying the applicable Development Charge set out in Schedules “B” to this By-law by the Gross Floor Area that has been or will be demolished or converted to another principal use

provided that such amounts shall not exceed, in total, the amount of the Development Charge otherwise payable with respect to such Development.

- 4.1.1 Notwithstanding any other provision of this By-law, where a demolition permit for a building or structure is issued on or after July 1, 2019, no credit will be given for the demolition if the building or structure was exempt from the payment of development charges on account of being Development on that part of lands used solely for the purposes of a “religious organization” as defined in subsection 1(1) of the Religious Organizations’ Lands Act, R.S.O.



1990, c. R.23 or on account of being Development by, on behalf of, or on lands owned by and used for the purposes of a Board of Education.

- 4.2 For the purpose of section 4.1(a) of this By-law, the issuance of the demolition permit and the actual demolition to the satisfaction of the Chief Building Official may post date the issuance of the building permit by no more than twenty-four (24) months.
- 4.3 Notwithstanding section 3.6 of this By-law, where, in respect of a Development,
- a. all requirements for the issuance of a building permit under subsection 8(2) of the Building Code Act have been satisfied before the date of an adjustment of Development Charges pursuant to section 3.6 of this By-law; and
  - b. an amount equal to the Development Charge in effect as at the date of payment has been paid before the date of the particular adjustment of Development Charges contemplated by paragraph (a) of this section 4.3

the applicable Development Charge is the amount contemplated by paragraph (b) of this section 4.3.

- 4.4 Where, as demonstrated to the satisfaction of the Chief Building Official, a Capital Levy was paid to the City in respect of a development approval on a Lot and a Development Charge is payable under this By-law as a result of Development on that same Lot, a credit will be provided against the Development Charge to the current Owner of that Lot upon that Owner making a written request to the City's Chief Building Official subject to the following:
- a. the amount of the credit shall be limited to the amount of the Capital Levy paid for services that are being funded under this By-law,
  - b. no credit for payment of a Capital Levy was previously provided to any person in respect of any Development on that same Lot, whether heretofore or hereafter occurring,
  - c. this credit shall not operate to reduce a Development Charge to less than zero, and



- d. no credit shall be given for any interest on or indexing of the Capital Levy paid;

however, notwithstanding subsections (a) through (d) hereof, where, as demonstrated to the satisfaction of the Chief Building Official, a Capital Levy was paid to the City in respect of a development approval on a Lot and a Development Charge in relation to a Single Detached Dwelling is payable under this By-law as a result of Development on that same Lot, no Development Charge shall be payable subject to the following:

- a. no credit for payment of a Capital Levy was previously provided to any person in respect of any Development on that same Lot, whether heretofore or hereafter occurring,
- b. this credit shall not operate to reduce a Development Charge to less than zero,
- c. no credit shall be given for any interest on or indexing of the Capital Levy paid, and
- d. the credit contemplated under this section 4.4 shall only be applied to the first sixteen (16) Lots that comply with the criteria prescribed by this section 4.4.

## **5. Front Ending Agreements**

- 5.1 The City may enter into front-ending agreements with Owners in accordance with the provisions of the Act.

## **6. Miscellaneous**

- 6.1 All complaints pursuant to section 20 of the Act or section 257.85 of the Education Act, R.S.O. 1990, c. E.2 shall be heard by City Council sitting in Committee of the Whole. The City Council shall conduct hearings in accordance with the provisions of the Statutory Powers Procedure Act, R.S.O. 1990, c. S.22 and other applicable law.
- 6.2 This By-law shall come into force and take effect on July 1, 2024.



6.3 This By-law may be cited as the “Development Charges By-law”.

6.4 By-law 60-2019 is hereby repealed on July 1, 2024.

By-law passed this twenty-fourth day of June, 2024.

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Mayor Carter

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Municipal Clerk



SCHEDULE "A" TO BY-LAW  
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

**City-Wide Services**

1. Library Services



## SCHEDULE "B" TO BY-LAW SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL					Non-Residential			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Industrial (per sq.ft. of Total Floor Area)	Industrial (per sq.m. of Total Floor Area)	Non-Industrial (per sq.ft. of Total Floor Area)	Non-Industrial (per sq.m. of Total Floor Area)
<b>City-Wide Service:</b>									
Library Services	1,637	1,222	1,029	646	529	0.08	0.86	0.22	2.37
<b>Total City-Wide Service</b>	<b>\$1,637</b>	<b>\$1,222</b>	<b>\$1,029</b>	<b>\$646</b>	<b>\$529</b>	<b>\$0.08</b>	<b>\$0.86</b>	<b>\$0.22</b>	<b>\$33.85</b>



**SCHEDULE “C” TO BY-LAW**  
**Rules for Application of the Development Charges By-law**

1. Where a Development is proposed which requires any of the actions set out in section 2.3 of this By-law, the rules in this Schedule shall be applied to determine the application of this By-law. These rules apply to all Development.
2. The Development must be reviewed to determine whether it is exempt in whole or in part pursuant to one or more provisions of this By-law.
  - 2.1 Notwithstanding rule 2, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Section 2 shall be calculated based on the rates set out in Schedule “B” on the date of the planning application, including interest. Where both planning applications apply, Development Charges shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application, the Development Charges shall be calculated based on the rate in effect on the date of the Site Plan or Zoning By-law Amendment application, including interest.
3. The Development must be reviewed to determine whether it qualifies for the phasing of Development Charges in accordance with sections the Development Charges Act.
4. Subject to rule 3, the amount in Schedule “B”, must be examined to determine the effect of any indexing which has occurred pursuant to section 3.6 of this By-law. The amount to apply must reflect any such indexing.
5. The amount in Schedule “B” does not need to be adjusted in accordance with paragraph 5 (1) 6 of the Act because the Study has taken those considerations into account in determining the amount in Schedule “B”.
6. The Development must be classified as Residential, Non-Residential, or mixed-use Development.
7. For Residential Development, the total number and type of Dwelling Units set out in Schedule “B” must be determined. The rates as shown in Schedule “B”



(adjusted, if applicable, in accordance with rules 3 or 4) are then applied to the number of Dwelling Units contemplated by the Development to determine the total amount of Residential Development Charges payable.

8. For Non-Residential Development, the Gross Floor Area of the Development must be determined. The rates as shown in Schedule “B” (adjusted, if applicable, in accordance with rules 3 or 4) are then applied to the Gross Floor Area contemplated by the Development to determine the total amount of Non-Residential Development Charges payable.
9. For mixed Residential and Non-Residential Development, Development Charges are determined by applying each of rules 7 and 8 to each part of the Development comprising, respectively, Residential Development and Non-Residential Development.
10. The Development must be examined to determine whether any credits contemplated by article 4 of this By-law. If so, such credits are applied against the total Development Charges payable pursuant to rules 7, 8 or 9, as applicable.
11. Subject to the provisions of the Act, the City may enter into an agreement to permit an Owner to perform work that relates to a service to which this By-law relates. In such circumstances, the City shall give the Owner a credit toward the Development Charge subject to the provisions of the Act.
12. A Development Charge shall be paid on or before the date that a building permit is issued pursuant to the Building Code Act in relation to a building or structure on land to which a Development Charge applies. No building permit shall be issued until the Development Charge is paid. Where the Development Charge is payable pursuant to section 3.8 of this By-law, the Development Charge must be paid prior to the completion of the applicable action, or actions referenced in section 2.3 of this By-law. For this purpose, the date of completion of the approvals contemplated by paragraphs 2.3(d) and 2.3(f) of this By-law shall be the date on which all agreements imposed as a condition to an approval pursuant to subsection 51(26) of the Planning Act have been duly executed by all parties to such agreements.
  - 12.1 Notwithstanding rule 12, development charges for rental housing and institutional developments are due and payable in 6 installments



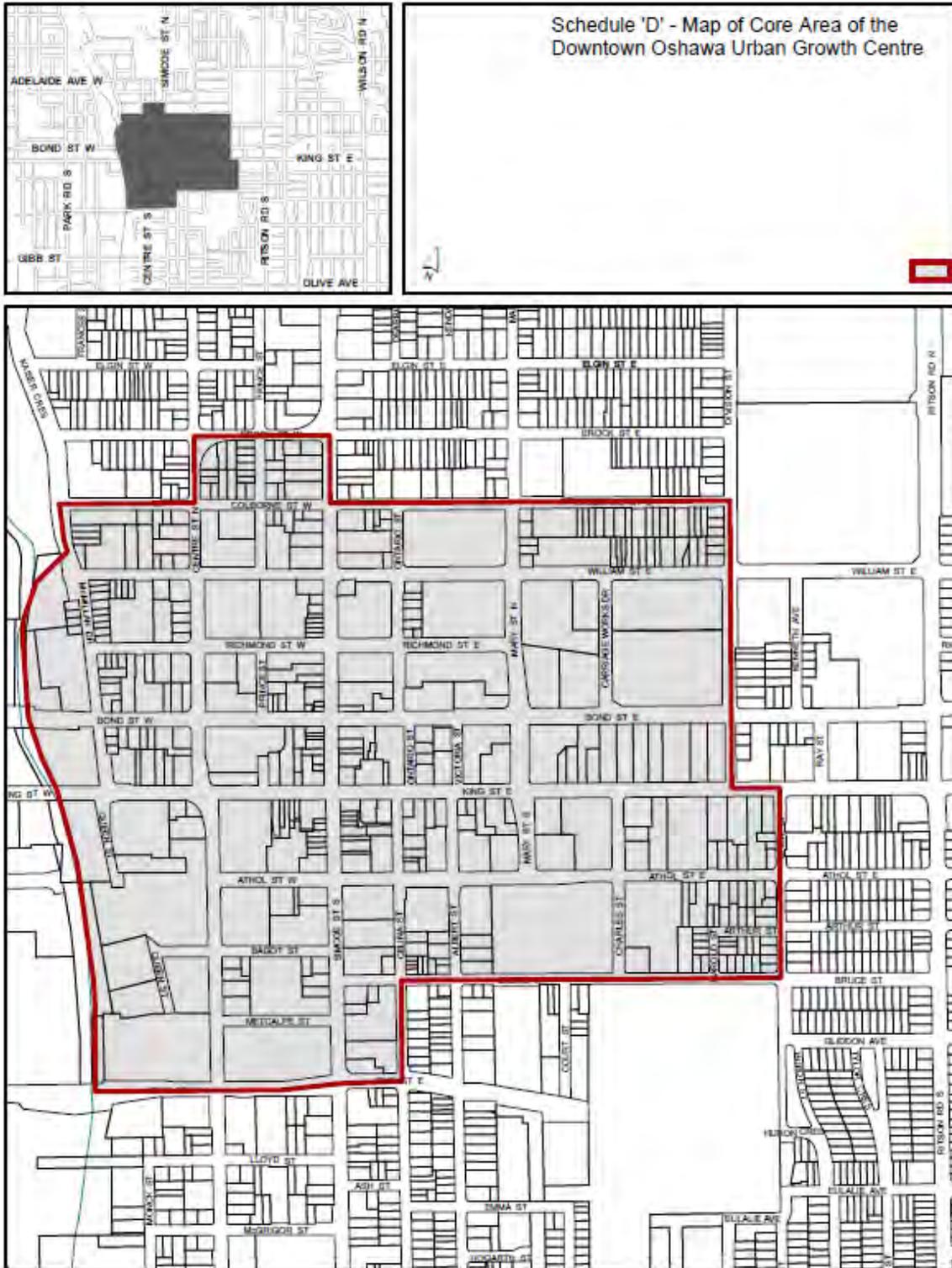
commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

13. If any or all of a Development Charge remains unpaid after it has become payable, the amount unpaid shall be added to the tax roll for the land which was the subject of the Development and shall be collected in the same manner as taxes.
14. The City's Treasurer shall collect all Development Charges imposed by this By-law when those Development Charges are due and payable, together with all development charges payable upon the issuance of a building permit imposed in accordance with any development charge by-law passed by the Regional Municipality of Durham, and by any Board of Education.
15. Where a complaint results in a refund or when the City has determined that a refund is due, the City's Treasurer shall calculate the amount of any overpayment to be refunded to any Owner who made the payment, and the refund shall be paid with interest to be calculated from the date on which the overpayment was collected to the date on which the refund is paid.
16. The interest rate to be used for any refund shall be the Bank of Canada rate in effect on the later of the date that this By-law comes into force, or the date of the most recent quarterly adjustment as set out in rule 17.
17. For the purpose of determining the quarterly adjustments contemplated by rule 16, the Bank of Canada interest rate in effect on the date that this By-law comes into force shall be adjusted on the first day of January, 2025 to the rate established by the Bank of Canada on that date, and shall be adjusted quarterly thereafter on the first business day of each of April, July, October and January, to the rate established by the Bank of Canada on the day of the adjustment.
18. Interest for the purposes of rule 2.2, 12.1 and 12.2 shall be determined as prescribed in the Development Charges Act, as amended from time to time.



# SCHEDULE "D" TO BY-LAW

## Map of Core Area of the Downtown Oshawa Urban Growth Centre





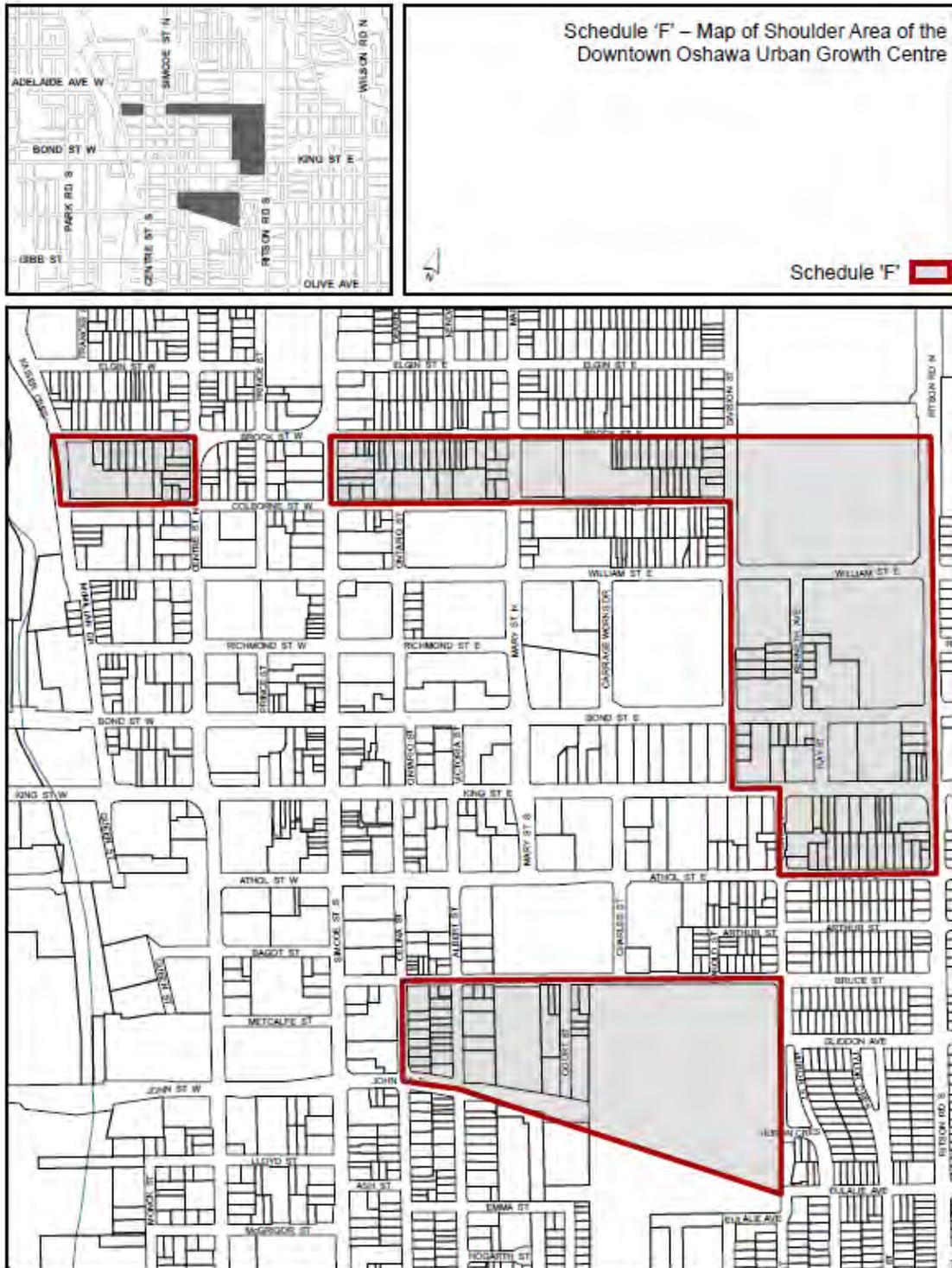
# SCHEDULE "E" TO BY-LAW Map of King Street/Thornton Road Intensification Area





# SCHEDULE "F" TO BY-LAW

## Map of Shoulder Area of the Downtown Oshawa Urban Growth Centre





# Appendix K

## Proposed D.C. By-law – P.O.A. Including By-law Enforcement Services



## THE CORPORATION OF THE CITY OF OSHAWA

### BY-LAW NUMBER 2024-\_\_\_\_

#### **BEING A BY-LAW to establish development charges for the Corporation of the City of Oshawa Provincial Offences Act Including By-law Enforcement**

**WHEREAS** the Corporation of the City of Oshawa currently has and will continue to experience growth through development and redevelopment; and

**WHEREAS** development and redevelopment require the provision of physical and social services by the Corporation of the City of Oshawa; and

**WHEREAS** the *Development Charges Act*, 1997, S.O. 1997, c. 27 (the “Act”) authorizes the Council of a municipality to pass by laws for the imposition of development charges against land; and

**WHEREAS** Council desires to ensure that the capital cost of meeting development related demands for, or the burden on, City services does not place an undue financial burden on the City, or its taxpayers and that new development contributes no more than the net capital cost attributable to providing the historic level of services and meeting the requirements of s. 5(1) of the Act; and

**WHEREAS** the City has undertaken a study of, among other matters, the matters set out in s. 10 of the Act and s. 8 of O. Reg. 82/98, including services, service levels, expected development, development related facilities and the costs thereof; and

**WHEREAS** at its meeting on May 24, 2024, Council directed that a public meeting pursuant to s. 12 of the Act be held; and

**WHEREAS** The “City of Oshawa 2024 Development Charge Background Study” dated April 25, 2024 prepared by Watson and Associates Economists Ltd. and the proposed development charge by-law were posted to the City’s website at least sixty days prior to the passage of the development charges bylaw, made available to the public at least two weeks prior to the public meeting and Council gave at least twenty days’ notice to the public in accordance with s. 12 of O. Reg. 82/98; and



**WHEREAS** a public meeting pursuant to s. 12 of the Act was held on May 24, 2024, and Council heard and received comments and representations from all persons who requested to be heard.

**NOW THEREFORE** the Council of the Corporation of the City of Oshawa hereby enacts as follows:

## **1. INTERPRETATION**

1.1 In this By law, where words appear with their first letter capitalized, the words are intended to have the meanings set out for them in the lettered paragraphs of this Section:

- a) “Accessory” means a building, structure, or use which is commonly incidental, subordinate, or secondary and exclusively devoted to the main building or structure, or the main, principal, or primary use. It is located on the same lot as the main building or structure, or the main, principal, or primary use,
- b) “Accessory Residential Building” shall mean a detached building not used for human habitation except in the case of a building accessory to a single detached dwelling, semi-detached dwelling, semi-detached building, duplex, or street townhouse dwelling that contains a lawful accessory apartment, that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and is exclusively devoted to a principal use, building or structure;
- c) “Act” means the Development Charges Act, 1997, S.O. 1997, c. 27;
- d) “Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- e) “Agricultural” is in reference to use, means land, buildings or structures used, designed, or intended to be used solely for an “agricultural operation” as that term is defined in section 1 of the Farming and Food Production Protection Act, 1998, S.O. 1998, c. 1;



- f) "Ancillary Residential Use" means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse dwelling;
- g) "Apartment Dwelling Unit" means any Dwelling Unit which is not a Single Detached Dwelling, a Semi-Detached Dwelling, a Dwelling Unit within a Townhouse, or either of the two Dwelling Units comprising a Duplex and includes a Stacked Townhouse unit;
- h) "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- i) "Back-to-Back Townhouse" means each of two Townhouses that shares a common rear wall with the other for at least 50% of its width;
- j) "Bed and Breakfast Establishment" means a Single Detached Dwelling in which not more than three (3) Bedrooms are made available for the temporary accommodation of travellers, to whom meals may be furnished, but does not include a Hotel or a Lodging House;
- k) "Bedroom" means a habitable room used or capable of use for sleeping accommodation, including a den, study, or other similar area, but excluding a living room, dining room, kitchen, family room, utility room, recreational room, bathroom, sunroom, or porch;
- l) "Board of Education" has the same meaning as the term "board" defined in the Education Act;
- m) "Building Code Act" means the Building Code Act, 1992, S.O. 1992, c. 23;
- n) "By-law" means this By-law, including its recitals and schedules and all future amendments including successor By-laws;
- o) "City" means The Corporation of the City of Oshawa;
- p) "Capital Levy" means a City fee or charge levied or required to be paid prior to November 22, 1991 as a result of development approval, including land division, for arterial and collector roads, recreation and



parks facilities and watercourse improvements, but excluding payments collected by the City in consideration of “best efforts” clauses or other agreements to collect and remit monies in partial or full payment for front-ending the payment for the installation of City services or facilities;

- q) “Commercial” is in reference to use, means land, buildings or structures of any kind whatsoever used, designed, or intended to be used for a non-residential use other than an Agricultural use or an Industrial use;
- r) “Correctional Group Home” means a Group Home containing one or more persons who have been placed on probation, released on parole, admitted for correctional purposes, or found to be not criminally responsible for a crime by virtue of mental incapacity;
- s) “Crisis Care Residence” means an establishment that provides a means of immediate, temporary accommodation and assistance for a short-term period, which is generally less than one week for the majority of the residents and includes a hostel;
- t) “Development” means:
  - i. any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 2.3 of this By-law;
  - ii. the redevelopment of land; or
  - iii. the redevelopment, expansion, extension, or alteration, or any two or more of them, of a use, building or structure;
- u) “Development Charge” means a charge imposed by this By-law;
- v) “Duplex” means the whole of a building, which was not originally constructed as a Single Detached Dwelling, that consists of two Dwelling Units, one of which has at least 50% of its Gross Floor Area located wholly or partially above the other and each of which has an independent entrance either directly from the outside or through a common vestibule or hallway;



- w) “Dwelling Unit” means unit consisting of one or more rooms, which contains toilet and cooking facilities, and which is designed for use as a single housekeeping establishment. Notwithstanding the foregoing, a suite with a bedroom and bathroom but not a kitchen within a Long-Term Care Facility or Retirement home shall be considered a Dwelling Unit for purposes of calculating density;
- x) “Education Act” means the Education Act, R.S.O. 1990, c. E.2;
- y) “Gross Floor Area” means:
- i. for a Residential Development, the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of Party Walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls; and
  - ii. for a Non-Residential Development, the total floor area of all floors, whether above or below grade, measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of Party Walls and, without limitation, includes
    - (A) cellars
    - (B) basements
    - (C) corridors
    - (D) lobbies
    - (E) half-storeys
    - (F) mezzanines and
    - (G) areas occupied by interior walls or partitions
- but does not include
- (A) elevator shafts
  - (B) stairwells
  - (C) roof areas
  - (D) crawl spaces
  - (E) indoor refuse storage or collection areas
  - (F) mechanical or electrical rooms or



- (G) areas used for parking or loading, whether in the main building or an Accessory building.
- z) “Group Home” means a Dwelling Unit housing three (3) to ten (10) persons, exclusive of staff, who, by reason of their emotional, mental, social, or physical condition or legal status require a group living arrangement for their well-being, and who live under responsible supervision, with the group home licensed or approved for funding under Provincial statutes;
- aa) “Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;
- bb) “Hospital” has the same meaning as the term, “hospital” defined in section 1 of the Public Hospitals Act, R.S.O. 1990, c. P.40;
- cc) “Hotel” means a building or part of a building or group of buildings mainly used for the purpose of catering to the needs of the travelling public by furnishing sleeping accommodation and includes a motel or motor hotel but does not include a Bed and Breakfast Establishment or a Lodging House;
- dd) “Industrial” is in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for or in connection with,
- a) manufacturing, producing, processing, storing, or distributing something,
- b) research or development in connection with manufacturing, producing, or processing something,
- c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,



- d) office or administrative purposes, if they are,
  - i. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
  - ii. in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
- ee) “Institutional development” means development of a building or structure intended for use:
  - a. as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
  - b. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010, S.O. 2010, c. 11;
  - c. by any institution of the following post-secondary institutions for the objects of the institution:
    - i. a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
    - ii. a college or university federated or affiliated with a university described in subclause (i); or
    - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
  - d. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - e. as a hospice to provide end of life care;
- ff) “Live-work Unit” means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;



- gg) “Local Board” has the same meaning as the term, “local board”, defined in the Act;
- hh) “Local Services” means those services, facilities or things which are under the jurisdiction of the City and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;
- ii) “Lodging House” means a building or part of a building, containing Lodging Units, which does not appear to function as a Dwelling Unit, although one may be included with the Lodging Units. It includes, without limitation, a rooming house and a boarding house, a fraternity house, a sorority house, a student residence, and an apartment hotel. It does not include a Hotel, a Crisis Care Residence, a Group Home, a Correctional Group Home, a Bed and Breakfast Establishment, a Long-term Care Home, or a Retirement Residence.
- jj) “Lodging Unit” means one or more rooms within a building used or designed to be used for sleeping accommodations, each of which may contain cooking or washroom facilities, but not both.
- kk) “Long-term Care Home” means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- ll) “Lot” means a parcel of land which is
- i. shown as a lot or block on a registered plan of subdivision; or
  - ii. described in a single transfer/deed of land of legal effect registered in the Land Registry Office or the Land Titles Office for the Land Registry Division of Durham;
- mm) “Medical Clinic” means that a building or part of a building in which no less than one thousand four hundred and eighty-six square metres (1,486 m<sup>2</sup>) of Gross Floor Area is used by physicians, surgeons, dentists, drugless practitioners or any other health care professionals, their staff,



and their patients, for the purpose of consultation, diagnosis or treatment of humans and may include medical laboratories or an ancillary pharmacy;

- nn) “Non-profit housing development”, for the purposes of rule 12.2 in Schedule “C”, means development of a building or structure intended for use as residential premises by:
- i. a corporation without share capital to which the Corporations Act, R.S.O. 1990, c. C.38 applies, that is in good standing under that Act and whose primary objective is to provide housing;
  - ii. a corporation without share capital to which the Canada Not-for-profit Corporations Act, S.C. 2009, c. 23 applies, that is in good standing under that Act and whose primary objective is to provide housing; or
  - iii. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, R.S.O. 1990, c. C.35.
- oo) “Non-profit Institution” means
- i. a “registered charity” as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;
  - ii. a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40; or
  - iii. a “place of worship” that is used primarily for worship and is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31;
- pp) “Non-Residential” in reference to use, means land, buildings or structures of any kind whatsoever used, designed, or intended to be used for other than a Residential use.
- qq) “Office” means a building or part of a building in which one or more persons are employed in the management, direction and conducting of a



business, agency, brokerage or a labour or fraternal organization or in which professionally qualified persons and their staff provide services to clients or patients but does not include any part of a building in which goods, wares, merchandise, foodstuffs or farm produce or other substances, articles or things are displayed, stored, or offered for wholesale or retail sale or rental;

- rr) “Oshawa” means the geographical area under the jurisdiction of the City;
- ss) “Other Multiple Dwellings” means all residential dwellings other than a Single-detached Dwelling, Semi-detached Dwelling, Apartment Dwelling, and Lodging Unit, and includes the portion of a Live-Work Unit intended to be used exclusively for living accommodations for one or more individuals;
- tt) “Owner” means the legal or equitable owner of land;
- uu) “Party Wall” means a wall jointly owned and used by two parties under an easement agreement or by right in law and erected at or upon a line separating two parcels of land each of which may be lawfully transferred or conveyed in accordance with the provisions of the Planning Act;
- vv) "Place of worship" means that part of a building or structure used for worship and that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31, as amended, and does not include portions of buildings used for any commercial or other institutional uses, including, but not limited to, daycare facilities, private schools, and entertainment facilities, or for residential purposes;
- ww) “Planning Act” means the Planning Act, R.S.O. 1990, c. P.13;
- xx) "Redevelopment" means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;



- yy) “Rental housing” is for the purposes of rule 12.1 in Schedule “C”, means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- zz) “Residential” in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for one or more individuals as living accommodations or combined live/work accommodations;
- aaa) “Retirement Residence” means a residential building or the residential portion of a mixed-use building which provides accommodation for persons of retirement age, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full culinary facilities and a separate entrance from a common hall;
- bbb) “Retirement Residence Unit” means a unit within a Retirement Residence;
- ccc) “Rowhouse Dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- ddd) “Semi-Detached Dwelling” means a Residential building originally constructed so as to consist entirely of two Dwelling Units, attached by vertical walls, each having a separate entrance from the exterior;
- eee) “Single Detached Dwelling” means a Residential building which is separate and detached from other buildings or structures and which contains only a Dwelling Unit but does not include a mobile home;
- fff) “Stacked Townhouse” means each of two (2) Townhouses that is attached horizontally to the other Townhouse, two (2) or more Townhouses high;



- ggg) “Street Townhouse Building” means a Townhouse for which each Dwelling Unit within the Townhouse abuts and has its own driveway access to an improved street.
  - hhh) “Temporary” in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for a period not exceeding three (3) years; and
  - iii) “Townhouse” means a building divided vertically into at least three Dwelling Units, attached by common walls at least six metres (6.0m) in length and at least one storey in height, in addition to any basement, with each Dwelling Unit having a separate entrance from the outside other than a Stacked Townhouse.
  - jjj) “Triplex” means a building containing 3 Apartment Dwelling Units.
- 1.2 The captions, article and sections names and numbers appearing in this By-law are for convenience of reference only and have no effect on its interpretation. This By-law is to be read with all changes of gender and number required by the context.
- 1.3 If any section, subsection, paragraph, clause, sub-clause, item or any of the words contained in this By-law are held wholly or partially illegal, invalid or unenforceable by any court or tribunal of competent jurisdiction, the remainder of this By-law shall not be affected by the judicial holding, but shall remain in full force and effect.
- 1.4 Each reference to Provincial legislation in this By-law is a reference to the most current version of that Provincial legislation and, in every case, includes all applicable amendments to the legislation, including successor legislation.
- 2. APPLICATION OF BY-LAW RULES**
- 2.1 Development Charges shall be payable in the amounts set out in this by-law where:
- 2.2 All Development in Oshawa, unless expressly excluded or exempted in this By-law, is deemed to increase the need for the service set out in Schedule “A” to this By law.



- 2.3 Subject to the provisions of this By-law, Development Charges shall be imposed against all Development which requires any of the following:
- a. the passing of a zoning by-law, or an amendment to a zoning by-law under section 34 of the Planning Act;
  - b. the approval of a minor variance under section 45 of the Planning Act which involves a change in use, intensification of use or expansion of use;
  - c. a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
  - d. the approval of a plan of subdivision under section 51 of the Planning Act;
  - e. a consent under section 53 of the Planning Act;
  - f. the approval of a description under section 9 of the Condominium Act, 1998, S.O. 1998, c. 19; or
  - g. the issuing of a permit under the Building Code Act in relation to a building or structure.
- 2.4 No Development Charge shall be imposed where the only effect of an action mentioned in section 2.3 of this By-law is to permit the
- a. an enlargement to an existing dwelling unit;
  - b. A second residential unit in an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached dwelling, semi-detached dwelling or rowhouse dwelling cumulatively contain no more than one residential unit;
  - c. A third residential unit in an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;



- d. One residential unit in a building or structure ancillary to an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land, if the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains no more than two residential units and no other building or structure ancillary to the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;
- e. A second residential unit in a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling cumulatively will contain no more than one residential unit;
- f. A third residential unit in a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;
- g. One residential unit in a building or structure ancillary to a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land, if the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains no more than two residential units and no other building or structure ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units; or
- h. In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.
- i. Notwithstanding the above, Development Charges shall be imposed, if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing or proposed new single detached dwelling unit
- j. Notwithstanding the above, Development Charges shall be imposed, if the additional Dwelling Unit has a gross floor area greater than:



- i. in the case of a semi-detached or rowhouse dwelling, the gross floor area of the existing or proposed new dwelling unit; and
- ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

## 2.5 Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

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

## 2.6 No Development Charge shall be imposed with respect to any Development:

- a. by, on behalf of, or on lands owned by and used for the purposes of a municipality, a Local Board, or a Board of Education;
- b. on lands wholly within that part of Oshawa partially known as the Core Area of the Downtown Oshawa Urban Growth Centre and as depicted in Schedule “D” to this By-law;
- c. on that part of lands used solely for the purposes of
  - i. a Non-Profit Institution;
  - ii. a Hospital; or
  - iii. a Long-term Home;
- d. respecting a new Industrial building or structure or the enlargement of an existing Industrial building or structure;
- e. respecting a Temporary building or structure;
- f. respecting an Agricultural building or structure;
- g. respecting an Apartment Dwelling Unit on lands within that part of King Street/Thornton Road Intensification Area shown as the shaded portion on the maps in Schedule “E” to this By-law;



- h. respecting a Townhouse Dwelling other than a Street Townhouse Building on lands within that part of King Street/Thornton Road Intensification Area shown as the shaded portion on the maps in Schedule “E” to this By-law; or
  - i. respecting an Apartment Dwelling Unit or a Townhouse Dwelling Unit, except back-to-back Townhouses, on lands within that part of the Shoulder Area of the Downtown Oshawa Urban Growth Centre as shown as the shaded portion of the map in Schedule “F” to this By-law.
- 2.7 The Development Charge imposed with respect to that part of a building used solely for the purposes of a Medical Clinic shall be equal to 50% of the Commercial Development Charge.
- 2.8 No more than one Development Charge for each service designated in Schedule “A” to this By-law shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the actions described in section 2.3 of this By-law are required before the lands, buildings, or structures can be developed for a single Development. However, nothing in this section prevents the imposition of a Development Charge in respect of subsequent Development.
- 2.9 This By-law does not limit the City’s ability to require, as a condition or in an agreement pursuant to sections 50, 51 or 53 of the Planning Act, local services related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the Owner, or local services to be installed or paid for by the Owner as a condition of approval under section 53 of the Planning Act.

### **3. Rules for Calculation and Collection of Development Charges**

- 3.1 The Development Charges set out in Schedule “B” to this By-law shall be imposed on Residential uses of lands, buildings, or structures, including Residential uses Accessory to a Non-Residential use and, in the case of a mixed-use building or structure, according to the type of Residential use, and calculated with respect to each of the services according to the type of Residential use.



- 3.2 Notwithstanding section 3.1, residential Duplex and Triplex buildings developed on lands within that part of Oshawa, where zoning permits a Single Detached Dwelling, will be subject to the charge for a single detached dwelling unit.
- 3.3 The development charges imposed on a Retirement Residence unit shall be payable at the rate applicable to an apartment of one bedroom or smaller.
- 3.4 The Development Charges set out in Schedule “B” to this By-law shall be imposed on Non-Residential uses of lands, buildings, or structures and, in the case of a mixed used building or structure, on the Non-Residential uses in the mixed-use building or structure, calculated with respect to each of the services according to the Gross Floor Area of the Non-Residential use.
- 3.5 Schedule “C” to this By-law prescribes the rules for determining whether a Development Charge is payable in any particular case and for determining the amount of the Development Charge.
- 3.6 Non-Residential Development Charges shall be adjusted on the 1st day of January, 2020, and then semi-annually on January 1 and July 1 each year, commencing the 1st day of January, 2021, by the Statistics Canada Quarterly “Capital Expenditure Price Statistics (cat. 62-007-X)”, published each year or such other equivalent publication or as otherwise prescribed by regulation pursuant to the Act.
- 3.6.1 Residential Development Charges found in Schedule “B” shall be adjusted semi- annually on January 1 and July 1 each year, by the prescribed Statistics Canada Quarterly “Capital Expenditure Price Statistics”, published each year or such other equivalent publication or as otherwise prescribed by regulation pursuant to the Act.
- 3.7 Development Charges shall be payable by cash or by certified cheque in Canadian funds.
- 3.8 If a Development does not require a building permit pursuant to the Building Code Act but does require one or more of the other actions described in section 2.3 of this By- law, then the Development Charge will nonetheless be payable in respect of such Development.



#### 4. Credits and Prepayments

4.1 Notwithstanding any other provision of this By-law, where a Development involves

- a. the demolition of buildings or structures that have been in existence for a minimum of five (5) years pursuant to a demolition permit issued pursuant to the Building Code Act within the sixty (60) month period preceding the issuance of a building permit pursuant to the Building Code Act respecting the Development; or
- b. the conversion of all or part of a building or structure that has been in existence for a minimum of five (5) years from one principal use to another principal use on the same land

the Development Charge otherwise payable with respect to such Development shall be reduced by the following amounts:

- c. in the case of a Residential building or structure, or the Residential uses in a mixed-use building or structure, an amount calculated by multiplying the applicable Development Charge set out in Schedules “B” to this By-law by the number representing the type of Dwelling Units that have been or will be demolished or converted to another principal use; and
- d. in the case of a Non-Residential building or structure, or the Non-Residential uses in a mixed-use building or structure, an amount calculated by multiplying the applicable Development Charge set out in Schedules “B” to this By-law by the Gross Floor Area that has been or will be demolished or converted to another principal use

provided that such amounts shall not exceed, in total, the amount of the Development Charge otherwise payable with respect to such Development.

- 4.1.1 Notwithstanding any other provision of this By-law, where a demolition permit for a building or structure is issued on or after July 1, 2019, no credit will be given for the demolition if the building or structure was exempt from the payment of development charges on account of being Development on that part of lands used solely for the purposes of a “religious organization” as defined in subsection 1(1) of the Religious



Organizations' Lands Act, R.S.O. 1990, c. R.23 or on account of being Development by, on behalf of, or on lands owned by and used for the purposes of a Board of Education.

- 4.2 For the purpose of section 4.1(a) of this By-law, the issuance of the demolition permit and the actual demolition to the satisfaction of the Chief Building Official may post date the issuance of the building permit by no more than twenty-four (24) months.
- 4.3 Notwithstanding section 3.6 of this By-law, where, in respect of a Development,
- a. all requirements for the issuance of a building permit under subsection 8(2) of the Building Code Act have been satisfied before the date of an adjustment of Development Charges pursuant to section 3.6 of this By-law; and
  - b. an amount equal to the Development Charge in effect as at the date of payment has been paid before the date of the particular adjustment of Development Charges contemplated by paragraph (a) of this section 4.3

the applicable Development Charge is the amount contemplated by paragraph (b) of this section 4.3.

- 4.4 Where, as demonstrated to the satisfaction of the Chief Building Official, a Capital Levy was paid to the City in respect of a development approval on a Lot and a Development Charge is payable under this By-law as a result of Development on that same Lot, a credit will be provided against the Development Charge to the current Owner of that Lot upon that Owner making a written request to the City's Chief Building Official subject to the following:
- a. the amount of the credit shall be limited to the amount of the Capital Levy paid for services that are being funded under this By-law,
  - b. no credit for payment of a Capital Levy was previously provided to any person in respect of any Development on that same Lot, whether heretofore or hereafter occurring,



- c. this credit shall not operate to reduce a Development Charge to less than zero, and
- d. no credit shall be given for any interest on or indexing of the Capital Levy paid;

however, notwithstanding subsections (a) through (d) hereof, where, as demonstrated to the satisfaction of the Chief Building Official, a Capital Levy was paid to the City in respect of a development approval on a Lot and a Development Charge in relation to a Single Detached Dwelling is payable under this By-law as a result of Development on that same Lot, no Development Charge shall be payable subject to the following:

- a. no credit for payment of a Capital Levy was previously provided to any person in respect of any Development on that same Lot, whether heretofore or hereafter occurring,
- b. this credit shall not operate to reduce a Development Charge to less than zero,
- c. no credit shall be given for any interest on or indexing of the Capital Levy paid, and
- d. the credit contemplated under this section 4.4 shall only be applied to the first sixteen (16) Lots that comply with the criteria prescribed by this section 4.4.

## **5. Front Ending Agreements**

- 5.1 The City may enter into front-ending agreements with Owners in accordance with the provisions of the Act.

## **6. Miscellaneous**

- 6.1 All complaints pursuant to section 20 of the Act or section 257.85 of the Education Act, R.S.O. 1990, c. E.2 shall be heard by City Council sitting in Committee of the Whole. The City Council shall conduct hearings in accordance with the provisions of the Statutory Powers Procedure Act, R.S.O. 1990, c. S.22 and other applicable law.



6.2 This By-law shall come into force and take effect on July 1, 2024.

6.3 This By-law may be cited as the “Development Charges By-law”.

6.4 By-law 60-2019 is hereby repealed on July 1, 2024.

By-law passed this twenty-fourth day of June, 2024.

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Mayor Carter

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Municipal Clerk



SCHEDULE "A" TO BY-LAW  
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

**City-Wide Services**

1. Provincial Offences Act Including By-law Enforcement



## SCHEDULE "B" TO BY-LAW SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL					Non-Residential			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Industrial (per sq.ft. of Total Floor Area)	Industrial (per sq.m. of Total Floor Area)	Non-Industrial (per sq.ft. of Total Floor Area)	Non-Industrial (per sq.m. of Total Floor Area)
<b>City-Wide Service:</b>									
Provincial Offences Act including By-Law Enforcement	50	37	31	20	16	0.01	0.11	0.04	0.43
<b>Total City-Wide Service</b>	<b>\$50</b>	<b>\$37</b>	<b>\$31</b>	<b>\$20</b>	<b>\$16</b>	<b>\$0.01</b>	<b>\$0.11</b>	<b>\$0.04</b>	<b>\$0.43</b>



**SCHEDULE “C” TO BY-LAW**  
**Rules for Application of the Development Charges By-law**

1. Where a Development is proposed which requires any of the actions set out in section 2.3 of this By-law, the rules in this Schedule shall be applied to determine the application of this By-law. These rules apply to all Development.
2. The Development must be reviewed to determine whether it is exempt in whole or in part pursuant to one or more provisions of this By-law.
  - 2.1 Notwithstanding rule 2, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Section 2 shall be calculated based on the rates set out in Schedule “B” on the date of the planning application, including interest. Where both planning applications apply, Development Charges shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application, the Development Charges shall be calculated based on the rate in effect on the date of the Site Plan or Zoning By-law Amendment application, including interest.
3. The Development must be reviewed to determine whether it qualifies for the phasing of Development Charges in accordance with sections the Development Charges Act.
4. Subject to rule 3, the amount in Schedule “B”, must be examined to determine the effect of any indexing which has occurred pursuant to section 3.6 of this By-law. The amount to apply must reflect any such indexing.
5. The amount in Schedule “B” does not need to be adjusted in accordance with paragraph 5 (1) 6 of the Act because the Study has taken those considerations into account in determining the amount in Schedule “B”.
6. The Development must be classified as Residential, Non-Residential, or mixed-use Development.
7. For Residential Development, the total number and type of Dwelling Units set out in Schedule “B” must be determined. The rates as shown in Schedule “B”



(adjusted, if applicable, in accordance with rules 3 or 4) are then applied to the number of Dwelling Units contemplated by the Development to determine the total amount of Residential Development Charges payable.

8. For Non-Residential Development, the Gross Floor Area of the Development must be determined. The rates as shown in Schedule “B” (adjusted, if applicable, in accordance with rules 3 or 4) are then applied to the Gross Floor Area contemplated by the Development to determine the total amount of Non-Residential Development Charges payable.
9. For mixed Residential and Non-Residential Development, Development Charges are determined by applying each of rules 7 and 8 to each part of the Development comprising, respectively, Residential Development and Non-Residential Development.
10. The Development must be examined to determine whether any credits contemplated by article 4 of this By-law. If so, such credits are applied against the total Development Charges payable pursuant to rules 7, 8 or 9, as applicable.
11. Subject to the provisions of the Act, the City may enter into an agreement to permit an Owner to perform work that relates to a service to which this By-law relates. In such circumstances, the City shall give the Owner a credit toward the Development Charge subject to the provisions of the Act.
12. A Development Charge shall be paid on or before the date that a building permit is issued pursuant to the Building Code Act in relation to a building or structure on land to which a Development Charge applies. No building permit shall be issued until the Development Charge is paid. Where the Development Charge is payable pursuant to section 3.8 of this By-law, the Development Charge must be paid prior to the completion of the applicable action, or actions referenced in section 2.3 of this By-law. For this purpose, the date of completion of the approvals contemplated by paragraphs 2.3(d) and 2.3(f) of this By-law shall be the date on which all agreements imposed as a condition to an approval pursuant to subsection 51(26) of the Planning Act have been duly executed by all parties to such agreements.
  - 12.1 Notwithstanding rule 12, development charges for rental housing and institutional developments are due and payable in 6 installments



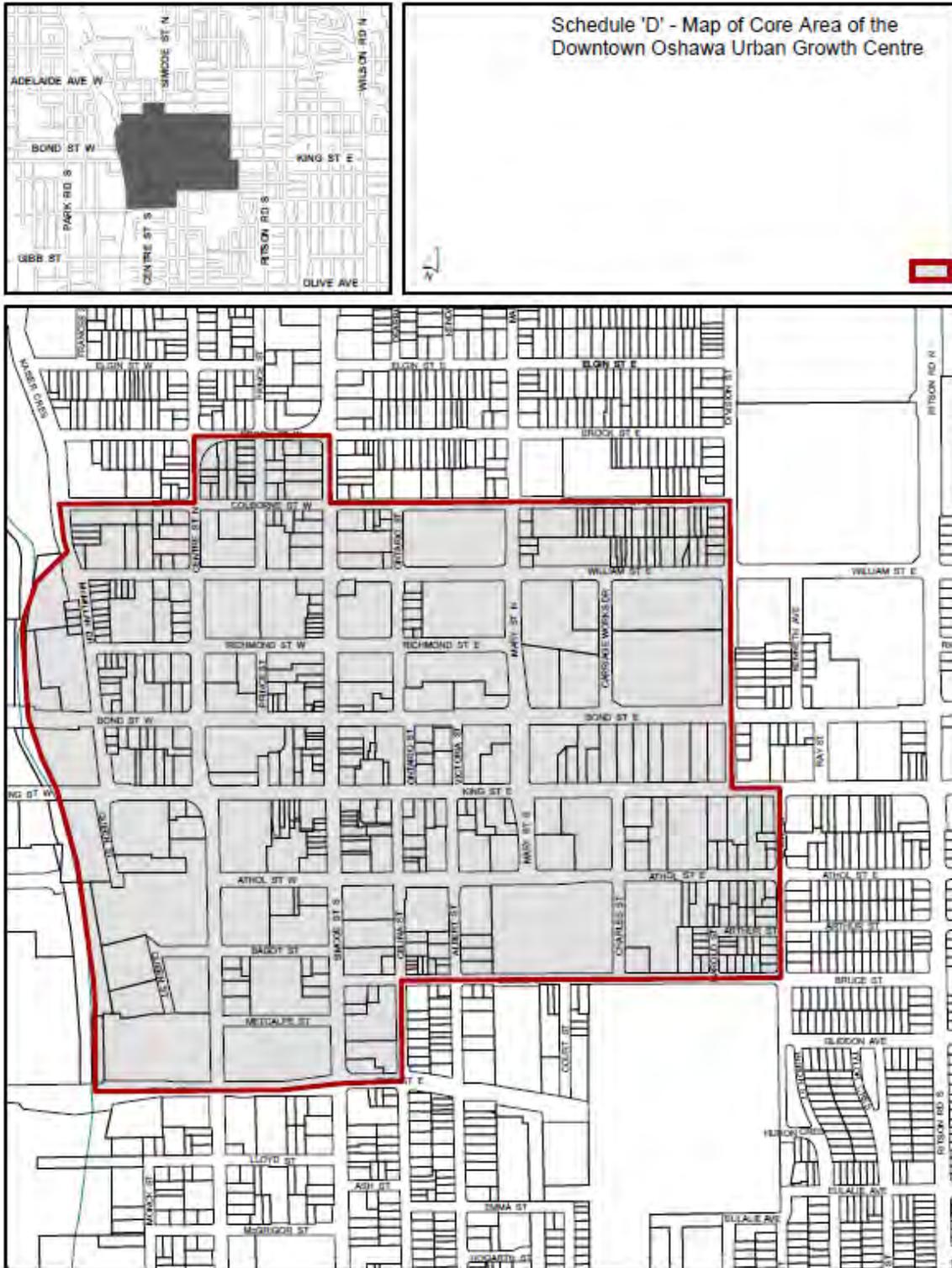
commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

13. If any or all of a Development Charge remains unpaid after it has become payable, the amount unpaid shall be added to the tax roll for the land which was the subject of the Development and shall be collected in the same manner as taxes.
14. The City's Treasurer shall collect all Development Charges imposed by this By-law when those Development Charges are due and payable, together with all development charges payable upon the issuance of a building permit imposed in accordance with any development charge by-law passed by the Regional Municipality of Durham, and by any Board of Education.
15. Where a complaint results in a refund or when the City has determined that a refund is due, the City's Treasurer shall calculate the amount of any overpayment to be refunded to any Owner who made the payment, and the refund shall be paid with interest to be calculated from the date on which the overpayment was collected to the date on which the refund is paid.
16. The interest rate to be used for any refund shall be the Bank of Canada rate in effect on the later of the date that this By-law comes into force, or the date of the most recent quarterly adjustment as set out in rule 17.
17. For the purpose of determining the quarterly adjustments contemplated by rule 16, the Bank of Canada interest rate in effect on the date that this By-law comes into force shall be adjusted on the first day of January, 2025 to the rate established by the Bank of Canada on that date, and shall be adjusted quarterly thereafter on the first business day of each of April, July, October and January, to the rate established by the Bank of Canada on the day of the adjustment.
18. Interest for the purposes of rule 2.2, 12.1 and 12.2 shall be determined as prescribed in the Development Charges Act, as amended from time to time.



# SCHEDULE "D" TO BY-LAW

## Map of Core Area of the Downtown Oshawa Urban Growth Centre

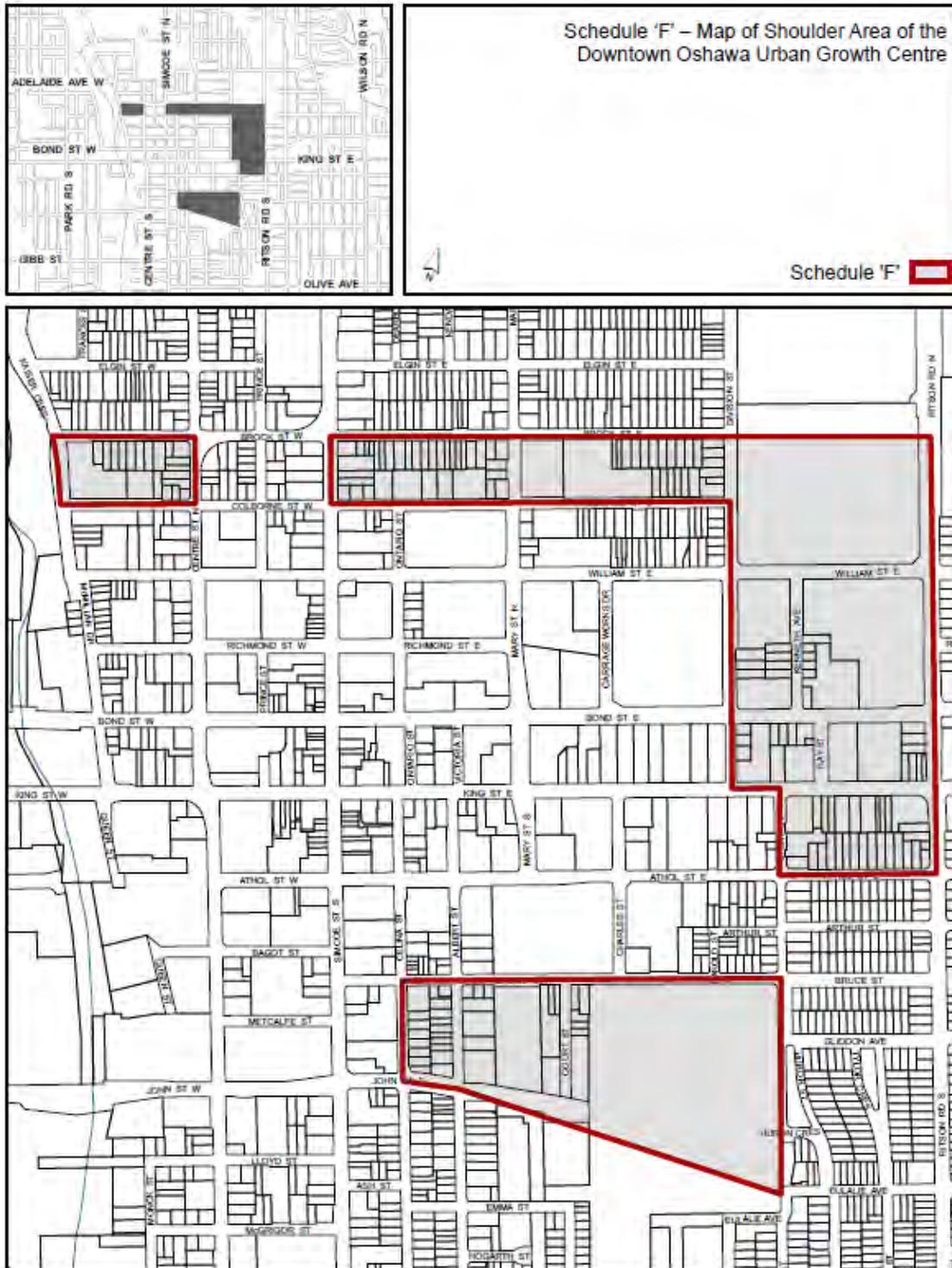






# SCHEDULE "F" TO BY-LAW

## Map of Shoulder Area of the Downtown Oshawa Urban Growth Centre





# Appendix L

## Proposed D.C. By-law – Stormwater Services



## THE CORPORATION OF THE CITY OF OSHAWA

### BY-LAW NUMBER 2024-\_\_\_

#### **BEING A BY-LAW to establish development charges for the Corporation of the City of Oshawa Stormwater Services**

**WHEREAS** the Corporation of the City of Oshawa currently has and will continue to experience growth through development and redevelopment; and

**WHEREAS** development and redevelopment require the provision of physical and social services by the Corporation of the City of Oshawa; and

**WHEREAS** the *Development Charges Act*, 1997, S.O. 1997, c. 27 (the “Act”) authorizes the Council of a municipality to pass by laws for the imposition of development charges against land; and

**WHEREAS** Council desires to ensure that the capital cost of meeting development related demands for, or the burden on, City services does not place an undue financial burden on the City, or its taxpayers and that new development contributes no more than the net capital cost attributable to providing the historic level of services and meeting the requirements of s. 5(1) of the Act; and

**WHEREAS** the City has undertaken a study of, among other matters, the matters set out in s. 10 of the Act and s. 8 of O. Reg. 82/98, including services, service levels, expected development, development related facilities and the costs thereof; and

**WHEREAS** at its meeting on May 24, 2024, Council directed that a public meeting pursuant to s. 12 of the Act be held; and

**WHEREAS** The “City of Oshawa 2024 Development Charge Background Study” dated April 25, 2024 prepared by Watson and Associates Economists Ltd. and the proposed development charge by-law were posted to the City’s website at least sixty days prior to the passage of the development charges bylaw, made available to the public at least two weeks prior to the public meeting and Council gave at least twenty days’ notice to the public in accordance with s. 12 of O. Reg. 82/98; and



**WHEREAS** a public meeting pursuant to s. 12 of the Act was held on May 24, 2024, and Council heard and received comments and representations from all persons who requested to be heard.

**NOW THEREFORE** the Council of the Corporation of the City of Oshawa hereby enacts as follows:

## **1. INTERPRETATION**

1.1 In this By law, where words appear with their first letter capitalized, the words are intended to have the meanings set out for them in the lettered paragraphs of this Section:

- a) “Accessory” means a building, structure, or use which is commonly incidental, subordinate, or secondary and exclusively devoted to the main building or structure, or the main, principal, or primary use. It is located on the same lot as the main building or structure, or the main, principal, or primary use,
- b) “Accessory Residential Building” shall mean a detached building not used for human habitation except in the case of a building accessory to a single detached dwelling, semi-detached dwelling, semi-detached building, duplex, or street townhouse dwelling that contains a lawful accessory apartment, that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and is exclusively devoted to a principal use, building or structure;
- c) “Act” means the Development Charges Act, 1997, S.O. 1997, c. 27;
- d) “Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- e) “Agricultural” is in reference to use, means land, buildings or structures used, designed, or intended to be used solely for an “agricultural operation” as that term is defined in section 1 of the Farming and Food Production Protection Act, 1998, S.O. 1998, c. 1;



- f) "Ancillary Residential Use" means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse dwelling;
- g) "Apartment Dwelling Unit" means any Dwelling Unit which is not a Single Detached Dwelling, a Semi-Detached Dwelling, a Dwelling Unit within a Townhouse, or either of the two Dwelling Units comprising a Duplex and includes a Stacked Townhouse unit;
- h) "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- i) "Back-to-Back Townhouse" means each of two Townhouses that shares a common rear wall with the other for at least 50% of its width;
- j) "Bed and Breakfast Establishment" means a Single Detached Dwelling in which not more than three (3) Bedrooms are made available for the temporary accommodation of travellers, to whom meals may be furnished, but does not include a Hotel or a Lodging House;
- k) "Bedroom" means a habitable room used or capable of use for sleeping accommodation, including a den, study, or other similar area, but excluding a living room, dining room, kitchen, family room, utility room, recreational room, bathroom, sunroom, or porch;
- l) "Board of Education" has the same meaning as the term "board" defined in the Education Act;
- m) "Building Code Act" means the Building Code Act, 1992, S.O. 1992, c. 23;
- n) "By-law" means this By-law, including its recitals and schedules and all future amendments including successor By-laws;
- o) "City" means The Corporation of the City of Oshawa;
- p) "Capital Levy" means a City fee or charge levied or required to be paid prior to November 22, 1991 as a result of development approval, including land division, for arterial and collector roads, recreation and



parks facilities and watercourse improvements, but excluding payments collected by the City in consideration of “best efforts” clauses or other agreements to collect and remit monies in partial or full payment for front-ending the payment for the installation of City services or facilities;

- q) “Commercial” is in reference to use, means land, buildings or structures of any kind whatsoever used, designed, or intended to be used for a non-residential use other than an Agricultural use or an Industrial use;
- r) “Correctional Group Home” means a Group Home containing one or more persons who have been placed on probation, released on parole, admitted for correctional purposes, or found to be not criminally responsible for a crime by virtue of mental incapacity;
- s) “Crisis Care Residence” means an establishment that provides a means of immediate, temporary accommodation and assistance for a short-term period, which is generally less than one week for the majority of the residents and includes a hostel;
- t) “Development” means:
  - i. any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 2.3 of this By-law;
  - ii. the redevelopment of land; or
  - iii. the redevelopment, expansion, extension, or alteration, or any two or more of them, of a use, building or structure;
- u) “Development Charge” means a charge imposed by this By-law;
- v) “Duplex” means the whole of a building, which was not originally constructed as a Single Detached Dwelling, that consists of two Dwelling Units, one of which has at least 50% of its Gross Floor Area located wholly or partially above the other and each of which has an independent entrance either directly from the outside or through a common vestibule or hallway;



- w) “Dwelling Unit” means unit consisting of one or more rooms, which contains toilet and cooking facilities, and which is designed for use as a single housekeeping establishment. Notwithstanding the foregoing, a suite with a bedroom and bathroom but not a kitchen within a Long-Term Care Facility or Retirement home shall be considered a Dwelling Unit for purposes of calculating density;
- x) “Education Act” means the Education Act, R.S.O. 1990, c. E.2;
- y) “Gross Floor Area” means:
- i. for a Residential Development, the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of Party Walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls; and
  - ii. for a Non-Residential Development, the total floor area of all floors, whether above or below grade, measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of Party Walls and, without limitation, includes
    - (A) cellars
    - (B) basements
    - (C) corridors
    - (D) lobbies
    - (E) half-storeys
    - (F) mezzanines and
    - (G) areas occupied by interior walls or partitions
- but does not include
- (A) elevator shafts
  - (B) stairwells
  - (C) roof areas
  - (D) crawl spaces
  - (E) indoor refuse storage or collection areas
  - (F) mechanical or electrical rooms or



- (G) areas used for parking or loading, whether in the main building or an Accessory building.
- z) “Group Home” means a Dwelling Unit housing three (3) to ten (10) persons, exclusive of staff, who, by reason of their emotional, mental, social, or physical condition or legal status require a group living arrangement for their well-being, and who live under responsible supervision, with the group home licensed or approved for funding under Provincial statutes;
- aa) “Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;
- bb) “Hospital” has the same meaning as the term, “hospital” defined in section 1 of the Public Hospitals Act, R.S.O. 1990, c. P.40;
- cc) “Hotel” means a building or part of a building or group of buildings mainly used for the purpose of catering to the needs of the travelling public by furnishing sleeping accommodation and includes a motel or motor hotel but does not include a Bed and Breakfast Establishment or a Lodging House;
- dd) “Industrial” is in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for or in connection with,
- a) manufacturing, producing, processing, storing, or distributing something,
- b) research or development in connection with manufacturing, producing, or processing something,
- c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,



- d) office or administrative purposes, if they are,
  - i. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
  - ii. in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
- ee) “Institutional development” means development of a building or structure intended for use:
  - a. as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
  - b. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010, S.O. 2010, c. 11;
  - c. by any institution of the following post-secondary institutions for the objects of the institution:
    - i. a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
    - ii. a college or university federated or affiliated with a university described in subclause (i); or
    - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
  - d. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - e. as a hospice to provide end of life care;
- ff) “Live-work Unit” means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;



- gg) “Local Board” has the same meaning as the term, “local board”, defined in the Act;
- hh) “Local Services” means those services, facilities or things which are under the jurisdiction of the City and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;
- ii) “Lodging House” means a building or part of a building, containing Lodging Units, which does not appear to function as a Dwelling Unit, although one may be included with the Lodging Units. It includes, without limitation, a rooming house and a boarding house, a fraternity house, a sorority house, a student residence, and an apartment hotel. It does not include a Hotel, a Crisis Care Residence, a Group Home, a Correctional Group Home, a Bed and Breakfast Establishment, a Long-term Care Home, or a Retirement Residence.
- jj) “Lodging Unit” means one or more rooms within a building used or designed to be used for sleeping accommodations, each of which may contain cooking or washroom facilities, but not both.
- kk) “Long-term Care Home” means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- ll) “Lot” means a parcel of land which is
- i. shown as a lot or block on a registered plan of subdivision; or
  - ii. described in a single transfer/deed of land of legal effect registered in the Land Registry Office or the Land Titles Office for the Land Registry Division of Durham;
- mm) “Medical Clinic” means that a building or part of a building in which no less than one thousand four hundred and eighty-six square metres (1,486 m<sup>2</sup>) of Gross Floor Area is used by physicians, surgeons, dentists, drugless practitioners or any other health care professionals, their staff,



and their patients, for the purpose of consultation, diagnosis or treatment of humans and may include medical laboratories or an ancillary pharmacy;

- nn) “Non-profit housing development”, for the purposes of rule 12.2 in Schedule “C”, means development of a building or structure intended for use as residential premises by:
- i. a corporation without share capital to which the Corporations Act, R.S.O. 1990, c. C.38 applies, that is in good standing under that Act and whose primary objective is to provide housing;
  - ii. a corporation without share capital to which the Canada Not-for-profit Corporations Act, S.C. 2009, c. 23 applies, that is in good standing under that Act and whose primary objective is to provide housing; or
  - iii. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, R.S.O. 1990, c. C.35.
- oo) “Non-profit Institution” means
- i. a “registered charity” as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;
  - ii. a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40; or
  - iii. a “place of worship” that is used primarily for worship and is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31;
- pp) “Non-Residential” in reference to use, means land, buildings or structures of any kind whatsoever used, designed, or intended to be used for other than a Residential use.
- qq) “Office” means a building or part of a building in which one or more persons are employed in the management, direction and conducting of a



business, agency, brokerage or a labour or fraternal organization or in which professionally qualified persons and their staff provide services to clients or patients but does not include any part of a building in which goods, wares, merchandise, foodstuffs or farm produce or other substances, articles or things are displayed, stored, or offered for wholesale or retail sale or rental;

- rr) “Oshawa” means the geographical area under the jurisdiction of the City;
- ss) “Other Multiple Dwellings” means all residential dwellings other than a Single-detached Dwelling, Semi-detached Dwelling, Apartment Dwelling, and Lodging Unit, and includes the portion of a Live-Work Unit intended to be used exclusively for living accommodations for one or more individuals;
- tt) “Owner” means the legal or equitable owner of land;
- uu) “Party Wall” means a wall jointly owned and used by two parties under an easement agreement or by right in law and erected at or upon a line separating two parcels of land each of which may be lawfully transferred or conveyed in accordance with the provisions of the Planning Act;
- vv) "Place of worship" means that part of a building or structure used for worship and that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31, as amended, and does not include portions of buildings used for any commercial or other institutional uses, including, but not limited to, daycare facilities, private schools, and entertainment facilities, or for residential purposes;
- ww) “Planning Act” means the Planning Act, R.S.O. 1990, c. P.13;
- xx) "Redevelopment" means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;



- yy) “Rental housing” is for the purposes of rule 12.1 in Schedule “C”, means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- zz) “Residential” in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for one or more individuals as living accommodations or combined live/work accommodations;
- aaa) “Retirement Residence” means a residential building or the residential portion of a mixed-use building which provides accommodation for persons of retirement age, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full culinary facilities and a separate entrance from a common hall;
- bbb) “Retirement Residence Unit” means a unit within a Retirement Residence;
- ccc) “Rowhouse Dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- ddd) “Semi-Detached Dwelling” means a Residential building originally constructed so as to consist entirely of two Dwelling Units, attached by vertical walls, each having a separate entrance from the exterior;
- eee) “Single Detached Dwelling” means a Residential building which is separate and detached from other buildings or structures and which contains only a Dwelling Unit but does not include a mobile home;
- fff) “Stacked Townhouse” means each of two (2) Townhouses that is attached horizontally to the other Townhouse, two (2) or more Townhouses high;



- ggg) “Street Townhouse Building” means a Townhouse for which each Dwelling Unit within the Townhouse abuts and has its own driveway access to an improved street.
- hhh) “Temporary” in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for a period not exceeding three (3) years; and
- iii) “Townhouse” means a building divided vertically into at least three Dwelling Units, attached by common walls at least six metres (6.0m) in length and at least one storey in height, in addition to any basement, with each Dwelling Unit having a separate entrance from the outside other than a Stacked Townhouse.
- jjj) “Triplex” means a building containing 3 Apartment Dwelling Units.
- 1.2 The captions, article and sections names and numbers appearing in this By-law are for convenience of reference only and have no effect on its interpretation. This By-law is to be read with all changes of gender and number required by the context.
- 1.3 If any section, subsection, paragraph, clause, sub-clause, item or any of the words contained in this By-law are held wholly or partially illegal, invalid or unenforceable by any court or tribunal of competent jurisdiction, the remainder of this By-law shall not be affected by the judicial holding, but shall remain in full force and effect.
- 1.4 Each reference to Provincial legislation in this By-law is a reference to the most current version of that Provincial legislation and, in every case, includes all applicable amendments to the legislation, including successor legislation.
- 2. APPLICATION OF BY-LAW RULES**
- 2.1 Development Charges shall be payable in the amounts set out in this by-law where:
- 2.2 All Development in Oshawa, unless expressly excluded or exempted in this By-law, is deemed to increase the need for the service set out in Schedule “A” to this By law.



- 2.3 Subject to the provisions of this By-law, Development Charges shall be imposed against all Development which requires any of the following:
- a. the passing of a zoning by-law, or an amendment to a zoning by-law under section 34 of the Planning Act;
  - b. the approval of a minor variance under section 45 of the Planning Act which involves a change in use, intensification of use or expansion of use;
  - c. a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
  - d. the approval of a plan of subdivision under section 51 of the Planning Act;
  - e. a consent under section 53 of the Planning Act;
  - f. the approval of a description under section 9 of the Condominium Act, 1998, S.O. 1998, c. 19; or
  - g. the issuing of a permit under the Building Code Act in relation to a building or structure.
- 2.4 No Development Charge shall be imposed where the only effect of an action mentioned in section 2.3 of this By-law is to permit the
- a. an enlargement to an existing dwelling unit;
  - b. A second residential unit in an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached dwelling, semi-detached dwelling or rowhouse dwelling cumulatively contain no more than one residential unit;
  - c. A third residential unit in an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;



- d. One residential unit in a building or structure ancillary to an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land, if the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains no more than two residential units and no other building or structure ancillary to the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;
- e. A second residential unit in a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling cumulatively will contain no more than one residential unit;
- f. A third residential unit in a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;
- g. One residential unit in a building or structure ancillary to a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land, if the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains no more than two residential units and no other building or structure ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units; or
- h. In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.
- i. Notwithstanding the above, Development Charges shall be imposed, if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing or proposed new single detached dwelling unit
- j. Notwithstanding the above, Development Charges shall be imposed, if the additional Dwelling Unit has a gross floor area greater than:



- i. in the case of a semi-detached or rowhouse dwelling, the gross floor area of the existing or proposed new dwelling unit; and
- ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

## 2.5 Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

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

## 2.6 No Development Charge shall be imposed with respect to any Development:

- a. by, on behalf of, or on lands owned by and used for the purposes of a municipality, a Local Board, or a Board of Education;
- b. on lands wholly within that part of Oshawa partially known as the Core Area of the Downtown Oshawa Urban Growth Centre and as depicted in Schedule “D” to this By-law;
- c. on that part of lands used solely for the purposes of
  - i. a Non-Profit Institution;
  - ii. a Hospital; or
  - iii. a Long-term Home;
- d. respecting a new Industrial building or structure or the enlargement of an existing Industrial building or structure;
- e. respecting a Temporary building or structure;
- f. respecting an Agricultural building or structure;
- g. respecting an Apartment Dwelling Unit on lands within that part of King Street/Thornton Road Intensification Area shown as the shaded portion on the maps in Schedule “E” to this By-law;



- h. respecting a Townhouse Dwelling other than a Street Townhouse Building on lands within that part of King Street/Thornton Road Intensification Area shown as the shaded portion on the maps in Schedule “E” to this By-law; or
  - i. respecting an Apartment Dwelling Unit or a Townhouse Dwelling Unit, except back-to-back Townhouses, on lands within that part of the Shoulder Area of the Downtown Oshawa Urban Growth Centre as shown as the shaded portion of the map in Schedule “F” to this By-law.
- 2.7 The Development Charge imposed with respect to that part of a building used solely for the purposes of a Medical Clinic shall be equal to 50% of the Commercial Development Charge.
- 2.8 No more than one Development Charge for each service designated in Schedule “A” to this By-law shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the actions described in section 2.3 of this By-law are required before the lands, buildings, or structures can be developed for a single Development. However, nothing in this section prevents the imposition of a Development Charge in respect of subsequent Development.
- 2.9 This By-law does not limit the City’s ability to require, as a condition or in an agreement pursuant to sections 50, 51 or 53 of the Planning Act, local services related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the Owner, or local services to be installed or paid for by the Owner as a condition of approval under section 53 of the Planning Act.

### **3. Rules for Calculation and Collection of Development Charges**

- 3.1 The Development Charges set out in Schedule “B” to this By-law shall be imposed on Residential uses of lands, buildings, or structures, including Residential uses Accessory to a Non-Residential use and, in the case of a mixed-use building or structure, according to the type of Residential use, and calculated with respect to each of the services according to the type of Residential use.



- 3.2 Notwithstanding section 3.1, residential Duplex and Triplex buildings developed on lands within that part of Oshawa, where zoning permits a Single Detached Dwelling, will be subject to the charge for a single detached dwelling unit.
- 3.3 The development charges imposed on a Retirement Residence unit shall be payable at the rate applicable to an apartment of one bedroom or smaller.
- 3.4 The Development Charges set out in Schedule “B” to this By-law shall be imposed on Non-Residential uses of lands, buildings, or structures and, in the case of a mixed used building or structure, on the Non-Residential uses in the mixed-use building or structure, calculated with respect to each of the services according to the Gross Floor Area of the Non-Residential use.
- 3.5 Schedule “C” to this By-law prescribes the rules for determining whether a Development Charge is payable in any particular case and for determining the amount of the Development Charge.
- 3.6 Non-Residential Development Charges shall be adjusted on the 1st day of January, 2020, and then semi-annually on January 1 and July 1 each year, commencing the 1st day of January, 2021, by the Statistics Canada Quarterly “Capital Expenditure Price Statistics (cat. 62-007-X)”, published each year or such other equivalent publication or as otherwise prescribed by regulation pursuant to the Act.
  - 3.6.1 Residential Development Charges found in Schedule “B” shall be adjusted semi- annually on January 1 and July 1 each year, by the prescribed Statistics Canada Quarterly “Capital Expenditure Price Statistics”, published each year or such other equivalent publication or as otherwise prescribed by regulation pursuant to the Act.
- 3.7 Development Charges shall be payable by cash or by certified cheque in Canadian funds.
- 3.8 If a Development does not require a building permit pursuant to the Building Code Act but does require one or more of the other actions described in section 2.3 of this By- law, then the Development Charge will nonetheless be payable in respect of such Development.



#### **4. Credits and Prepayments**

4.1 Notwithstanding any other provision of this By-law, where a Development involves

- a. the demolition of buildings or structures that have been in existence for a minimum of five (5) years pursuant to a demolition permit issued pursuant to the Building Code Act within the sixty (60) month period preceding the issuance of a building permit pursuant to the Building Code Act respecting the Development; or
- b. the conversion of all or part of a building or structure that has been in existence for a minimum of five (5) years from one principal use to another principal use on the same land

the Development Charge otherwise payable with respect to such Development shall be reduced by the following amounts:

- c. in the case of a Residential building or structure, or the Residential uses in a mixed-use building or structure, an amount calculated by multiplying the applicable Development Charge set out in Schedules “B” to this By-law by the number representing the type of Dwelling Units that have been or will be demolished or converted to another principal use; and
- d. in the case of a Non-Residential building or structure, or the Non-Residential uses in a mixed-use building or structure, an amount calculated by multiplying the applicable Development Charge set out in Schedules “B” to this By-law by the Gross Floor Area that has been or will be demolished or converted to another principal use

provided that such amounts shall not exceed, in total, the amount of the Development Charge otherwise payable with respect to such Development.

- 4.1.1 Notwithstanding any other provision of this By-law, where a demolition permit for a building or structure is issued on or after July 1, 2019, no credit will be given for the demolition if the building or structure was exempt from the payment of development charges on account of being Development on that part of lands used solely for the purposes of a “religious organization” as defined in subsection 1(1) of the Religious



Organizations' Lands Act, R.S.O. 1990, c. R.23 or on account of being Development by, on behalf of, or on lands owned by and used for the purposes of a Board of Education.

- 4.2 For the purpose of section 4.1(a) of this By-law, the issuance of the demolition permit and the actual demolition to the satisfaction of the Chief Building Official may post date the issuance of the building permit by no more than twenty-four (24) months.
- 4.3 Notwithstanding section 3.6 of this By-law, where, in respect of a Development,
- a. all requirements for the issuance of a building permit under subsection 8(2) of the Building Code Act have been satisfied before the date of an adjustment of Development Charges pursuant to section 3.6 of this By-law; and
  - b. an amount equal to the Development Charge in effect as at the date of payment has been paid before the date of the particular adjustment of Development Charges contemplated by paragraph (a) of this section 4.3

the applicable Development Charge is the amount contemplated by paragraph (b) of this section 4.3.

- 4.4 Where, as demonstrated to the satisfaction of the Chief Building Official, a Capital Levy was paid to the City in respect of a development approval on a Lot and a Development Charge is payable under this By-law as a result of Development on that same Lot, a credit will be provided against the Development Charge to the current Owner of that Lot upon that Owner making a written request to the City's Chief Building Official subject to the following:
- a. the amount of the credit shall be limited to the amount of the Capital Levy paid for services that are being funded under this By-law,
  - b. no credit for payment of a Capital Levy was previously provided to any person in respect of any Development on that same Lot, whether heretofore or hereafter occurring,



- c. this credit shall not operate to reduce a Development Charge to less than zero, and
- d. no credit shall be given for any interest on or indexing of the Capital Levy paid;

however, notwithstanding subsections (a) through (d) hereof, where, as demonstrated to the satisfaction of the Chief Building Official, a Capital Levy was paid to the City in respect of a development approval on a Lot and a Development Charge in relation to a Single Detached Dwelling is payable under this By-law as a result of Development on that same Lot, no Development Charge shall be payable subject to the following:

- a. no credit for payment of a Capital Levy was previously provided to any person in respect of any Development on that same Lot, whether heretofore or hereafter occurring,
- b. this credit shall not operate to reduce a Development Charge to less than zero,
- c. no credit shall be given for any interest on or indexing of the Capital Levy paid, and
- d. the credit contemplated under this section 4.4 shall only be applied to the first sixteen (16) Lots that comply with the criteria prescribed by this section 4.4.

## **5. Front Ending Agreements**

- 5.1 The City may enter into front-ending agreements with Owners in accordance with the provisions of the Act.

## **6. Miscellaneous**

- 6.1 All complaints pursuant to section 20 of the Act or section 257.85 of the Education Act, R.S.O. 1990, c. E.2 shall be heard by City Council sitting in Committee of the Whole. The City Council shall conduct hearings in accordance with the provisions of the Statutory Powers Procedure Act, R.S.O. 1990, c. S.22 and other applicable law.



6.2 This By-law shall come into force and take effect on July 1, 2024.

6.3 This By-law may be cited as the “Development Charges By-law”.

6.4 By-law 60-2019 is hereby repealed on July 1, 2024.

By-law passed this twenty-fourth day of June, 2024.

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Mayor Carter

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Municipal Clerk



SCHEDULE "A" TO BY-LAW  
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

**City-Wide Services**

1. Stormwater Services



## SCHEDULE "B" TO BY-LAW SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL					Non-Residential			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Industrial (per sq.ft. of Total Floor Area)	Industrial (per sq.m. of Total Floor Area)	Non-Industrial (per sq.ft. of Total Floor Area)	Non-Industrial (per sq.m. of Total Floor Area)
<b>City-Wide Service:</b>									
Stormwater Drainage and Control Services	1,416	1,057	890	559	457	1.07	11.52	0.96	10.33
<b>Total City-Wide Service</b>	<b>\$1,416</b>	<b>\$1,057</b>	<b>\$890</b>	<b>\$559</b>	<b>\$457</b>	<b>\$1.07</b>	<b>\$11.52</b>	<b>\$0.96</b>	<b>\$10.33</b>



**SCHEDULE “C” TO BY-LAW**  
**Rules for Application of the Development Charges By-law**

1. Where a Development is proposed which requires any of the actions set out in section 2.3 of this By-law, the rules in this Schedule shall be applied to determine the application of this By-law. These rules apply to all Development.
2. The Development must be reviewed to determine whether it is exempt in whole or in part pursuant to one or more provisions of this By-law.
  - 2.1 Notwithstanding rule 2, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Section 2 shall be calculated based on the rates set out in Schedule “B” on the date of the planning application, including interest. Where both planning applications apply, Development Charges shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application, the Development Charges shall be calculated based on the rate in effect on the date of the Site Plan or Zoning By-law Amendment application, including interest.
3. The Development must be reviewed to determine whether it qualifies for the phasing of Development Charges in accordance with sections the Development Charges Act.
4. Subject to rule 3, the amount in Schedule “B”, must be examined to determine the effect of any indexing which has occurred pursuant to section 3.6 of this By-law. The amount to apply must reflect any such indexing.
5. The amount in Schedule “B” does not need to be adjusted in accordance with paragraph 5 (1) 6 of the Act because the Study has taken those considerations into account in determining the amount in Schedule “B”.
6. The Development must be classified as Residential, Non-Residential, or mixed-use Development.
7. For Residential Development, the total number and type of Dwelling Units set out in Schedule “B” must be determined. The rates as shown in Schedule “B”



(adjusted, if applicable, in accordance with rules 3 or 4) are then applied to the number of Dwelling Units contemplated by the Development to determine the total amount of Residential Development Charges payable.

8. For Non-Residential Development, the Gross Floor Area of the Development must be determined. The rates as shown in Schedule “B” (adjusted, if applicable, in accordance with rules 3 or 4) are then applied to the Gross Floor Area contemplated by the Development to determine the total amount of Non-Residential Development Charges payable.
9. For mixed Residential and Non-Residential Development, Development Charges are determined by applying each of rules 7 and 8 to each part of the Development comprising, respectively, Residential Development and Non-Residential Development.
10. The Development must be examined to determine whether any credits contemplated by article 4 of this By-law. If so, such credits are applied against the total Development Charges payable pursuant to rules 7, 8 or 9, as applicable.
11. Subject to the provisions of the Act, the City may enter into an agreement to permit an Owner to perform work that relates to a service to which this By-law relates. In such circumstances, the City shall give the Owner a credit toward the Development Charge subject to the provisions of the Act.
12. A Development Charge shall be paid on or before the date that a building permit is issued pursuant to the Building Code Act in relation to a building or structure on land to which a Development Charge applies. No building permit shall be issued until the Development Charge is paid. Where the Development Charge is payable pursuant to section 3.8 of this By-law, the Development Charge must be paid prior to the completion of the applicable action, or actions referenced in section 2.3 of this By-law. For this purpose, the date of completion of the approvals contemplated by paragraphs 2.3(d) and 2.3(f) of this By-law shall be the date on which all agreements imposed as a condition to an approval pursuant to subsection 51(26) of the Planning Act have been duly executed by all parties to such agreements.
  - 12.1 Notwithstanding rule 12, development charges for rental housing and institutional developments are due and payable in 6 installments



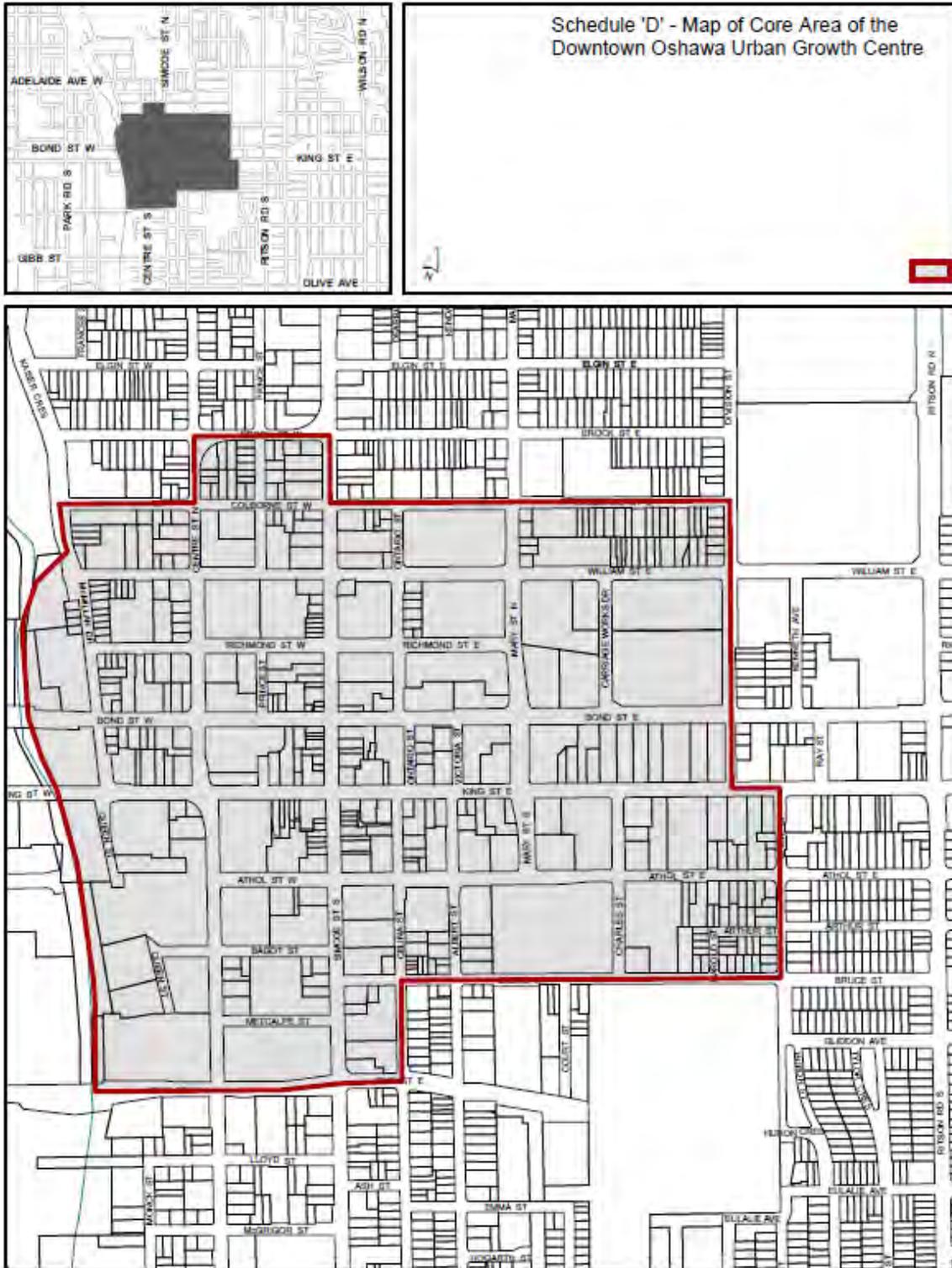
commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

13. If any or all of a Development Charge remains unpaid after it has become payable, the amount unpaid shall be added to the tax roll for the land which was the subject of the Development and shall be collected in the same manner as taxes.
14. The City's Treasurer shall collect all Development Charges imposed by this By-law when those Development Charges are due and payable, together with all development charges payable upon the issuance of a building permit imposed in accordance with any development charge by-law passed by the Regional Municipality of Durham, and by any Board of Education.
15. Where a complaint results in a refund or when the City has determined that a refund is due, the City's Treasurer shall calculate the amount of any overpayment to be refunded to any Owner who made the payment, and the refund shall be paid with interest to be calculated from the date on which the overpayment was collected to the date on which the refund is paid.
16. The interest rate to be used for any refund shall be the Bank of Canada rate in effect on the later of the date that this By-law comes into force, or the date of the most recent quarterly adjustment as set out in rule 17.
17. For the purpose of determining the quarterly adjustments contemplated by rule 16, the Bank of Canada interest rate in effect on the date that this By-law comes into force shall be adjusted on the first day of January, 2025 to the rate established by the Bank of Canada on that date, and shall be adjusted quarterly thereafter on the first business day of each of April, July, October and January, to the rate established by the Bank of Canada on the day of the adjustment.
18. Interest for the purposes of rule 2.2, 12.1 and 12.2 shall be determined as prescribed in the Development Charges Act, as amended from time to time.



# SCHEDULE "D" TO BY-LAW

## Map of Core Area of the Downtown Oshawa Urban Growth Centre









# Appendix M

## Proposed D.C. By-law – Waste Diversion Services



## THE CORPORATION OF THE CITY OF OSHAWA

### BY-LAW NUMBER 2024-\_\_\_\_

#### **BEING A BY-LAW to establish development charges for the Corporation of the City of Oshawa Waste Diversion Services**

**WHEREAS** the Corporation of the City of Oshawa currently has and will continue to experience growth through development and redevelopment; and

**WHEREAS** development and redevelopment require the provision of physical and social services by the Corporation of the City of Oshawa; and

**WHEREAS** the *Development Charges Act*, 1997, S.O. 1997, c. 27 (the “Act”) authorizes the Council of a municipality to pass by laws for the imposition of development charges against land; and

**WHEREAS** Council desires to ensure that the capital cost of meeting development related demands for, or the burden on, City services does not place an undue financial burden on the City, or its taxpayers and that new development contributes no more than the net capital cost attributable to providing the historic level of services and meeting the requirements of s. 5(1) of the Act; and

**WHEREAS** the City has undertaken a study of, among other matters, the matters set out in s. 10 of the Act and s. 8 of O. Reg. 82/98, including services, service levels, expected development, development related facilities and the costs thereof; and

**WHEREAS** at its meeting on May 24, 2024, Council directed that a public meeting pursuant to s. 12 of the Act be held; and

**WHEREAS** The “City of Oshawa 2024 Development Charge Background Study” dated April 25, 2024 prepared by Watson and Associates Economists Ltd. and the proposed development charge by-law were posted to the City’s website at least sixty days prior to the passage of the development charges bylaw, made available to the public at least two weeks prior to the public meeting and Council gave at least twenty days’ notice to the public in accordance with s. 12 of O. Reg. 82/98; and



**WHEREAS** a public meeting pursuant to s. 12 of the Act was held on May 24, 2024, and Council heard and received comments and representations from all persons who requested to be heard.

**NOW THEREFORE** the Council of the Corporation of the City of Oshawa hereby enacts as follows:

## **1. INTERPRETATION**

1.1 In this By law, where words appear with their first letter capitalized, the words are intended to have the meanings set out for them in the lettered paragraphs of this Section:

- a) “Accessory” means a building, structure, or use which is commonly incidental, subordinate, or secondary and exclusively devoted to the main building or structure, or the main, principal, or primary use. It is located on the same lot as the main building or structure, or the main, principal, or primary use,
- b) “Accessory Residential Building” shall mean a detached building not used for human habitation except in the case of a building accessory to a single detached dwelling, semi-detached dwelling, semi-detached building, duplex, or street townhouse dwelling that contains a lawful accessory apartment, that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and is exclusively devoted to a principal use, building or structure;
- c) “Act” means the Development Charges Act, 1997, S.O. 1997, c. 27;
- d) “Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- e) “Agricultural” is in reference to use, means land, buildings or structures used, designed, or intended to be used solely for an “agricultural operation” as that term is defined in section 1 of the Farming and Food Production Protection Act, 1998, S.O. 1998, c. 1;



- f) "Ancillary Residential Use" means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse dwelling;
- g) "Apartment Dwelling Unit" means any Dwelling Unit which is not a Single Detached Dwelling, a Semi-Detached Dwelling, a Dwelling Unit within a Townhouse, or either of the two Dwelling Units comprising a Duplex and includes a Stacked Townhouse unit;
- h) "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- i) "Back-to-Back Townhouse" means each of two Townhouses that shares a common rear wall with the other for at least 50% of its width;
- j) "Bed and Breakfast Establishment" means a Single Detached Dwelling in which not more than three (3) Bedrooms are made available for the temporary accommodation of travellers, to whom meals may be furnished, but does not include a Hotel or a Lodging House;
- k) "Bedroom" means a habitable room used or capable of use for sleeping accommodation, including a den, study, or other similar area, but excluding a living room, dining room, kitchen, family room, utility room, recreational room, bathroom, sunroom, or porch;
- l) "Board of Education" has the same meaning as the term "board" defined in the Education Act;
- m) "Building Code Act" means the Building Code Act, 1992, S.O. 1992, c. 23;
- n) "By-law" means this By-law, including its recitals and schedules and all future amendments including successor By-laws;
- o) "City" means The Corporation of the City of Oshawa;
- p) "Capital Levy" means a City fee or charge levied or required to be paid prior to November 22, 1991 as a result of development approval, including land division, for arterial and collector roads, recreation and



parks facilities and watercourse improvements, but excluding payments collected by the City in consideration of “best efforts” clauses or other agreements to collect and remit monies in partial or full payment for front-ending the payment for the installation of City services or facilities;

- q) “Commercial” is in reference to use, means land, buildings or structures of any kind whatsoever used, designed, or intended to be used for a non-residential use other than an Agricultural use or an Industrial use;
- r) “Correctional Group Home” means a Group Home containing one or more persons who have been placed on probation, released on parole, admitted for correctional purposes, or found to be not criminally responsible for a crime by virtue of mental incapacity;
- s) “Crisis Care Residence” means an establishment that provides a means of immediate, temporary accommodation and assistance for a short-term period, which is generally less than one week for the majority of the residents and includes a hostel;
- t) “Development” means:
  - i. any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 2.3 of this By-law;
  - ii. the redevelopment of land; or
  - iii. the redevelopment, expansion, extension, or alteration, or any two or more of them, of a use, building or structure;
- u) “Development Charge” means a charge imposed by this By-law;
- v) “Duplex” means the whole of a building, which was not originally constructed as a Single Detached Dwelling, that consists of two Dwelling Units, one of which has at least 50% of its Gross Floor Area located wholly or partially above the other and each of which has an independent entrance either directly from the outside or through a common vestibule or hallway;



- w) “Dwelling Unit” means unit consisting of one or more rooms, which contains toilet and cooking facilities, and which is designed for use as a single housekeeping establishment. Notwithstanding the foregoing, a suite with a bedroom and bathroom but not a kitchen within a Long-Term Care Facility or Retirement home shall be considered a Dwelling Unit for purposes of calculating density;
- x) “Education Act” means the Education Act, R.S.O. 1990, c. E.2;
- y) “Gross Floor Area” means:
- i. for a Residential Development, the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of Party Walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls; and
  - ii. for a Non-Residential Development, the total floor area of all floors, whether above or below grade, measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of Party Walls and, without limitation, includes
    - (A) cellars
    - (B) basements
    - (C) corridors
    - (D) lobbies
    - (E) half-storeys
    - (F) mezzanines and
    - (G) areas occupied by interior walls or partitions
- but does not include
- (A) elevator shafts
  - (B) stairwells
  - (C) roof areas
  - (D) crawl spaces
  - (E) indoor refuse storage or collection areas
  - (F) mechanical or electrical rooms or



- (G) areas used for parking or loading, whether in the main building or an Accessory building.
- z) “Group Home” means a Dwelling Unit housing three (3) to ten (10) persons, exclusive of staff, who, by reason of their emotional, mental, social, or physical condition or legal status require a group living arrangement for their well-being, and who live under responsible supervision, with the group home licensed or approved for funding under Provincial statutes;
- aa) “Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;
- bb) “Hospital” has the same meaning as the term, “hospital” defined in section 1 of the Public Hospitals Act, R.S.O. 1990, c. P.40;
- cc) “Hotel” means a building or part of a building or group of buildings mainly used for the purpose of catering to the needs of the travelling public by furnishing sleeping accommodation and includes a motel or motor hotel but does not include a Bed and Breakfast Establishment or a Lodging House;
- dd) “Industrial” is in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for or in connection with,
- a) manufacturing, producing, processing, storing, or distributing something,
- b) research or development in connection with manufacturing, producing, or processing something,
- c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,



- d) office or administrative purposes, if they are,
  - i. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
  - ii. in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
- ee) “Institutional development” means development of a building or structure intended for use:
  - a. as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
  - b. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010, S.O. 2010, c. 11;
  - c. by any institution of the following post-secondary institutions for the objects of the institution:
    - i. a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
    - ii. a college or university federated or affiliated with a university described in subclause (i); or
    - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
  - d. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - e. as a hospice to provide end of life care;
- ff) “Live-work Unit” means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;



- gg) “Local Board” has the same meaning as the term, “local board”, defined in the Act;
- hh) “Local Services” means those services, facilities or things which are under the jurisdiction of the City and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;
- ii) “Lodging House” means a building or part of a building, containing Lodging Units, which does not appear to function as a Dwelling Unit, although one may be included with the Lodging Units. It includes, without limitation, a rooming house and a boarding house, a fraternity house, a sorority house, a student residence, and an apartment hotel. It does not include a Hotel, a Crisis Care Residence, a Group Home, a Correctional Group Home, a Bed and Breakfast Establishment, a Long-term Care Home, or a Retirement Residence.
- jj) “Lodging Unit” means one or more rooms within a building used or designed to be used for sleeping accommodations, each of which may contain cooking or washroom facilities, but not both.
- kk) “Long-term Care Home” means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- ll) “Lot” means a parcel of land which is
- i. shown as a lot or block on a registered plan of subdivision; or
  - ii. described in a single transfer/deed of land of legal effect registered in the Land Registry Office or the Land Titles Office for the Land Registry Division of Durham;
- mm) “Medical Clinic” means that a building or part of a building in which no less than one thousand four hundred and eighty-six square metres (1,486 m<sup>2</sup>) of Gross Floor Area is used by physicians, surgeons, dentists, drugless practitioners or any other health care professionals, their staff,



and their patients, for the purpose of consultation, diagnosis or treatment of humans and may include medical laboratories or an ancillary pharmacy;

- nn) “Non-profit housing development”, for the purposes of rule 12.2 in Schedule “C”, means development of a building or structure intended for use as residential premises by:
- i. a corporation without share capital to which the Corporations Act, R.S.O. 1990, c. C.38 applies, that is in good standing under that Act and whose primary objective is to provide housing;
  - ii. a corporation without share capital to which the Canada Not-for-profit Corporations Act, S.C. 2009, c. 23 applies, that is in good standing under that Act and whose primary objective is to provide housing; or
  - iii. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, R.S.O. 1990, c. C.35.
- oo) “Non-profit Institution” means
- i. a “registered charity” as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;
  - ii. a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40; or
  - iii. a “place of worship” that is used primarily for worship and is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31;
- pp) “Non-Residential” in reference to use, means land, buildings or structures of any kind whatsoever used, designed, or intended to be used for other than a Residential use.
- qq) “Office” means a building or part of a building in which one or more persons are employed in the management, direction and conducting of a



business, agency, brokerage or a labour or fraternal organization or in which professionally qualified persons and their staff provide services to clients or patients but does not include any part of a building in which goods, wares, merchandise, foodstuffs or farm produce or other substances, articles or things are displayed, stored, or offered for wholesale or retail sale or rental;

- rr) "Oshawa" means the geographical area under the jurisdiction of the City;
- ss) "Other Multiple Dwellings" means all residential dwellings other than a Single-detached Dwelling, Semi-detached Dwelling, Apartment Dwelling, and Lodging Unit, and includes the portion of a Live-Work Unit intended to be used exclusively for living accommodations for one or more individuals;
- tt) "Owner" means the legal or equitable owner of land;
- uu) "Party Wall" means a wall jointly owned and used by two parties under an easement agreement or by right in law and erected at or upon a line separating two parcels of land each of which may be lawfully transferred or conveyed in accordance with the provisions of the Planning Act;
- vv) "Place of worship" means that part of a building or structure used for worship and that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31, as amended, and does not include portions of buildings used for any commercial or other institutional uses, including, but not limited to, daycare facilities, private schools, and entertainment facilities, or for residential purposes;
- ww) "Planning Act" means the Planning Act, R.S.O. 1990, c. P.13;
- xx) "Redevelopment" means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;



- yy) “Rental housing” is for the purposes of rule 12.1 in Schedule “C”, means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- zz) “Residential” in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for one or more individuals as living accommodations or combined live/work accommodations;
- aaa) “Retirement Residence” means a residential building or the residential portion of a mixed-use building which provides accommodation for persons of retirement age, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full culinary facilities and a separate entrance from a common hall;
- bbb) “Retirement Residence Unit” means a unit within a Retirement Residence;
- ccc) “Rowhouse Dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- ddd) “Semi-Detached Dwelling” means a Residential building originally constructed so as to consist entirely of two Dwelling Units, attached by vertical walls, each having a separate entrance from the exterior;
- eee) “Single Detached Dwelling” means a Residential building which is separate and detached from other buildings or structures and which contains only a Dwelling Unit but does not include a mobile home;
- fff) “Stacked Townhouse” means each of two (2) Townhouses that is attached horizontally to the other Townhouse, two (2) or more Townhouses high;



- ggg) “Street Townhouse Building” means a Townhouse for which each Dwelling Unit within the Townhouse abuts and has its own driveway access to an improved street.
- hhh) “Temporary” in reference to use, means land, buildings, or structures of any kind whatsoever or any portion thereof, used, designed, or intended to be used for a period not exceeding three (3) years; and
- iii) “Townhouse” means a building divided vertically into at least three Dwelling Units, attached by common walls at least six metres (6.0m) in length and at least one storey in height, in addition to any basement, with each Dwelling Unit having a separate entrance from the outside other than a Stacked Townhouse.
- jjj) “Triplex” means a building containing 3 Apartment Dwelling Units.
- 1.2 The captions, article and sections names and numbers appearing in this By-law are for convenience of reference only and have no effect on its interpretation. This By-law is to be read with all changes of gender and number required by the context.
- 1.3 If any section, subsection, paragraph, clause, sub-clause, item or any of the words contained in this By-law are held wholly or partially illegal, invalid or unenforceable by any court or tribunal of competent jurisdiction, the remainder of this By-law shall not be affected by the judicial holding, but shall remain in full force and effect.
- 1.4 Each reference to Provincial legislation in this By-law is a reference to the most current version of that Provincial legislation and, in every case, includes all applicable amendments to the legislation, including successor legislation.
- 2. APPLICATION OF BY-LAW RULES**
- 2.1 Development Charges shall be payable in the amounts set out in this by-law where:
- 2.2 All Development in Oshawa, unless expressly excluded or exempted in this By-law, is deemed to increase the need for the service set out in Schedule “A” to this By law.



- 2.3 Subject to the provisions of this By-law, Development Charges shall be imposed against all Development which requires any of the following:
- a. the passing of a zoning by-law, or an amendment to a zoning by-law under section 34 of the Planning Act;
  - b. the approval of a minor variance under section 45 of the Planning Act which involves a change in use, intensification of use or expansion of use;
  - c. a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
  - d. the approval of a plan of subdivision under section 51 of the Planning Act;
  - e. a consent under section 53 of the Planning Act;
  - f. the approval of a description under section 9 of the Condominium Act, 1998, S.O. 1998, c. 19; or
  - g. the issuing of a permit under the Building Code Act in relation to a building or structure.
- 2.4 No Development Charge shall be imposed where the only effect of an action mentioned in section 2.3 of this By-law is to permit the
- a. an enlargement to an existing dwelling unit;
  - b. A second residential unit in an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached dwelling, semi-detached dwelling or rowhouse dwelling cumulatively contain no more than one residential unit;
  - c. A third residential unit in an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;



- d. One residential unit in a building or structure ancillary to an existing detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land, if the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains no more than two residential units and no other building or structure ancillary to the existing detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;
- e. A second residential unit in a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling cumulatively will contain no more than one residential unit;
- f. A third residential unit in a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units;
- g. One residential unit in a building or structure ancillary to a new detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land, if the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains no more than two residential units and no other building or structure ancillary to the new detached dwelling, semi-detached dwelling, or rowhouse dwelling contains any residential units; or
- h. In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.
- i. Notwithstanding the above, Development Charges shall be imposed, if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing or proposed new single detached dwelling unit
- j. Notwithstanding the above, Development Charges shall be imposed, if the additional Dwelling Unit has a gross floor area greater than:



- i. in the case of a semi-detached or rowhouse dwelling, the gross floor area of the existing or proposed new dwelling unit; and
- ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

## 2.5 Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

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

## 2.6 No Development Charge shall be imposed with respect to any Development:

- a. by, on behalf of, or on lands owned by and used for the purposes of a municipality, a Local Board, or a Board of Education;
- b. on lands wholly within that part of Oshawa partially known as the Core Area of the Downtown Oshawa Urban Growth Centre and as depicted in Schedule “D” to this By-law;
- c. on that part of lands used solely for the purposes of
  - i. a Non-Profit Institution;
  - ii. a Hospital; or
  - iii. a Long-term Home;
- d. respecting a new Industrial building or structure or the enlargement of an existing Industrial building or structure;
- e. respecting a Temporary building or structure;
- f. respecting an Agricultural building or structure;
- g. respecting an Apartment Dwelling Unit on lands within that part of King Street/Thornton Road Intensification Area shown as the shaded portion on the maps in Schedule “E” to this By-law;



- h. respecting a Townhouse Dwelling other than a Street Townhouse Building on lands within that part of King Street/Thornton Road Intensification Area shown as the shaded portion on the maps in Schedule “E” to this By-law; or
  - i. respecting an Apartment Dwelling Unit or a Townhouse Dwelling Unit, except back-to-back Townhouses, on lands within that part of the Shoulder Area of the Downtown Oshawa Urban Growth Centre as shown as the shaded portion of the map in Schedule “F” to this By-law.
- 2.7 The Development Charge imposed with respect to that part of a building used solely for the purposes of a Medical Clinic shall be equal to 50% of the Commercial Development Charge.
- 2.8 No more than one Development Charge for each service designated in Schedule “A” to this By-law shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the actions described in section 2.3 of this By-law are required before the lands, buildings, or structures can be developed for a single Development. However, nothing in this section prevents the imposition of a Development Charge in respect of subsequent Development.
- 2.9 This By-law does not limit the City’s ability to require, as a condition or in an agreement pursuant to sections 50, 51 or 53 of the Planning Act, local services related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the Owner, or local services to be installed or paid for by the Owner as a condition of approval under section 53 of the Planning Act.

### **3. Rules for Calculation and Collection of Development Charges**

- 3.1 The Development Charges set out in Schedule “B” to this By-law shall be imposed on Residential uses of lands, buildings, or structures, including Residential uses Accessory to a Non-Residential use and, in the case of a mixed-use building or structure, according to the type of Residential use, and calculated with respect to each of the services according to the type of Residential use.



- 3.2 Notwithstanding section 3.1, residential Duplex and Triplex buildings developed on lands within that part of Oshawa, where zoning permits a Single Detached Dwelling, will be subject to the charge for a single detached dwelling unit.
- 3.3 The development charges imposed on a Retirement Residence unit shall be payable at the rate applicable to an apartment of one bedroom or smaller.
- 3.4 The Development Charges set out in Schedule “B” to this By-law shall be imposed on Non-Residential uses of lands, buildings, or structures and, in the case of a mixed used building or structure, on the Non-Residential uses in the mixed-use building or structure, calculated with respect to each of the services according to the Gross Floor Area of the Non-Residential use.
- 3.5 Schedule “C” to this By-law prescribes the rules for determining whether a Development Charge is payable in any particular case and for determining the amount of the Development Charge.
- 3.6 Non-Residential Development Charges shall be adjusted on the 1st day of January, 2020, and then semi-annually on January 1 and July 1 each year, commencing the 1st day of January, 2021, by the Statistics Canada Quarterly “Capital Expenditure Price Statistics (cat. 62-007-X)”, published each year or such other equivalent publication or as otherwise prescribed by regulation pursuant to the Act.
  - 3.6.1 Residential Development Charges found in Schedule “B” shall be adjusted semi- annually on January 1 and July 1 each year, by the prescribed Statistics Canada Quarterly “Capital Expenditure Price Statistics”, published each year or such other equivalent publication or as otherwise prescribed by regulation pursuant to the Act.
- 3.7 Development Charges shall be payable by cash or by certified cheque in Canadian funds.
- 3.8 If a Development does not require a building permit pursuant to the Building Code Act but does require one or more of the other actions described in section 2.3 of this By- law, then the Development Charge will nonetheless be payable in respect of such Development.



#### **4. Credits and Prepayments**

4.1 Notwithstanding any other provision of this By-law, where a Development involves

- a. the demolition of buildings or structures that have been in existence for a minimum of five (5) years pursuant to a demolition permit issued pursuant to the Building Code Act within the sixty (60) month period preceding the issuance of a building permit pursuant to the Building Code Act respecting the Development; or
- b. the conversion of all or part of a building or structure that has been in existence for a minimum of five (5) years from one principal use to another principal use on the same land

the Development Charge otherwise payable with respect to such Development shall be reduced by the following amounts:

- c. in the case of a Residential building or structure, or the Residential uses in a mixed-use building or structure, an amount calculated by multiplying the applicable Development Charge set out in Schedules “B” to this By-law by the number representing the type of Dwelling Units that have been or will be demolished or converted to another principal use; and
- d. in the case of a Non-Residential building or structure, or the Non-Residential uses in a mixed-use building or structure, an amount calculated by multiplying the applicable Development Charge set out in Schedules “B” to this By-law by the Gross Floor Area that has been or will be demolished or converted to another principal use

provided that such amounts shall not exceed, in total, the amount of the Development Charge otherwise payable with respect to such Development.

- 4.1.1 Notwithstanding any other provision of this By-law, where a demolition permit for a building or structure is issued on or after July 1, 2019, no credit will be given for the demolition if the building or structure was exempt from the payment of development charges on account of being Development on that part of lands used solely for the purposes of a “religious organization” as defined in subsection 1(1) of the Religious Organizations’ Lands Act, R.S.O. 1990, c. R.23 or on account of being



Development by, on behalf of, or on lands owned by and used for the purposes of a Board of Education.

- 4.2 For the purpose of section 4.1(a) of this By-law, the issuance of the demolition permit and the actual demolition to the satisfaction of the Chief Building Official may post date the issuance of the building permit by no more than twenty-four (24) months.
- 4.3 Notwithstanding section 3.6 of this By-law, where, in respect of a Development,
- a. all requirements for the issuance of a building permit under subsection 8(2) of the Building Code Act have been satisfied before the date of an adjustment of Development Charges pursuant to section 3.6 of this By-law; and
  - b. an amount equal to the Development Charge in effect as at the date of payment has been paid before the date of the particular adjustment of Development Charges contemplated by paragraph (a) of this section 4.3

the applicable Development Charge is the amount contemplated by paragraph (b) of this section 4.3.

- 4.4 Where, as demonstrated to the satisfaction of the Chief Building Official, a Capital Levy was paid to the City in respect of a development approval on a Lot and a Development Charge is payable under this By-law as a result of Development on that same Lot, a credit will be provided against the Development Charge to the current Owner of that Lot upon that Owner making a written request to the City's Chief Building Official subject to the following:
- a. the amount of the credit shall be limited to the amount of the Capital Levy paid for services that are being funded under this By-law,
  - b. no credit for payment of a Capital Levy was previously provided to any person in respect of any Development on that same Lot, whether heretofore or hereafter occurring,
  - c. this credit shall not operate to reduce a Development Charge to less than zero, and



- d. no credit shall be given for any interest on or indexing of the Capital Levy paid;

however, notwithstanding subsections (a) through (d) hereof, where, as demonstrated to the satisfaction of the Chief Building Official, a Capital Levy was paid to the City in respect of a development approval on a Lot and a Development Charge in relation to a Single Detached Dwelling is payable under this By-law as a result of Development on that same Lot, no Development Charge shall be payable subject to the following:

- a. no credit for payment of a Capital Levy was previously provided to any person in respect of any Development on that same Lot, whether heretofore or hereafter occurring,
- b. this credit shall not operate to reduce a Development Charge to less than zero,
- c. no credit shall be given for any interest on or indexing of the Capital Levy paid, and
- d. the credit contemplated under this section 4.4 shall only be applied to the first sixteen (16) Lots that comply with the criteria prescribed by this section 4.4.

## **5. Front Ending Agreements**

- 5.1 The City may enter into front-ending agreements with Owners in accordance with the provisions of the Act.

## **6. Miscellaneous**

- 6.1 All complaints pursuant to section 20 of the Act or section 257.85 of the Education Act, R.S.O. 1990, c. E.2 shall be heard by City Council sitting in Committee of the Whole. The City Council shall conduct hearings in accordance with the provisions of the Statutory Powers Procedure Act, R.S.O. 1990, c. S.22 and other applicable law.
- 6.2 This By-law shall come into force and take effect on July 1, 2024.



6.3 This By-law may be cited as the “Development Charges By-law”.

6.4 By-law 60-2019 is hereby repealed on July 1, 2024.

By-law passed this twenty-fourth day of June, 2024.

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Mayor Carter

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Municipal Clerk



SCHEDULE "A" TO BY-LAW  
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

**City-Wide Services**

1. Waste Diversion Services



## SCHEDULE "B" TO BY-LAW SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL					Non-Residential			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Industrial (per sq.ft. of Total Floor Area)	Industrial (per sq.m. of Total Floor Area)	Non-Industrial (per sq.ft. of Total Floor Area)	Non-Industrial (per sq.m. of Total Floor Area)
<b>City-Wide Service:</b>									
Waste Diversion	41	31	26	16	13	0.01	0.11	0.03	0.32
<b>Total City-Wide Service</b>	<b>\$41</b>	<b>\$31</b>	<b>\$26</b>	<b>\$16</b>	<b>\$13</b>	<b>\$0.01</b>	<b>\$0.11</b>	<b>\$0.03</b>	<b>\$0.32</b>



**SCHEDULE “C” TO BY-LAW**  
**Rules for Application of the Development Charges By-law**

1. Where a Development is proposed which requires any of the actions set out in section 2.3 of this By-law, the rules in this Schedule shall be applied to determine the application of this By-law. These rules apply to all Development.
2. The Development must be reviewed to determine whether it is exempt in whole or in part pursuant to one or more provisions of this By-law.
  - 2.1 Notwithstanding rule 2, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Section 2 shall be calculated based on the rates set out in Schedule “B” on the date of the planning application, including interest. Where both planning applications apply, Development Charges shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application, the Development Charges shall be calculated based on the rate in effect on the date of the Site Plan or Zoning By-law Amendment application, including interest.
3. The Development must be reviewed to determine whether it qualifies for the phasing of Development Charges in accordance with sections the Development Charges Act.
4. Subject to rule 3, the amount in Schedule “B”, must be examined to determine the effect of any indexing which has occurred pursuant to section 3.6 of this By-law. The amount to apply must reflect any such indexing.
5. The amount in Schedule “B” does not need to be adjusted in accordance with paragraph 5 (1) 6 of the Act because the Study has taken those considerations into account in determining the amount in Schedule “B”.
6. The Development must be classified as Residential, Non-Residential, or mixed-use Development.
7. For Residential Development, the total number and type of Dwelling Units set out in Schedule “B” must be determined. The rates as shown in Schedule “B”



(adjusted, if applicable, in accordance with rules 3 or 4) are then applied to the number of Dwelling Units contemplated by the Development to determine the total amount of Residential Development Charges payable.

8. For Non-Residential Development, the Gross Floor Area of the Development must be determined. The rates as shown in Schedule “B” (adjusted, if applicable, in accordance with rules 3 or 4) are then applied to the Gross Floor Area contemplated by the Development to determine the total amount of Non-Residential Development Charges payable.
9. For mixed Residential and Non-Residential Development, Development Charges are determined by applying each of rules 7 and 8 to each part of the Development comprising, respectively, Residential Development and Non-Residential Development.
10. The Development must be examined to determine whether any credits contemplated by article 4 of this By-law. If so, such credits are applied against the total Development Charges payable pursuant to rules 7, 8 or 9, as applicable.
11. Subject to the provisions of the Act, the City may enter into an agreement to permit an Owner to perform work that relates to a service to which this By-law relates. In such circumstances, the City shall give the Owner a credit toward the Development Charge subject to the provisions of the Act.
12. A Development Charge shall be paid on or before the date that a building permit is issued pursuant to the Building Code Act in relation to a building or structure on land to which a Development Charge applies. No building permit shall be issued until the Development Charge is paid. Where the Development Charge is payable pursuant to section 3.8 of this By-law, the Development Charge must be paid prior to the completion of the applicable action, or actions referenced in section 2.3 of this By-law. For this purpose, the date of completion of the approvals contemplated by paragraphs 2.3(d) and 2.3(f) of this By-law shall be the date on which all agreements imposed as a condition to an approval pursuant to subsection 51(26) of the Planning Act have been duly executed by all parties to such agreements.
  - 12.1 Notwithstanding rule 12, development charges for rental housing and institutional developments are due and payable in 6 installments commencing

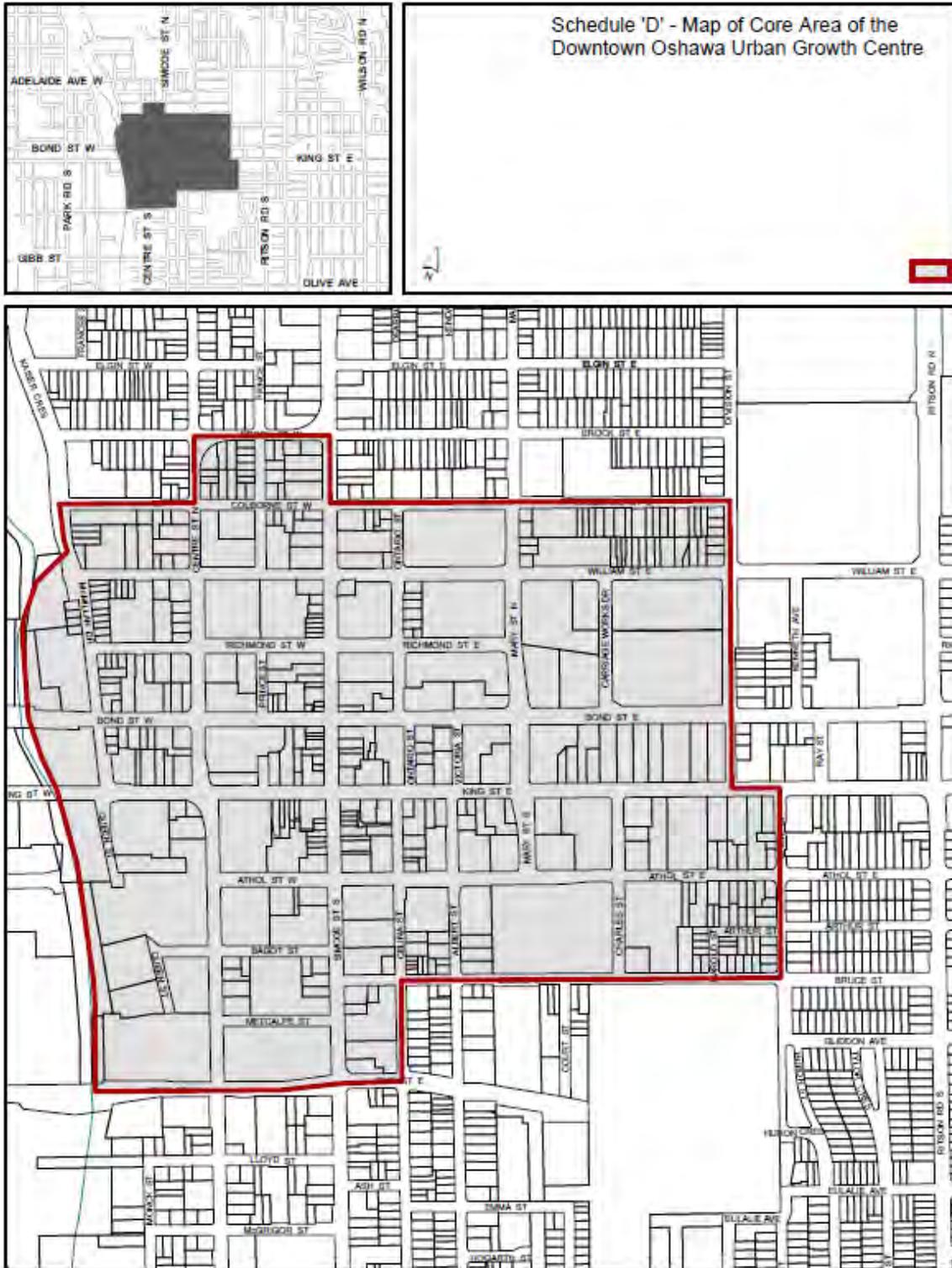


- with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
13. If any or all of a Development Charge remains unpaid after it has become payable, the amount unpaid shall be added to the tax roll for the land which was the subject of the Development and shall be collected in the same manner as taxes.
  14. The City's Treasurer shall collect all Development Charges imposed by this By-law when those Development Charges are due and payable, together with all development charges payable upon the issuance of a building permit imposed in accordance with any development charge by-law passed by the Regional Municipality of Durham, and by any Board of Education.
  15. Where a complaint results in a refund or when the City has determined that a refund is due, the City's Treasurer shall calculate the amount of any overpayment to be refunded to any Owner who made the payment, and the refund shall be paid with interest to be calculated from the date on which the overpayment was collected to the date on which the refund is paid.
  16. The interest rate to be used for any refund shall be the Bank of Canada rate in effect on the later of the date that this By-law comes into force, or the date of the most recent quarterly adjustment as set out in rule 17.
  17. For the purpose of determining the quarterly adjustments contemplated by rule 16, the Bank of Canada interest rate in effect on the date that this By-law comes into force shall be adjusted on the first day of January, 2025 to the rate established by the Bank of Canada on that date, and shall be adjusted quarterly thereafter on the first business day of each of April, July, October and January, to the rate established by the Bank of Canada on the day of the adjustment.
  18. Interest for the purposes of rule 2.2, 12.1 and 12.2 shall be determined as prescribed in the Development Charges Act, as amended from time to time.



# SCHEDULE "D" TO BY-LAW

## Map of Core Area of the Downtown Oshawa Urban Growth Centre





# SCHEDULE "E" TO BY-LAW Map of King Street/Thornton Road Intensification Area





# SCHEDULE "F" TO BY-LAW

## Map of Shoulder Area of the Downtown Oshawa Urban Growth Centre

