

To: City Council

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

Report Number: CNCL-24-73

Date of Report: June 19, 2024

Date of Meeting: June 24, 2024

Subject: City of Oshawa 2024 Development Charge Background Study

Ward: All Wards

File: 03-05

1.0 Purpose

The purpose of this report is to seek approval for the City of Oshawa 2024 Development Charge By-law (D.C. By-law) and Background Study (D.C. Background Study).

The 2024 D.C. Background Study has been available on the City's website www.oshawa.ca since April 25, 2024.

Attachment 1 is the proposed City of Oshawa 2024 Development Charge Background Study and proposed By-laws dated April 25, 2024.

Attachment 2 is an Addendum to the 2024 D.C. Background Study and By-laws, dated June 19, 2024, as prepared by Watson detailing revisions to the D.C. Background Study including updated development charge (D.C.) calculations resulting in a small increase in the D.C. fees from the 2024 D.C. Background Study.

Attachment 3 is a staff memo responding to the letters dated May 22 and 23, 2024 ([CNCL-24-63](#)) received from the Durham Region Home Builders Association (D.R.H.B.A.) and the Building Industry and Land Development Association (B.I.L.D.). The correspondence contains questions and comments regarding a review of the City's 2024 D.C. Background Study as prepared by Keleher Planning and Economic Consulting Inc. (K.P.E.C.).

Attachment 4 is a letter received from the SCS Consulting Group Ltd. on behalf of the Columbus Community Developers Group dated May 23, 2024 containing questions from their review of Columbus Area Specific Services included in the City's 2024 D.C. Background Study.

Attachment 5 is a staff memo responding to the letter received from the Columbus Community Developers Group.

2.0 Recommendation

It is recommended to City Council:

1. That the Development Charge By-law as set out in Appendix G of the Development Charge Background Study, dated June 19, 2024, be approved, and passed in a form and content satisfactory to the Commissioner of Corporate and Finance Services and the City Solicitor; and
2. That the effective date of the Development Charge By-law as set out in Appendix G of the Development Charge Background Study Report dated June 19, 2024, be July 1, 2024; and
3. That the City of Oshawa 2024 Development Charge Background Study dated April 25, 2024, and related Addendum, constituting Council's Development Charge Background Study for the purposes of Section 10 of the Development Charges Act, 1997, be approved; and
4. That the capital project listing set out in Chapter 5 of the Development Charge Background Study dated April 25, 2024, as amended per the Addendum be approved, subject to further annual review during the capital budget process; and
5. That Council determines that no further public meeting is required; and
6. That the Development Charge approach to calculate the charges on a uniform City-wide basis for all services and class of services, be adopted; and
7. That Council requests, whenever appropriate, 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; and
8. That the assumptions contained herein as an 'anticipation' with respect to capital grants, subsidies, and other contributions, be adopted.

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)
- Corporate Leadership Team
- Economic and Development Services Department
- Community and Operations Services Department

- Safety and Facilities Services Department
- 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.

At its meeting of April 29, 2024, Council considered Report [CNCL-24-54](#) to receive the details of the proposed 2024 City of Oshawa D.C. By-laws and Background Study which was released on April 25, 2024.

At the [D.C. Public Meeting](#) of May 24, 2024, Council heard from various members of the development community regarding the 2024 Development Charges Background Study. Further, it was noted at the D.C. Public Meeting that an error in the Stormwater component of the D.C. was discovered, and due to changes anticipated with the then forthcoming enactment of Bill 185, the City intended to amend the D.C. Background Study to embrace the changes to the Development Charges Act, 1997 (D.C.A.).

5.2 Proposed Development Charge By-law

The proposed 2024 D.C. By-law includes the following D.C. policies approved by Council on April 12, 2024.

- a) Implement the consideration of capital costs for Provincial Offences Act (P.O.A.) including By-law Enforcement Facilities, Vehicles and Equipment given that service definition amendments to the D.C.A. allow for P.O.A. Services to be considered as an eligible development charge service.
- b) Add a clause to exempt "change of use" permits considering industrial and commercial uses from D.C.'s when an industrial building has been in existence for more than 20 years, from the date of the change of use permit; and
- c) Revise the D.C. demolition/conversion credit from 10 years to 5 years; and
- d) Remove the current non-statutory exemption for 1569 Simcoe Street North shown as Schedule "G" of D.C. By-law 60-2019 as this project is complete; and

- e) Remove the current exemption for lands designated under federal law as land reserved for the exclusive use of aboriginal peoples, given that the City's Planning documents, including the Oshawa Official Plan, do not identify any such lands that would qualify for this exemption; and
- f) Expand the definition of Agricultural to exclude cannabis production; and
- g) Replace the definition of Nursing Home defined in subsection 1(1) of the Nursing Homes Act, R.S.O. 1990, c N.7 which has been repealed with Long-term Care Home within the meaning of subsection 2(1) of the Fixing Long-Term Care Act, 2021; and
- h) Update the definition of Stacked Townhouse to add two (2) "or more" Townhouses high; and
- i) Amendments to the City's Local Service Policy, included as Attachment 3 to Report [CNCL-24-34](#).

5.3 2024 Development Charge Background Study and Addendum

Watson and City staff have undertaken the following work towards preparing the 2024 D.C. Background Study:

- The growth forecast was prepared by Watson with input from City staff and was presented to Council on April 29, 2024 and at the May 24, 2024 public meeting.
- City staff provided updated information to Watson in order to complete level of service calculations. The maximum eligible amount of development charges that can be collected for growth-related capital projects related to a particular service is determined by a calculation based on maintaining the 15-year average combined quantity/quality service level, less other deductions for benefit to existing development, etc.
- City staff provided current D.C. reserve amounts and foregone D.C. revenue arising from D.C. exemptions to Watson for the D.C. Background Study calculations.
- City staff provided lists of growth-related capital projects to Watson for the D.C. Background Study. These have been further refined in discussions with Watson to better relate to the amount of recoverable D.C. amounts for each service.
- Watson has prepared the D.C. Background Study and Addendum including the calculation of proposed D.C.'s and the proposed 2024 D.C. By-law.

Some of the key elements of the growth projection in the proposed D.C. Background Study include:

- Oshawa's population is forecasted to grow from 186,256 persons in mid-2024 (excluding approximately 3.8% census undercount) to 223,184 in mid-2034 and 287,651 mid 2051. Households are forecasted to grow from 71,649 households in mid-2024 (including equivalent institutional households) to 86,019 in mid-2034 and 112,968 in mid-2051. The population forecast incorporates projected declines in population over time in existing developed areas of the city.

- Employment is forecasted to increase from 60,105 jobs in mid-2024 to 71,966 in mid-2034 and 94,928 in mid-2051. Non-residential Gross Floor Area is forecasted to increase by 8,144,300 square feet between mid-2024 and mid-2034 and by 23,306,100 square feet between mid-2024 and mid-2051.

The D.C. Background Study dated April 25, 2024 (Attachment 1) includes D.C. rates calculated at that time.

Subsequently, Bill 185, Cutting Red Tape to Build More Homes Act, 2024 received Royal Assent on June 6, 2024.

This Act provides additional refinements to the D.C.A. including:

- the removal of the mandatory phase-in for D.C. By-laws passed after Bill 185 came into effect; and
- inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible cost; and
- a provision to permit the repeal of the expiry date for existing D.C. By-laws; and
- the process to allow minor amendments i.e. imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates to be undertaken for by-laws passed after November 28, 2022, and prior to Bill 185 taking effect (i.e., June 6, 2024); and
- a reduction of time for the D.C. rate freeze related to site plan and zoning by-law amendment planning applications from 2 years to 18 months (note that the two-year timeline will still apply to applications received between January 1, 2020, and prior to Bill 185 receiving Royal Assent (i.e., June 6, 2024); and,
- modernizing public notice requirements to allow municipalities to post D.C. public notices on municipal websites where newspapers of general circulation are not available.

5.3.1 Summary of Addendum Refinements

As a result of the passage of Bill 185, correspondence received from the development community and further analysis by staff, revisions included in the Addendum to the 2024 D.C. Background Study (the Addendum) dated June 19, 2024, prepared by Watson (Attachment 2) are as follows:

- Services Related to a Highway includes removal of local sidewalk and multi-use paths from Roads and Related historical level of service quantities, which are considered a local service requirement of developing landowners. This results in a reduction of approximately \$209.4 million to the Roads and Related historical service standard maximum ceiling (from \$750.0 million to \$540.52 million). The capital program is approximately \$102.5 million below the revised maximum ceiling; therefore, the calculated D.C. rates are not impacted.
- Parks and Recreation Services includes removal of open water acreage from Second Marsh to include only the development area. This resulted in a reduction of

approximately \$1.22 million to the Parks and Recreation historical service standard maximum ceiling (from \$28.40 million to \$27.18 million). The capital program is approximately \$52.2 million below the revised maximum ceiling; therefore, the calculated D.C. rates are not impacted.

- Stormwater Drainage and Control Services includes a correction to remove the contribution of \$6.75 million from project 33, Metrolinx Rail Structure Expansion in Stormwater Drainage Services as it is also included in project 11, Albert Street in Services Related to a Highway. This results in an increase in the capital program and increase to the D.C. calculation of \$154 per single detached residential dwelling unit, \$1.40 per sq.m. of gross floor area for commercial and institutional development, and \$0.43 per sq.m. of gross floor area for industrial development. Note that this duplication was discovered prior to the Public Meeting and was noted during the presentation at the Public Meeting of May 24, 2024.
- Growth-Related Studies capital costs of \$6.39 million have been included within a Growth-Related Studies class of service. This results in an increase in the capital program and D.C. calculation of \$291 per single detached residential dwelling unit, \$2.05 per sq.m. of gross floor area for commercial and institutional development, and \$0.75 per sq.m. of gross floor area for industrial development.
- Reflect other changes in the D.C.A. as per Bill 185 (such as the changes to the D.C. “freeze” time , and the removal of the statutory phase-in of the charge in new by-law).
- Collapse the draft By-laws for each service into one By-law for all services/class of services.
- Revise the definition of a bedroom to remove reference to rec room.
- Other minor housekeeping amendments.

The refinements, as they relate to the calculation of the D.C.s are detailed in the Addendum, and will form part of the D.C. Background Study for Council’s consideration and approval prior to adoption of the D.C. By-law.

5.3.2 Impacts on the Calculated D.C.

The Addendum includes final D.C. calculations which are slightly higher than those in the April 29, 2024, D.C. Background Study. The calculated D.C. for a single detached unit has increased from \$37,782 (April 29 D.C.B.S.) to \$38,227 in the Addendum. The calculated D.C.’s have been increased for other unit types as well as for commercial and institutional development.

The final calculated D.C. in the Addendum is shown in Table 1, Comparison of Current and Calculated D.C.’s.

Comparison of Current and Calculated D.C.'s

Development Type	Existing Charge	April 29 Charge	June 19 Proposed Charge	Difference (Existing vs. Proposed)
Single and Semi-Detached	\$35,591	\$37,782	\$38,227	\$2,636
Duplex	\$44,802	N/A	N/A	N/A
Townhouse Dwelling / Other Multiples	\$28,679	\$28,210	\$28,542	(\$137)
Apartment (Bachelor / 1 Bedroom)	\$13,753	\$14,915	\$15,091	\$1,338
Apartments (2 or more bedroom) or Stacked Townhouse (2 or less bedrooms) or More / Apartments – 2 Bedrooms +	\$22,398	\$23,753	\$24,033	\$1,635
Lodging House / Special Care / Special Dwelling Units	\$12,357	\$12,199	\$12,343	(\$14)
Commercial / Institutional (per square metre of G.F.A.)	\$182.56	\$186.27	\$189.61	\$7.05
Industrial (per square metre of G.F.A.)	\$76.80	\$77.39	\$78.58	\$1.78

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.

Prior to passing the new D.C. By-law, City Council will need to pass a resolution that it has determined that the changes in the content of the proposed Development Charge By-law from the By-laws considered at the public meeting held on May 24, 2024, based on the Addendum Report, do not require another public meeting be held.

5.4 Public Input and Staff Response

Written correspondence dated May 22 and May 23, 2024 was received from B.I.L.D. and D.R.H.B.A. ([CNCL-24-63](#)), containing questions and requests for additional details on specific projects in connection a review of the City's 2024 D.C. Background Study as prepared by Keleher Planning and Economic Consulting Inc. (K.P.E.C.). A staff response memo is included in Attachment 3.

Written correspondence dated May 23, 2024 was received from the SCS Consulting Group Ltd. on behalf of the Columbus Community Developers Group (Attachment 4) containing questions and requests for additional details from their review of Columbus Area Specific Services included in the City's 2024 D.C. Background Study. A staff response memo is included in Attachment 5.

The correspondence received has not resulted in any changes to the D.C. calculation.

5.5 Next Steps

Process Steps	Dates
Public 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

6.0 Financial Implication

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, recreation, parkland and trail development, public works depots, fire halls and libraries.

Collected D.C.'s are deposited in the City's Development Charges reserve funds as building permits are issued.

This report reviews correspondence received from the public and other D.C. changes for the new D.C. By-law.

Any decrease in revenue collected from development charges as a result of statutory and non-statutory exemptions or transition policies will need to be accounted for in future D.C. calculations and will ultimately need to be raised from other sources such as property taxes and possibly debt given that the City's existing infrastructure reserve funds are not adequate to address these funding shortfalls.

7.0 Relationship to the Oshawa Strategic Plan

This report supports the Oshawa Strategic Plan goals of Economic Prosperity & Financial Stewardship and Accountable Leadership.



Stephanie Sinnott, Commissioner,
Corporate and Finance Services Department



2024 Development Charge Background Study

City of Oshawa

For Public Circulation and Comment

April 25, 2024

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
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):
- 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 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.)	8,144,300	23,306,100

- (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
Net costs to be recovered from D.C.s.	\$684,33,273

- (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)
City-Wide Services:									
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
Total City-Wide Services	\$37,782	\$28,210	\$23,753	\$14,915	\$12,199	\$7.19	\$77.39	\$17.30	\$186.27



- (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
City-Wide Services/Classes:		
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	-
Total City-Wide Services/Classes	\$35,591	\$37,782

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
City-Wide Services/Classes:		
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	-
Total City-Wide Services/Classes	\$182.56	\$186.27



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

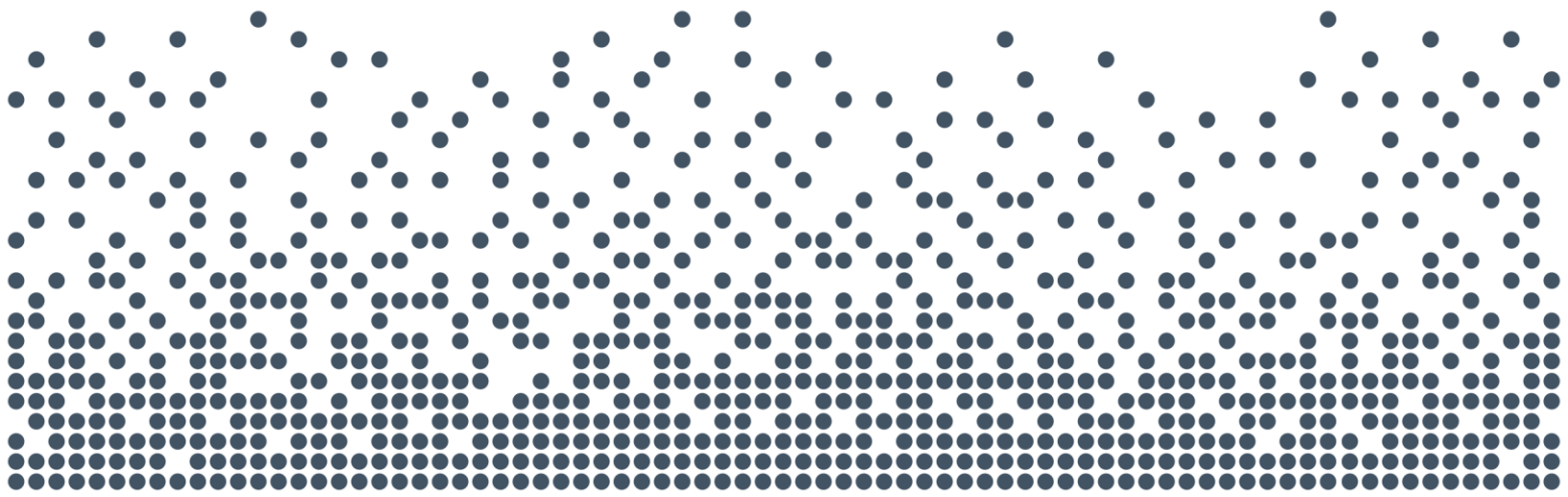
Service/Class of Service	Current	Calculated
City-Wide Services/Classes:		
Services Related to a Highway	61.59	52.96
Fire Protection Services	2.62	3.98
Parks and Recreation Services	6.09	7.86
Library Services	0.26	0.86
Provincial Offences Act including By-Law Enforcement	-	0.11
Stormwater Drainage and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

- (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

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

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> , 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 ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
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, (a) determine the <u>income of a household</u> that, in the Minister’s opinion, is <u>at the 60th percentile of gross annual incomes for renter households in the applicable local municipality</u> ; and (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>



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"> 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 ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
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"> (a) determine the <u>income of a household</u> that, in the Minister’s opinion, is at the <u>60th percentile of gross annual incomes for households in the applicable local municipality</u>; and (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)



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

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
Total	35,591	44,802	28,679	22,398	13,753	12,357	76.80	182.56



Chapter 3

Anticipated Development in the City of Oshawa



3. Anticipated Development in the City of Oshawa

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the 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.

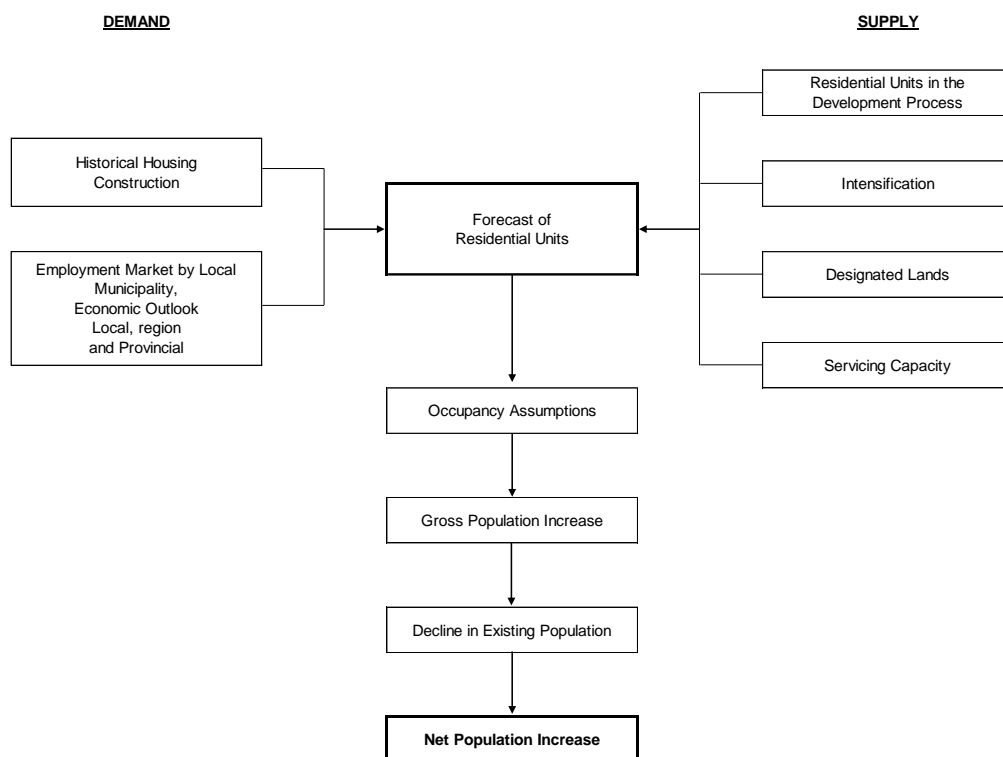


3.3 Summary of Growth Forecast

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.¹

Figure 3-1
Population and Household Forecast Model



¹ 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) ^[1]	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households		Equivalent Institutional Households
Historical	Mid 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	Mid 2006 - Mid 2011	8,320	8,017	62	7,955	3,396	485	8	-22	3,867	56	
	Mid 2011 - Mid 2016	10,220	9,851	-104	9,955	1,984	885	902	27	3,798	-94	
	Mid 2016 - Mid 2021	16,530	15,925	-455	16,380	2,245	1,020	780	0	4,045	-414	
	Mid 2021 - Mid 2024	11,290	10,873	87	10,786	1,189	1,331	2,489	0	5,009	79	
	Mid 2024 - Mid 2034	38,320	36,928	364	36,564	6,558	5,974	1,838	0	14,370	331	
	Mid 2024 - Mid 2051	105,230	101,395	1,023	100,372	14,743	17,965	8,611	0	41,319	930	

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

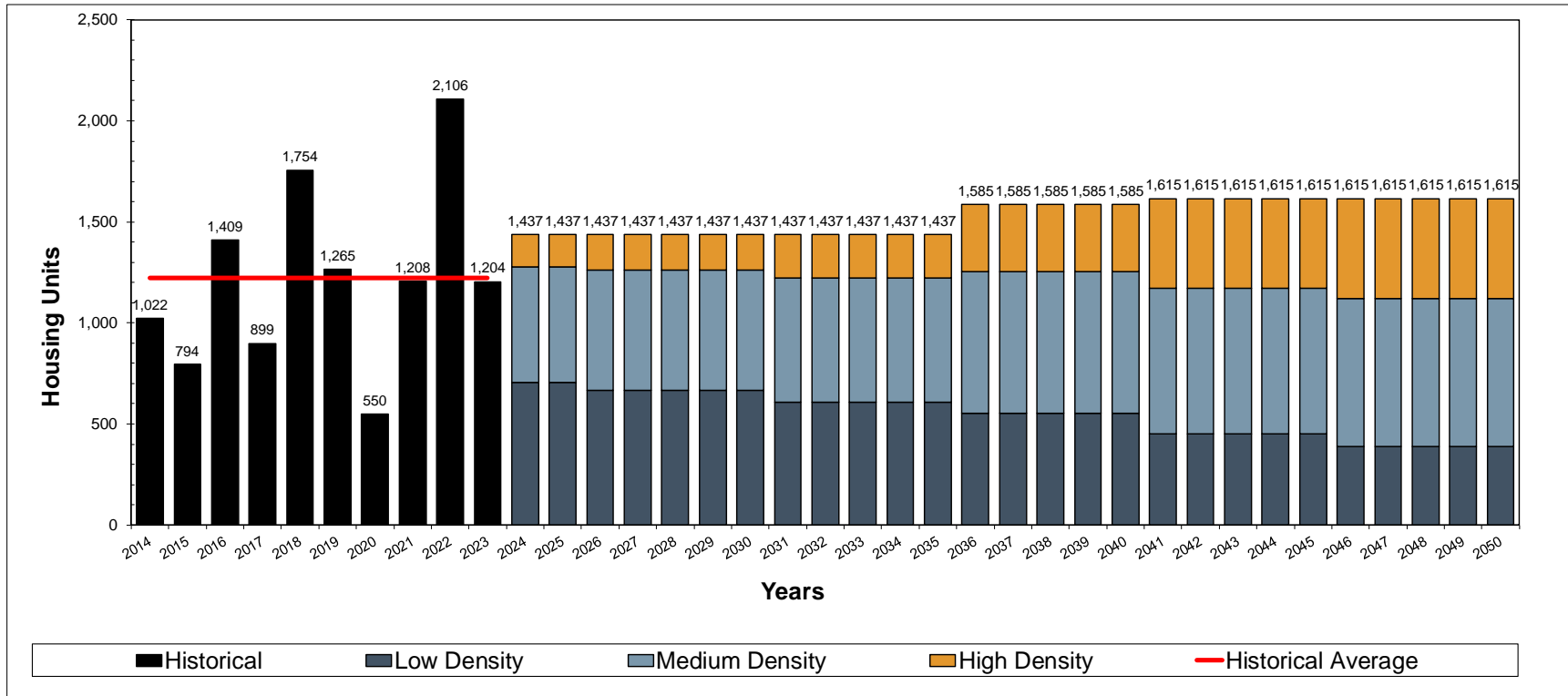
[1] Census undercount estimated at approximately 3.8%. Note: Population including the undercount has been rounded.

[2] Includes townhouses and apartments in duplexes.

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



Figure 3-2
City of Oshawa
Annual Housing Forecast¹



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.



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 ^[1] 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 density²: 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 5³. 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)

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

² Includes accessory units, bachelor, 1-bedroom and 2-or-more-bedroom apartments.

³ 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 ^{1,2} (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.).³
- 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).

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

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

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



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.^[1]

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%.

^[1] 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

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

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

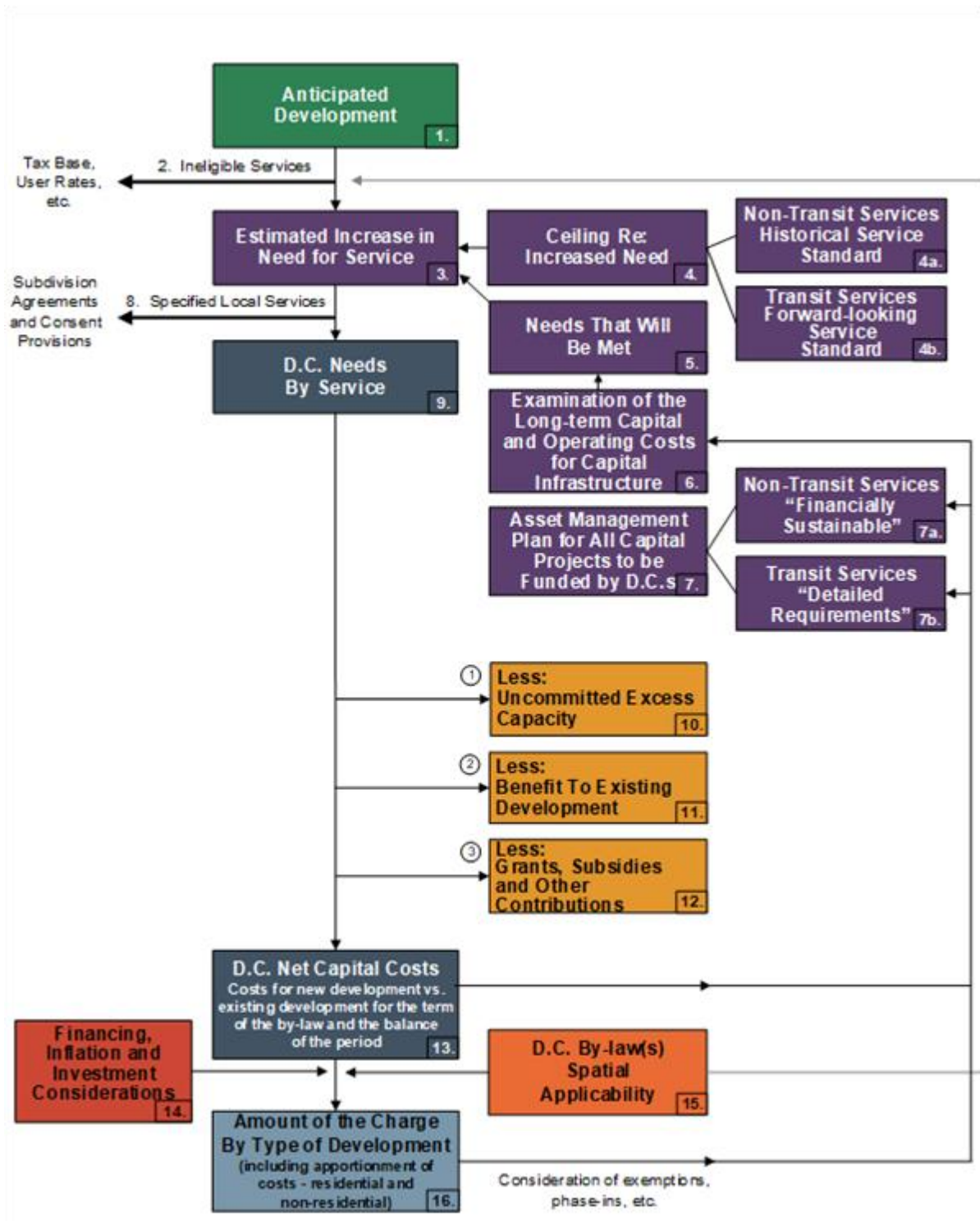




Table 4-1A
Categories of City Services to be Addressed as Part of the Calculation – Eligibility Legend

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 ¹
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 ¹
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

¹ 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 ¹
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 ¹
6. Transit Services	n/a	6.1 Transit vehicles ¹ & 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 ¹
8. Policing Services	n/a	8.1 Police detachments
	n/a	8.2 Police rolling stock ¹
	n/a	8.3 Small equipment and gear
9. Fire Protection Services	Yes	9.1 Fire stations
	Yes	9.2 Fire Vehicles ¹
	Yes	9.3 Fire Equipment and gear
10. Ambulance Services	n/a	10.1 Ambulance station space
	n/a	10.2 Vehicles ¹
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 ¹
	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 ¹

¹ 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 stock¹ and yards</p> <p>13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc.</p> <p>13.5 Recreation vehicles and equipment¹</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 vehicles¹</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 Vehicles¹</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 Vehicles¹ & 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>

¹ 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

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

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



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

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

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

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

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)
Total	\$103,962,183.56	\$27,406,052.08	\$76,556,131.48

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

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

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

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.

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

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

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

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 Dispatch 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
	Adjustments:										
14	Reserve Fund Adjustment		3,132,080	-		3,132,080	-		3,132,080	2,443,022	689,058
	Total		63,710,680	28,872,800	-	34,837,880	7,593,100	5,979,000	21,265,780	16,587,308	4,678,472



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%
	2024 to 2033										
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%
	2024 to 2033										
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%
	2024 to 2033										
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%
	2024 to 2033										
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
	Outstanding Growth-Related Debt &										
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
	Adjustments:										
85	Reserve Fund Adjustment			-			29,643,786		(29,643,786)	(28,161,597)	(1,482,189)
	Total		308,831,373	34,390,200	-	274,441,173	87,941,786	-	186,499,387	177,174,418	9,324,969



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
	Adjustments:										
9	Reserve Fund Adjustment						3,681,855		(3,681,855)	(3,497,762)	(184,093)
	Total		26,408,900	-	-	26,408,900	5,566,355	-	20,842,545	19,800,418	1,042,127



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
	Total		1,085,300	-	-	1,085,300	307,100	-	778,200	606,996	171,204

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
	Adjustments:										
5	Reserve Fund Adjustment						29,969		(29,969)	(23,376)	(6,593)
	Total		2,184,000	127,200	1,332,240	724,560	85,769	-	638,791	498,257	140,534



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

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%
Roads:											
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
	Active Transportation: Sidewalks and Multi-use on City Roads:										
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
	Active Transportation: Sidewalks and Multi-use Paths on Regional Roads:										
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	TOWNLINE RD N	Various Locations	2024-2028	1,916,000	-	1,916,000	-	-	1,916,000	1,475,320	440,680
78	TOWNLINE 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
Programs:											
80	GEODETIC CONTROL SURVEY MONUMENTS	City Wide	2024-2028	207,800	-	207,800	-	-	207,800	160,006	47,794
81	GEODETIC CONTROL SURVEY MONUMENTS	City Wide	2029-2033	166,200	-	166,200	-	-	166,200	127,974	38,226
82	GEODETIC 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
Traffic Signals:											
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
Streetlights on Regional Roads:											
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
	Facilities:										
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
	Vehicles & Equipment:										
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
	Outstanding Growth-Related Debt and Adjustments:										
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)
	Total			1,013,565,355	65,795,300	947,770,055	142,749,964	7,206,000	797,814,091	614,316,850	183,497,241



**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 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
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)
	Total		123,657,200	-	-	123,657,200	46,032,486	6,910,400	70,714,314	46,728,268	8,082,771	15,903,275



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
TOTAL	\$661,045,943	\$207,483,533	\$20,033	\$8.90	\$89,302,270	\$118,181,263	\$5.99	\$14.09
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		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$5,880.09	\$8.90			\$5.99	\$14.09		
By Residential Unit Type	P.P.U.							
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
TOTAL	\$214,667,397	\$15,357,306	\$17,749	\$1.89	\$6,450,068	\$8,907,238	\$1.20	\$3.21
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		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$5,209.62	\$1.89			\$1.20	\$3.21		
By Residential Unit Type	P.P.U.							
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)
City-Wide Services:									
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
Total City-Wide Services	\$37,782	\$28,210	\$23,753	\$14,915	\$12,199	\$7.19	\$77.39	\$17.30	\$186.27



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	
Total Expenditures & Revenues	\$953,371,873	\$1,332,240	\$212,029,660	\$19,935,000	\$35,737,700	\$563,900,540	\$120,436,733	



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

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

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

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 1st and July 1st, 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

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

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

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

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."

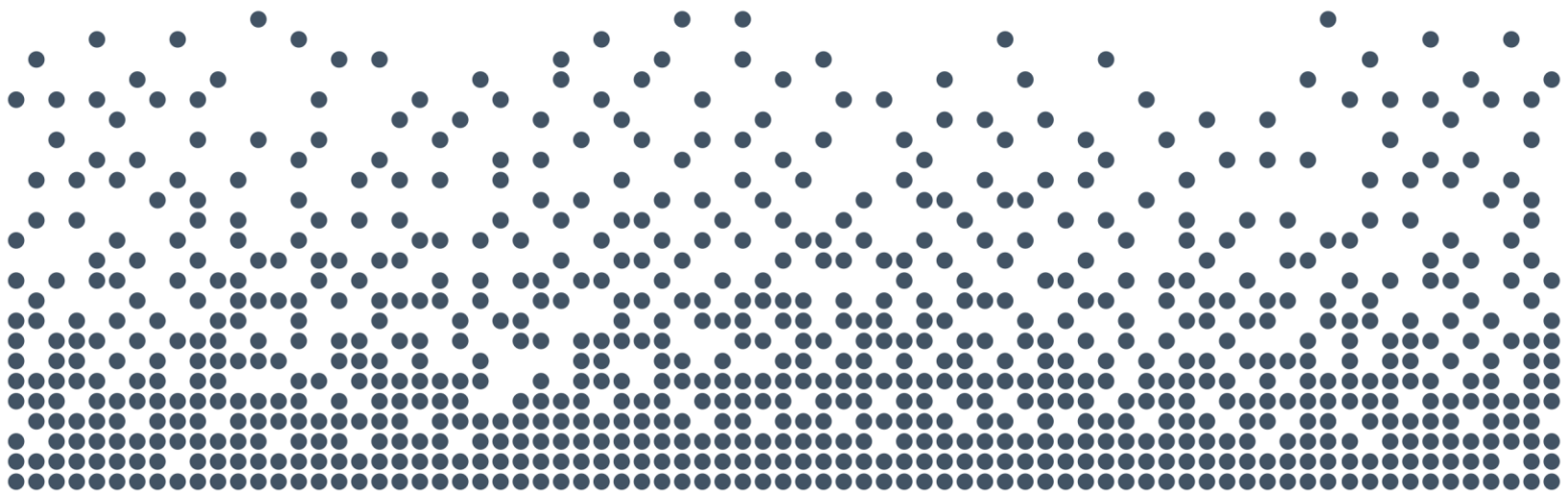


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s 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) ^[1]	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households		Equivalent Institutional Households
Historical	<i>Mid 2006</i>	146,950	141,590	1,870	139,720	34,705	7,705	12,375	145	54,930	1,700	2.578
	<i>Mid 2011</i>	155,270	149,607	1,932	147,675	38,101	8,190	12,383	123	58,797	1,756	2.544
	<i>Mid 2016</i>	165,490	159,458	1,828	157,630	40,085	9,075	13,285	150	62,595	1,662	2.547
	<i>Mid 2021</i>	182,020	175,383	1,373	174,010	42,330	10,095	14,065	150	66,640	1,248	2.632
Forecast	<i>Mid 2024</i>	193,310	186,256	1,460	184,796	43,519	11,426	16,554	150	71,649	1,327	2.600
	<i>Mid 2034</i>	231,630	223,184	1,824	221,360	50,077	17,400	18,392	150	86,019	1,658	2.595
	<i>Mid 2051</i>	298,540	287,651	2,483	285,168	58,262	29,391	25,165	150	112,968	2,257	2.546
Incremental	Mid 2006 - Mid 2011	8,320	8,017	62	7,955	3,396	485	8	-22	3,867	56	
	Mid 2011 - Mid 2016	10,220	9,851	-104	9,955	1,984	885	902	27	3,798	-94	
	Mid 2016 - Mid 2021	16,530	15,925	-455	16,380	2,245	1,020	780	0	4,045	-414	
	Mid 2021 - Mid 2024	11,290	10,873	87	10,786	1,189	1,331	2,489	0	5,009	79	
	Mid 2024 - Mid 2034	38,320	36,928	364	36,564	6,558	5,974	1,838	0	14,370	331	
	Mid 2024 - Mid 2051	105,230	101,395	1,023	100,372	14,743	17,965	8,611	0	41,319	930	

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

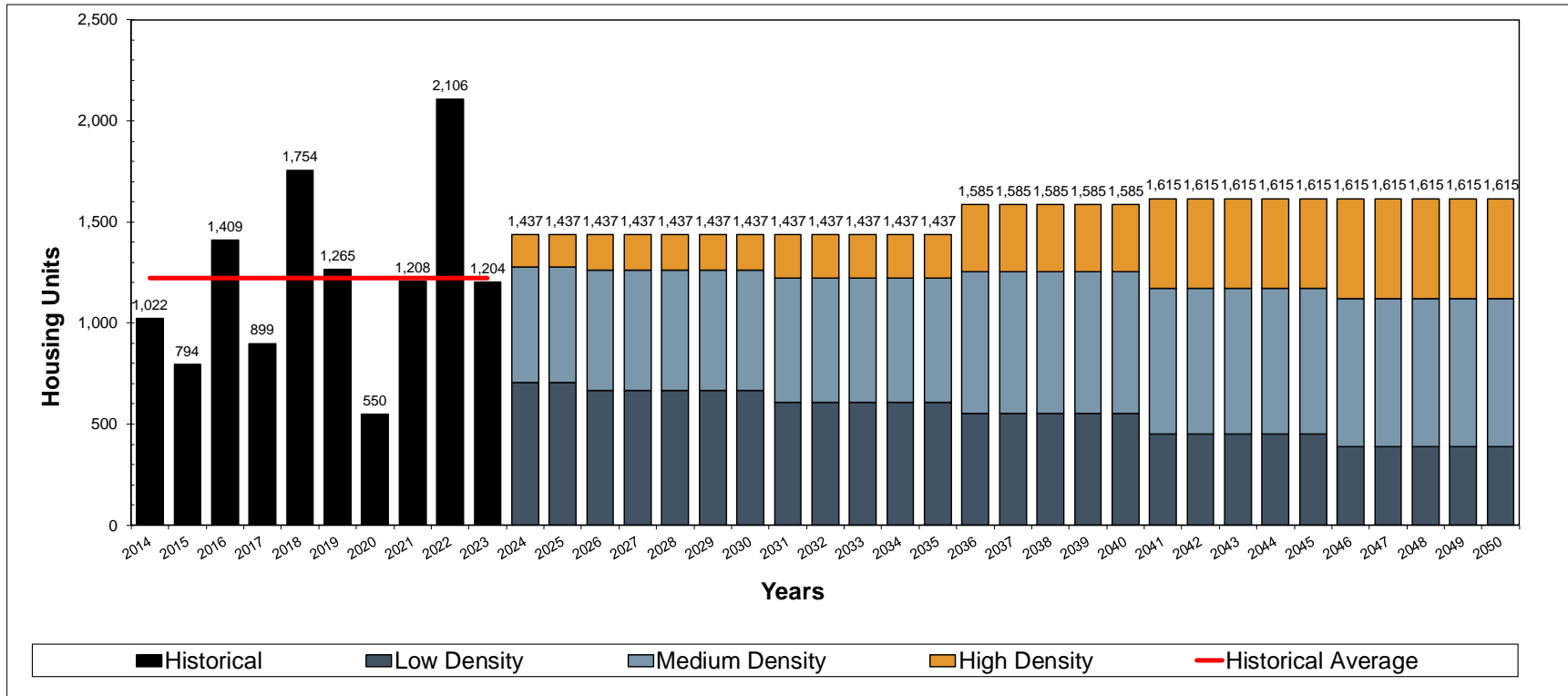
[1] Census undercount estimated at approximately 3.8%. Note: Population including the undercount has been rounded.

[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 ^[1]	Apartments ^[2]	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.

^[1] Includes townhouses and apartments in duplexes.

^[2] 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>		<i>10,873</i>

(1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.

(2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.

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

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

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

(4) 2021 households taken from Statistics Canada Census.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 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 ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & 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		
Total		100%	2.842

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

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

(4) 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 ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & 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		
Total		100%	2.696

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

² 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 ¹	Apartments ²	Total
Registered Not Built	151	469	4,436	5,056
<i>% Breakdown</i>	<i>3%</i>	<i>9%</i>	<i>88%</i>	<i>100%</i>
Draft Plans Approved	2,055	1,715	2,357	6,127
<i>% Breakdown</i>	<i>34%</i>	<i>28%</i>	<i>38%</i>	<i>100%</i>
Application Under Review	712	2,510	24,597	27,819
<i>% Breakdown</i>	<i>3%</i>	<i>9%</i>	<i>88%</i>	<i>100%</i>
Total	2,918	4,694	31,390	39,002
<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.

¹ Includes townhomes and apartments in duplexes.

² 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 ^[1]	Apartments ^[2]	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
Average (2014 - 2018)	561	278	385	1,224
% 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
Average (2019 - 2023)	316	346	691	1,353
% Breakdown	23.3%	25.6%	51.1%	100.0%
2014 - 2023				
Total	4,383	3,124	5,381	12,888
Average	438	312	538	1,289
% 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.

^[1] Includes townhouses and apartments in duplexes.

^[2] 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	3.681	
6-10	-	-	2.095	3.681	5.242	3.807	
11-15	-	-	2.323	3.379	4.747	3.503	
16-20	-	-	2.143	3.295	4.964	3.385	
20-25	-	-	2.026	2.972	4.227	3.015	3.407
25-35	-	-	1.471	2.828	4.000	2.867	
35+	-	1.581	1.957	2.651	3.991	2.627	
Total	1.762	1.911	2.007	2.894	4.371	2.900	

Age of Dwelling	Multiples ^[1]						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	-	2.194	
6-10	-	1.300	2.000	2.849	-	2.337	
11-15	-	-	1.810	2.761	-	2.469	
16-20	-	-	-	2.857	-	2.877	
20-25	-	-	2.048	3.288	-	2.720	2.544
25-35	-	-	2.308	3.074	-	2.769	
35+	-	1.324	2.014	2.810	3.628	2.530	
Total	1.235	1.320	2.008	2.851	3.797	2.516	

Age of Dwelling	Apartments ^[2]						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	-	1.700	
6-10	-	1.158	2.028	-	-	1.707	
11-15	-	1.235	2.222	-	-	1.707	
16-20	-	1.188	2.375	-	-	1.974	
20-25	-	1.333	2.487	-	-	2.297	1.796
25-35	-	1.220	2.000	3.533	-	1.896	
35+	0.889	1.228	1.971	2.748	-	1.811	
Total	1.111	1.233	1.992	2.824	3.800	1.822	

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	3.059
6-10	-	1.256	2.014	3.599	5.103	3.417
11-15	-	1.440	2.157	3.302	4.691	3.269
16-20	-	1.500	2.154	3.251	5.034	3.258
20-25	-	1.457	2.247	3.015	4.217	2.882
25-35	-	1.463	1.972	2.901	3.833	2.567
35+	1.184	1.265	1.979	2.680	3.900	2.406
Total	1.366	1.308	2.004	2.881	4.280	2.611

^[1] Includes townhouses and apartments in duplexes.

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

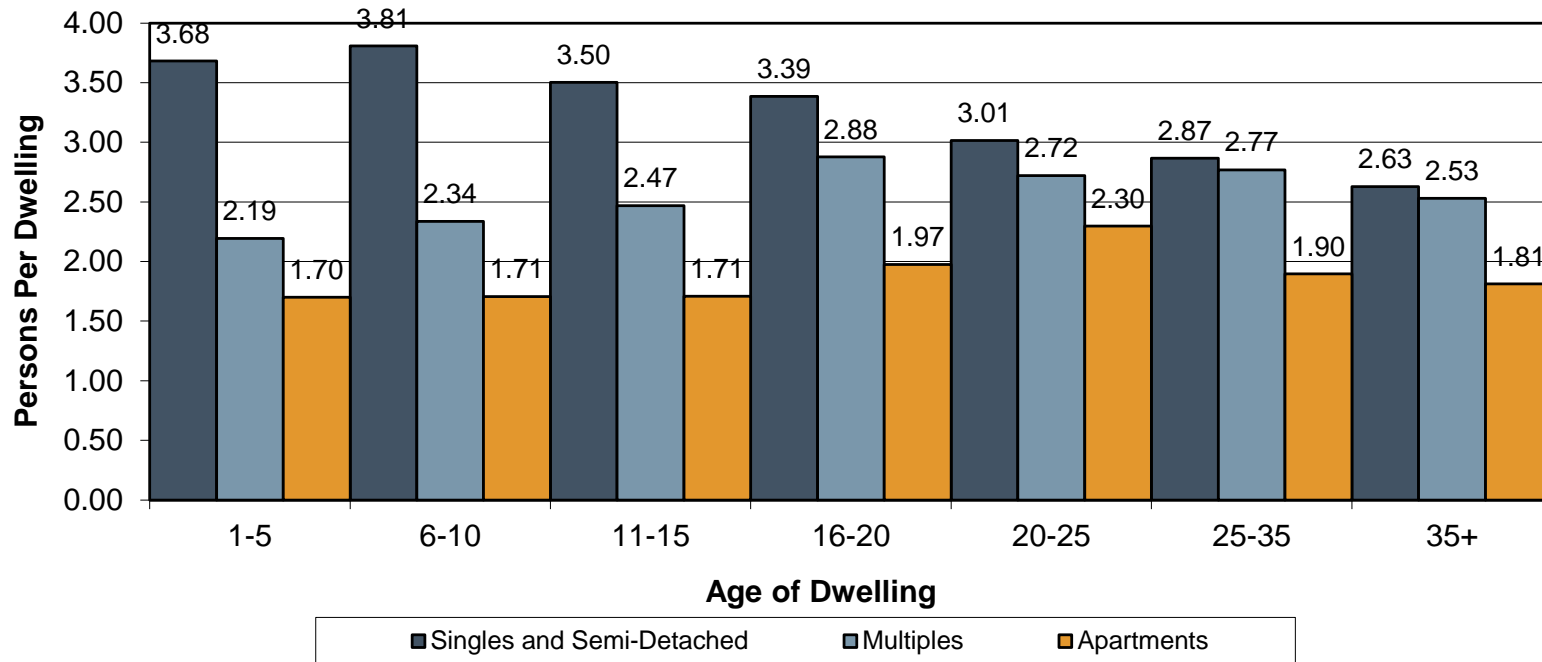
^[3] Adjusted based on historical trends.

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. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	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
Incremental Change																		
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
Annual Average																		
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

¹ Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same 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) ^[1]			
		Industrial	Commercial/ Population Related	Institutional ^[2]	Total	Industrial	Commercial/ Population Related	Institutional ^[2]	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				
Incremental Change									
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
Annual Average									
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.

^[1] Square Foot Per Employee Assumptions

Industrial 1,200

Commercial/ Population Related 400

Institutional 625

^[2] 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
Total	707	722	740	750	756	767	771	773	782	782	786	796	801	805	823	

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
Total	42	42	43	44	45	48	50	51	52	52	53	53	53	53	53	

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
Total	3,090	3,092	3,092	3,092	3,092	3,095	3,096	3,098	3,100	3,100	3,101	3,101	3,102	3,102	3,103	

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
Total	87,600	87,600	87,600	87,600	87,600	87,600	133,779	133,779	80,479	80,479	80,479	80,479	80,479	80,479	80,479		

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	2	\$42,000
Total	155	155	149	144	143	143	143	144	145	145	147	148	146	155	152	

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 x 40 ft each)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	640	\$16	\$138
Total	63,890	63,890	63,890	63,890	63,890	63,890	63,890	74,565	74,565	74,565	74,565	74,565	74,565	74,565	78,081		

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	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
Total	33	33	33	33	33	36	36	36	36	37	38	38	40	41	45	

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
Total	1,551	1,553	1,554	1,551	1,573	1,519	1,503	1,494	1,562	1,634	1,708	1,708	1,718	1,753	1,937	

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
Total	1,192	1,203	1,205	1,240	1,240	1,249	1,249	1,259	1,260	1,260	1,260	1,260	1,266	1,284	1,318	

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	6	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
Total	279	291	297	314	314	323	328	338	344	345	345	345	364	373	380	

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
Total	21,798	24,997	24,997	25,097	25,897	27,238	27,238	27,238	27,238	27,238	27,238	28,941	28,941	28,941	30,474	

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
Total	843,441	842,241	920,737	920,737	920,737	920,737	920,737	920,737	920,737	920,737	920,737	920,737	920,737	920,737	914,137		

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 Storage	-	-	-	-	-	-	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
Total	20,036	20,036	20,036	20,036	20,036	20,036	51,156	51,156	51,156	51,156	51,156	51,156	51,156	51,156	51,156		

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	7	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
Total	120	116	116	117	118	118	118	115	118	121	120	121	123	125	127	

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
Total	95,085	95,085	95,085	95,085	95,085	95,085	95,085	95,085	95,085	95,085	95,085	95,085	95,085	95,085	95,085		
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
Total	379,999	402,468	433,196	429,120	428,766	444,560	452,883	465,679	423,715	411,393	404,531	404,453	368,306	354,709	341,185	\$0

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
Total	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	

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
Total	1,150	1,150	5,724	5,724	5,724	5,724	22,823	22,823	22,823	22,823	22,823	17,099	17,999	17,999	17,999		

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)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$65,000
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
Total	14	14	18	19	19	19	18	18	21	19	21	25	20	20	25	

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
Total	2,500	2,500	2,500	2,500	2,500	2,500	667	667	667	667	667	667	667	667	667		

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
Total	6.25	6.25	6.25	6.25	6.25	6.25	6.25	7.25	5.25	7.25	5.50	7.18	6.69	7.12	9.12	

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



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	
Opening Balance, January 1, _____								0
<u>Plus:</u>								
Development Charge Collections								0
Accrued Interest								0
Repayment of Monies Borrowed from Fund and Associated Interest ¹								0
Sub-Total	0	0	0	0	0	0	0	0
<u>Less:</u>								
Amount Transferred to Capital (or Other) Funds ²								0
Amounts Refunded								0
Amounts Loaned to Other D.C. Service Category for Interim Financing								0
Credits ³								0
Sub-Total	0	0	0	0	0	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0	0	0

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

² See Attachment 1 for details

³ See Attachment 2 for details

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



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					
<u>Services Related to a Highway</u>											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Services Related to Highways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Fire Protection Services</u>											
Capital Cost D											
Capital Cost E											
Capital Cost F											
Sub-Total - Fire Protection Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Parks and Recreation Services</u>											
Capital Cost G											
Capital Cost H											
Capital Cost I											
Sub-Total - Parks and Recreation Services	\$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
<u>Services Related to a Highway</u>									
Capital Cost J									
Capita Cost K									
Capital Cost L									
Sub-Total - Services Related to a Highway	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Fire Protection Services</u>									
Capital Cost M									
Capita Cost N									
Capital Cost O									
Sub-Total - Fire Protection Services	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Parks and Recreation Services</u>									
Capital Cost P									
Capita Cost Q									
Capital Cost R									
Sub-Total - Parks and Recreation Services	\$0	\$0	\$0	\$0	\$0		\$0	\$0	



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

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

Projects to Which Funds Will be Allocated

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



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

Service/Class of Service	Description
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:

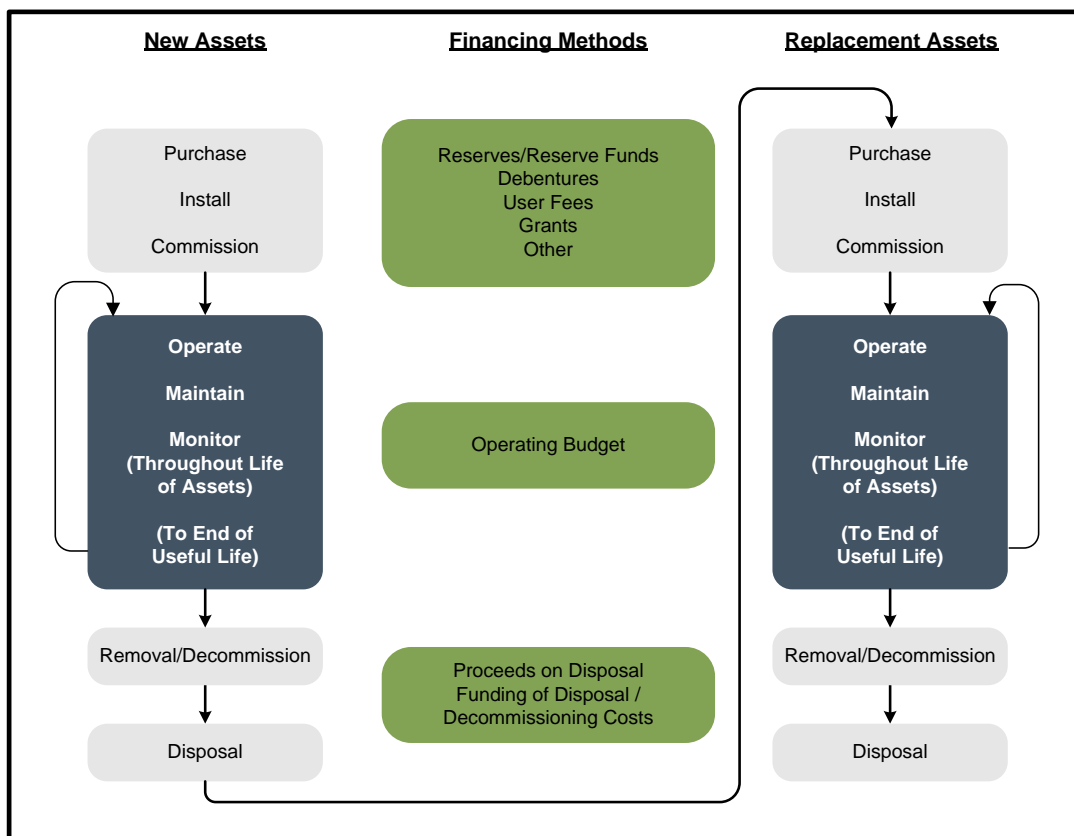
“The asset management plan shall,

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

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ All infrastructure costs included in Area Specific by-laws have been

⁴ 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 m²) 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.

Mayor Carter

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)
City-Wide Service:									
Services Related to a Highway	18,617	13,901	11,705	7,350	6,011	4.92	52.96	13.13	141.33
Total City-Wide Service	\$18,617	\$13,901	\$11,705	\$7,350	\$6,011	\$4.92	\$52.96	\$13.13	\$141.33



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

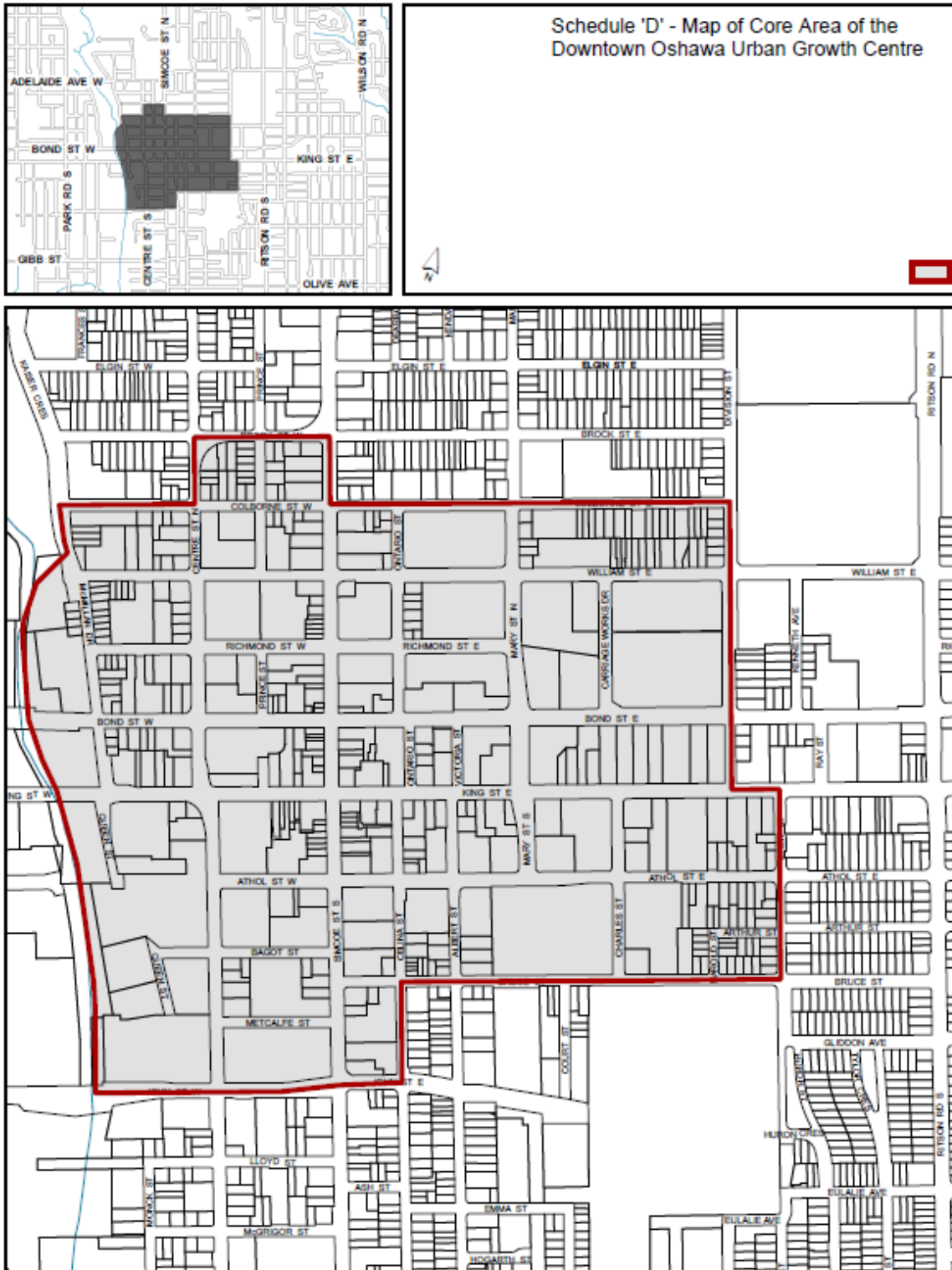


commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

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.

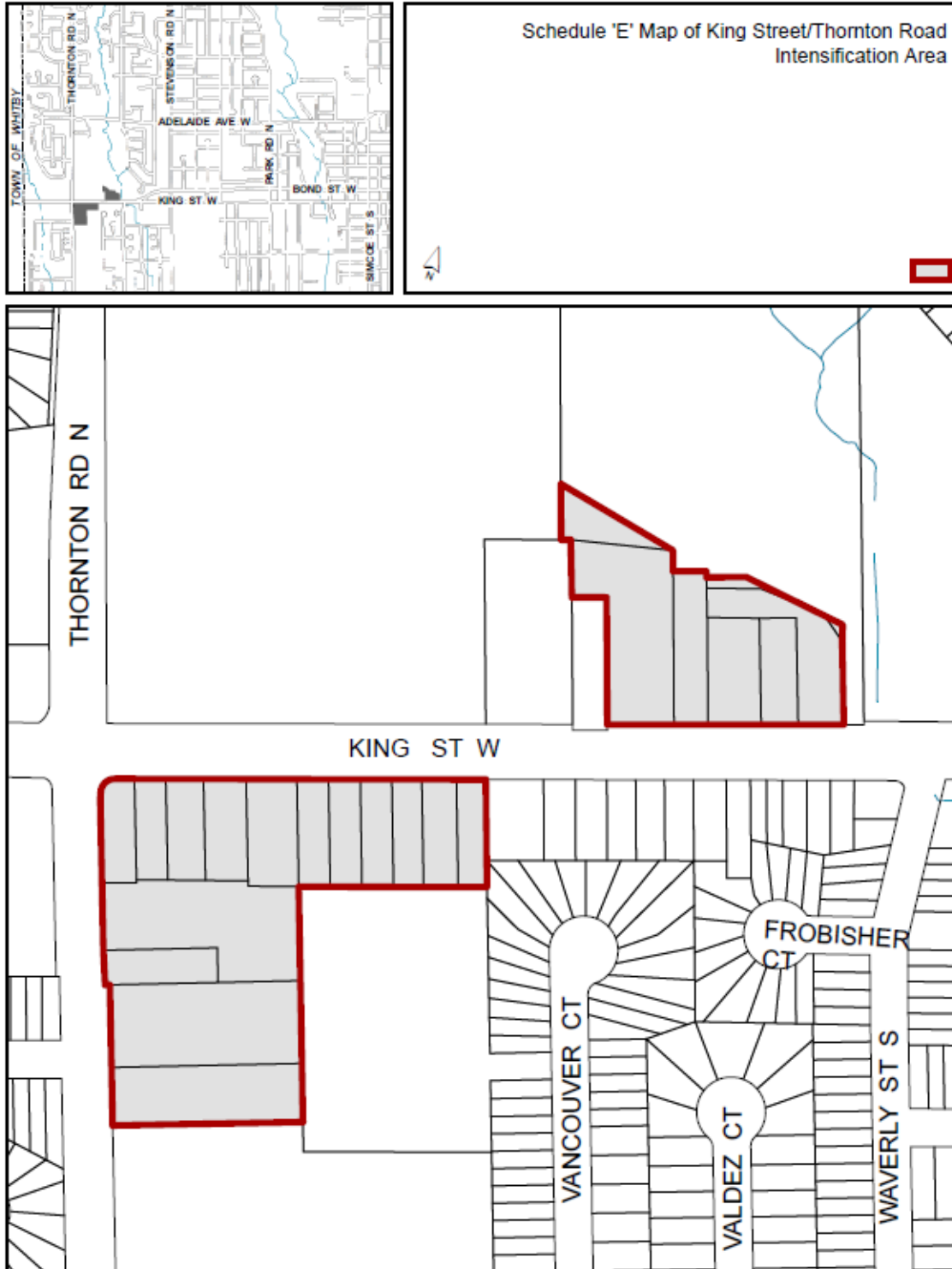


SCHEDULE "D" TO BY-LAW Map of Core Area of the Downtown Oshawa Urban Growth Centre



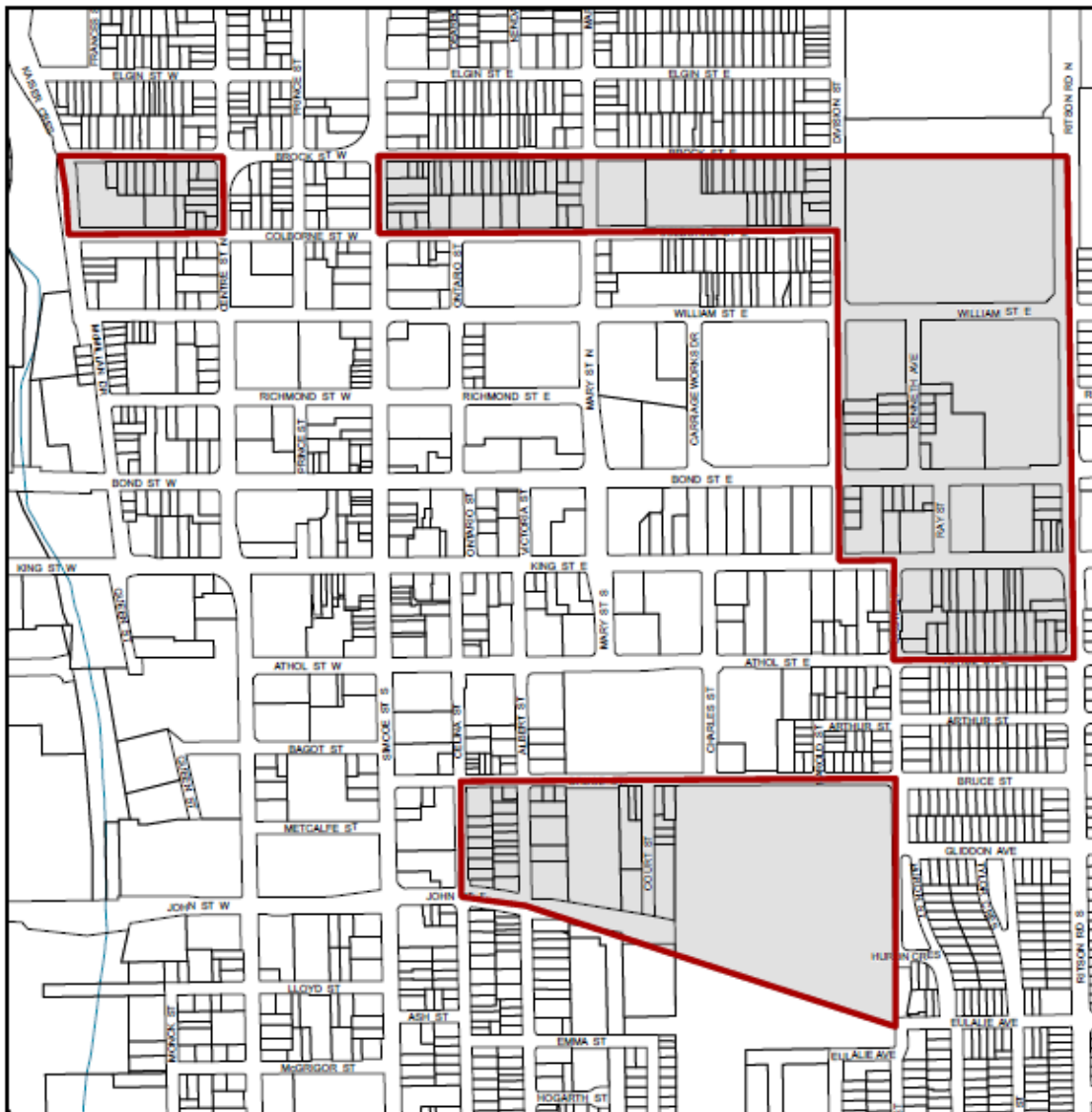
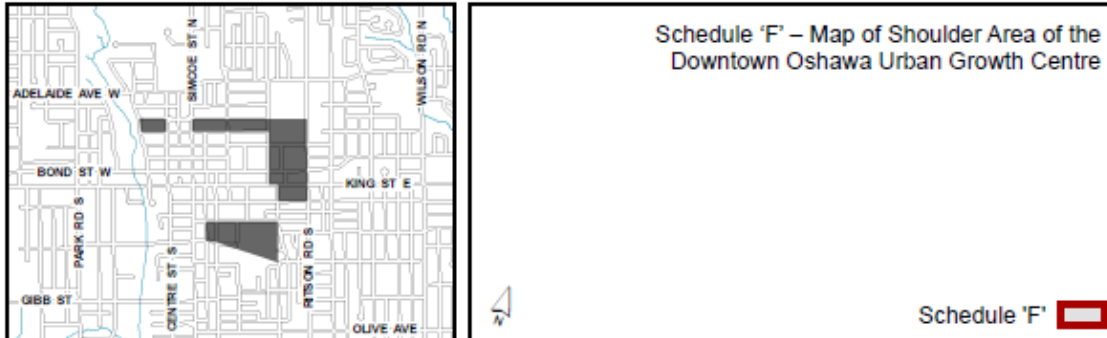


SCHEDULE "E" TO BY-LAW Map of King Street/Thornton Road Intensification Area





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 m²) 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.

Mayor Carter

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)
City-Wide Service:									
Fire Protection Services	1,372	1,024	862	541	443	0.37	3.98	0.97	10.49
Total City-Wide Service	\$1,372	\$1,024	\$862	\$541	\$443	\$0.37	\$3.98	\$0.97	\$10.49



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



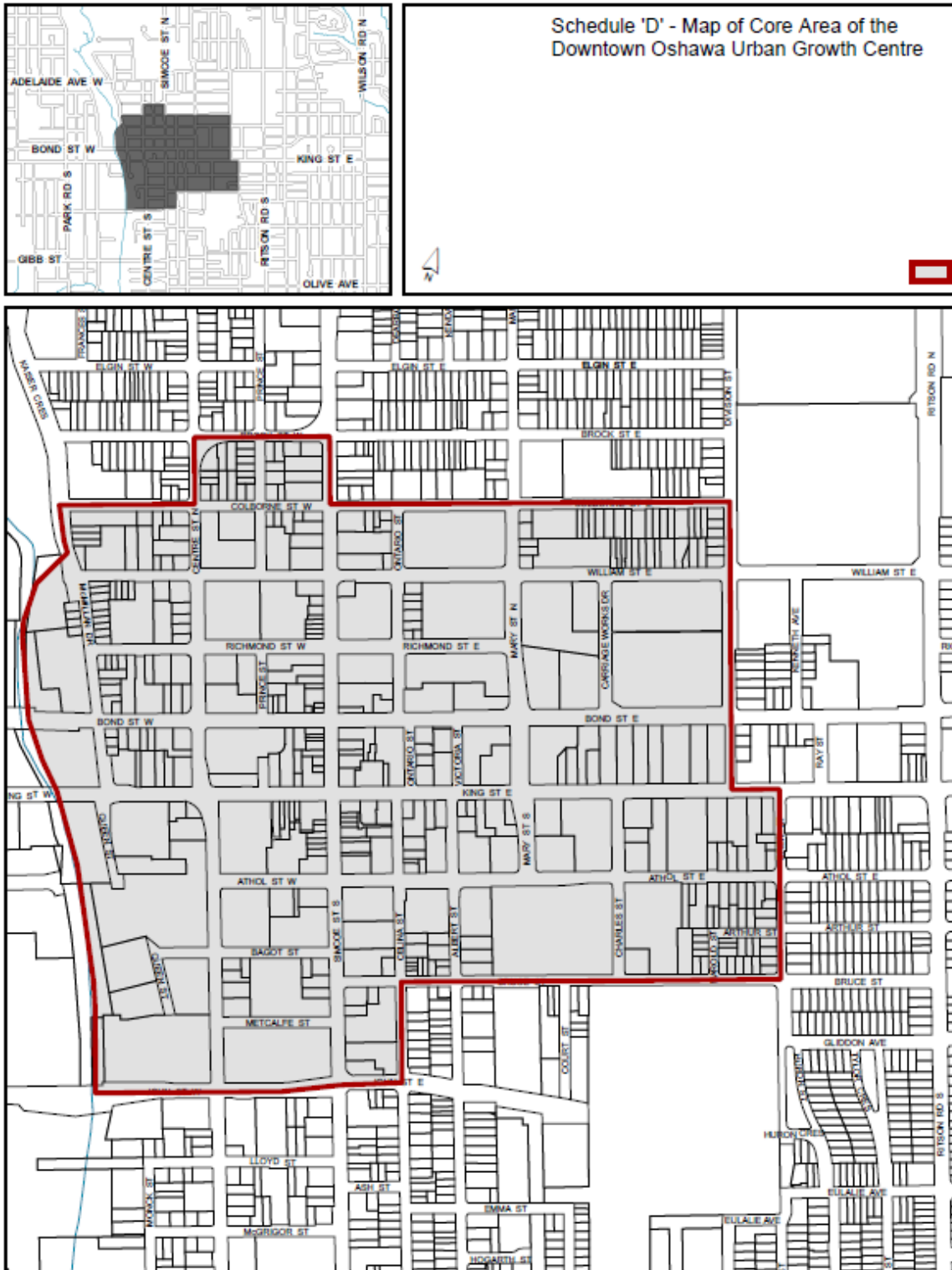
commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

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.



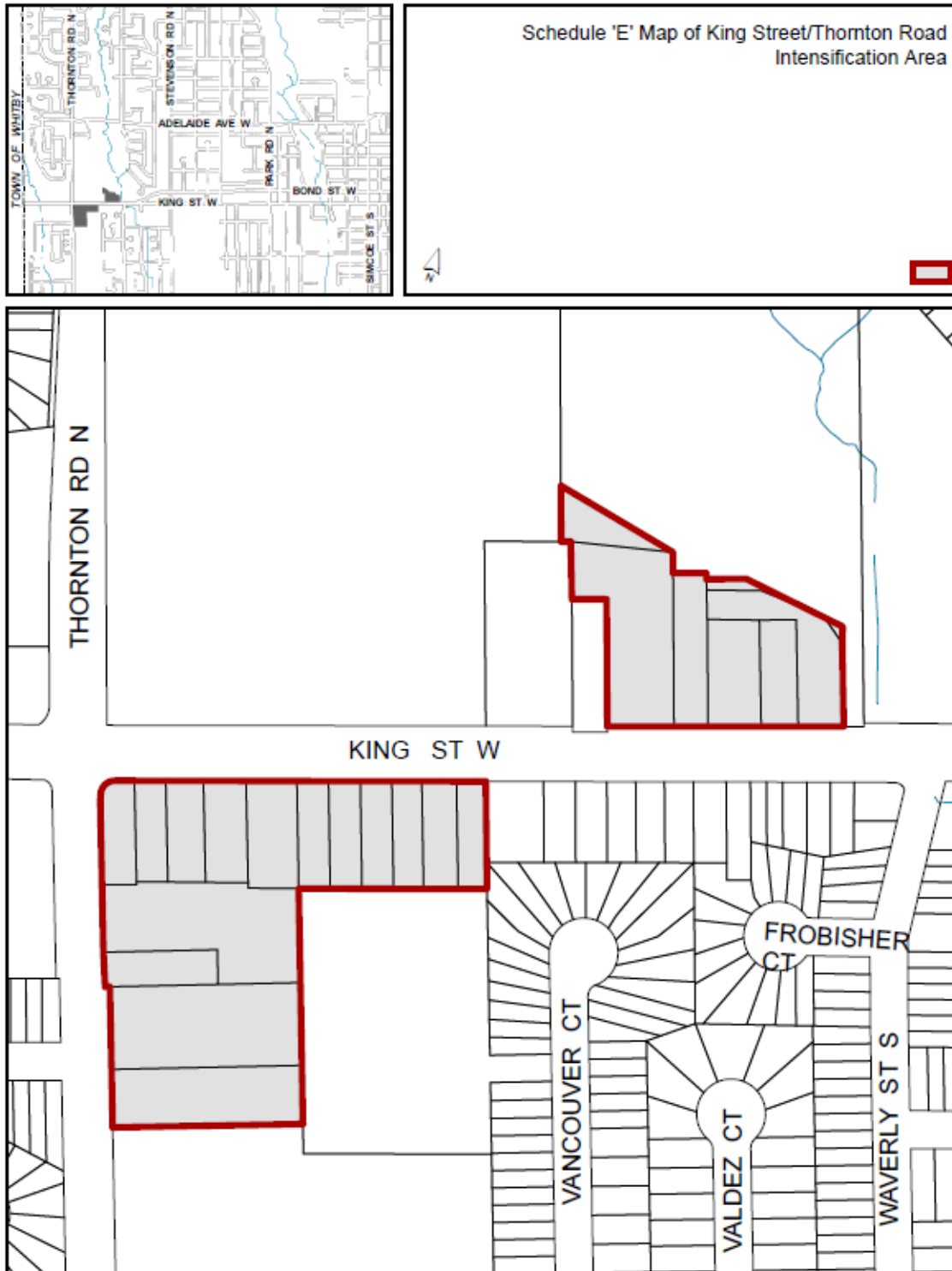
SCHEDULE "D" TO BY-LAW

Map of Core Area of the Downtown Oshawa Urban Growth Centre



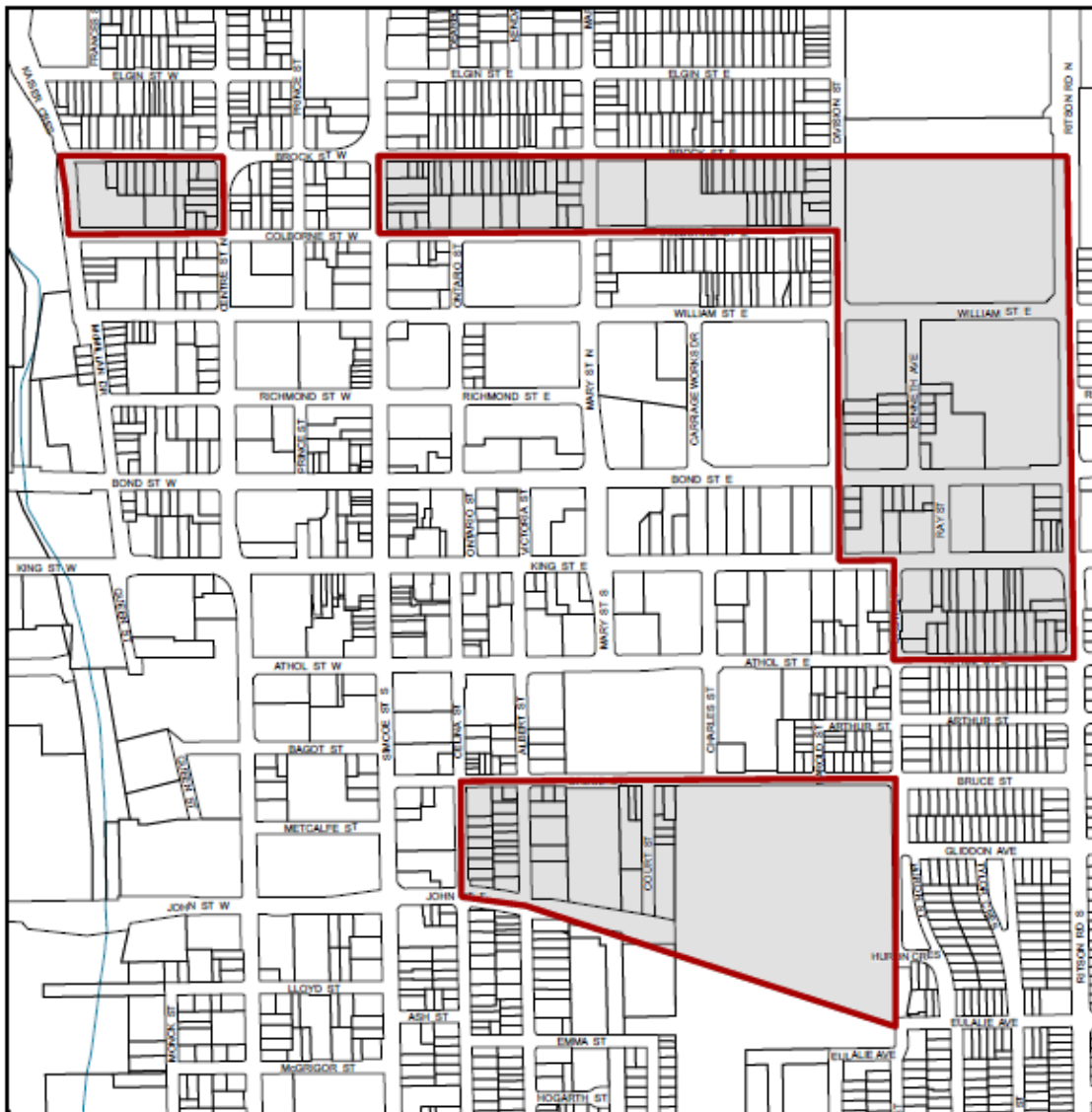
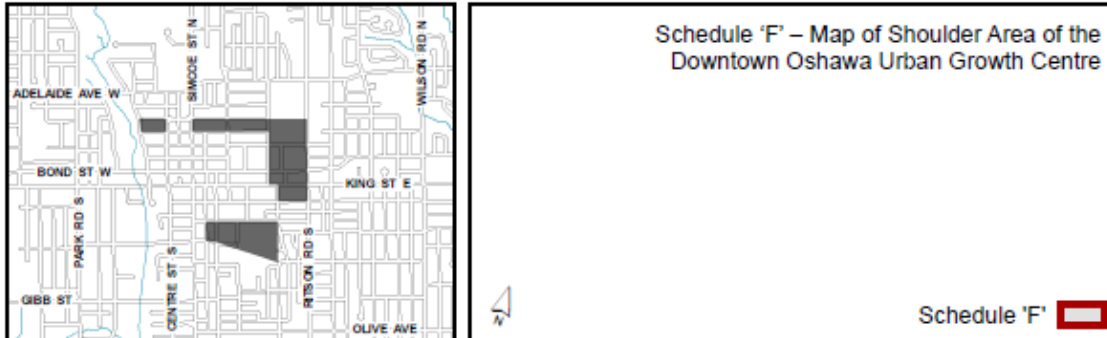


SCHEDULE "E" TO BY-LAW Map of King Street/Thornton Road Intensification Area





SCHEDULE "F" TO BY-LAW
Map of Shoulder Area of the Downtown Oshawa Urban Growth Centre





Appendix 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 m²) 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.

Mayor Carter

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)
City-Wide Service:									
Parks and Recreation Services	14,649	10,938	9,210	5,783	4,730	0.73	7.86	1.95	20.99
Total City-Wide Service	\$14,649	\$10,938	\$9,210	\$5,783	\$4,730	\$0.73	\$7.86	\$1.95	\$31.48



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



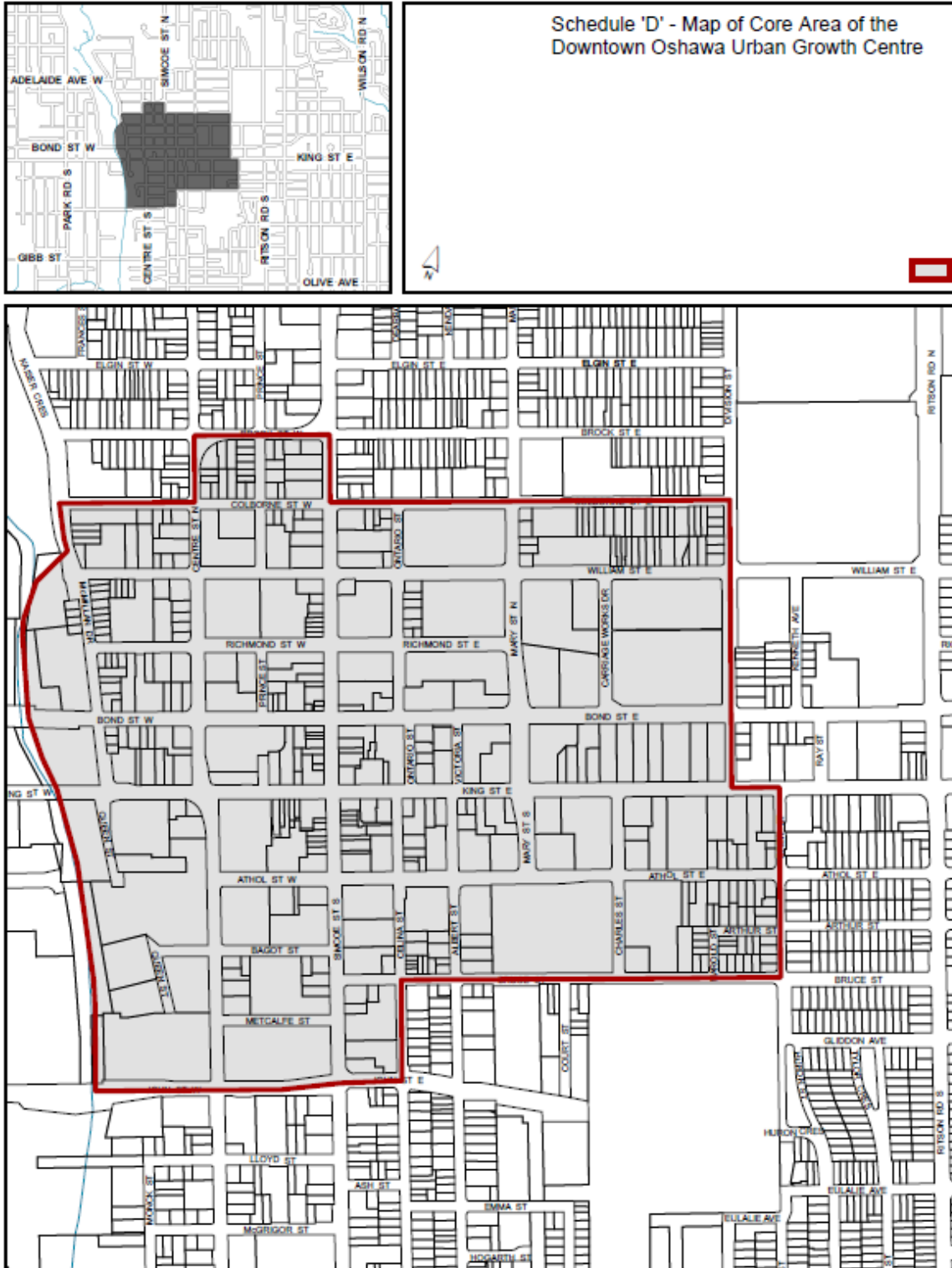
commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

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.



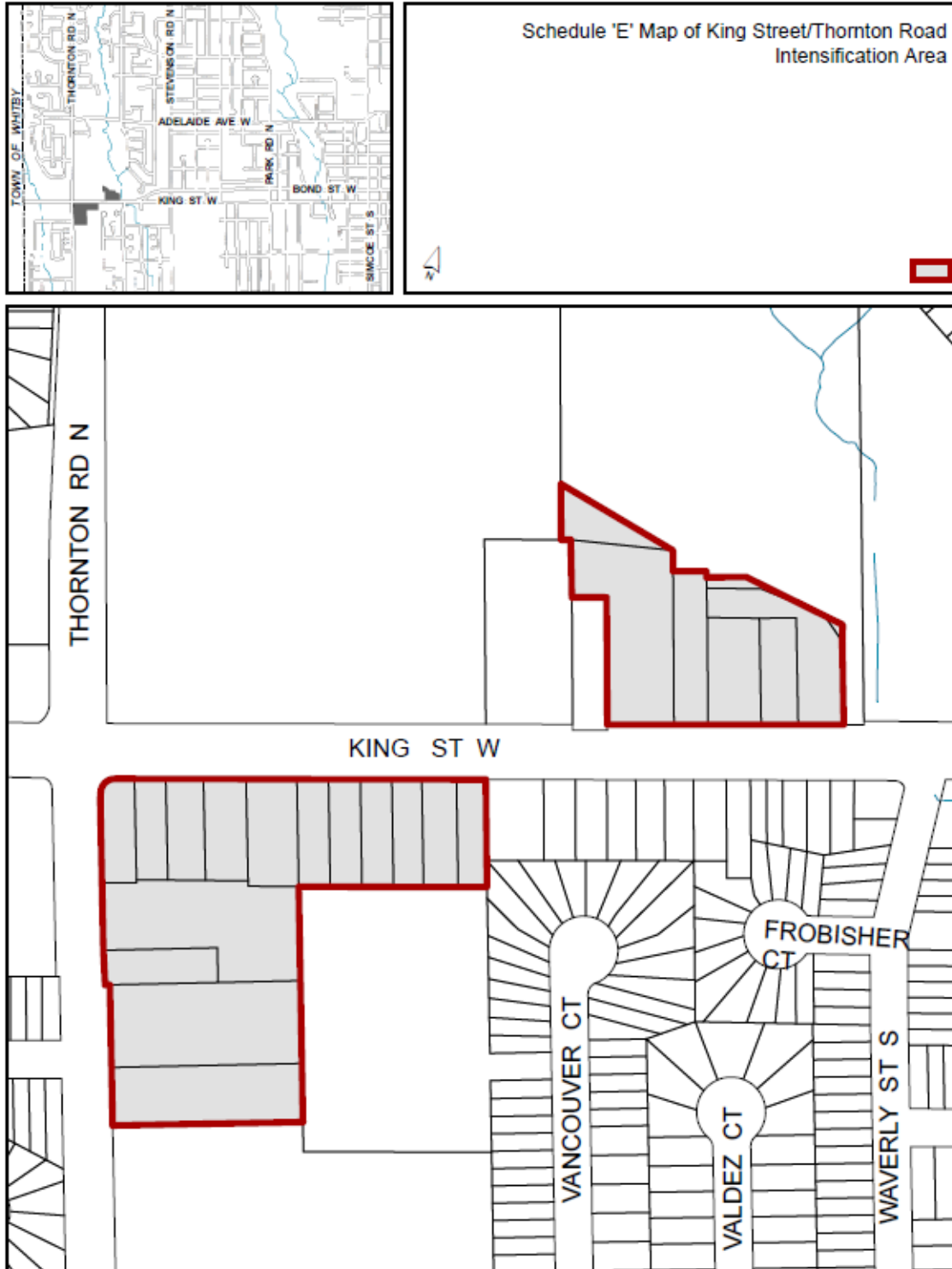
SCHEDULE "D" TO BY-LAW

Map of Core Area of the Downtown Oshawa Urban Growth Centre





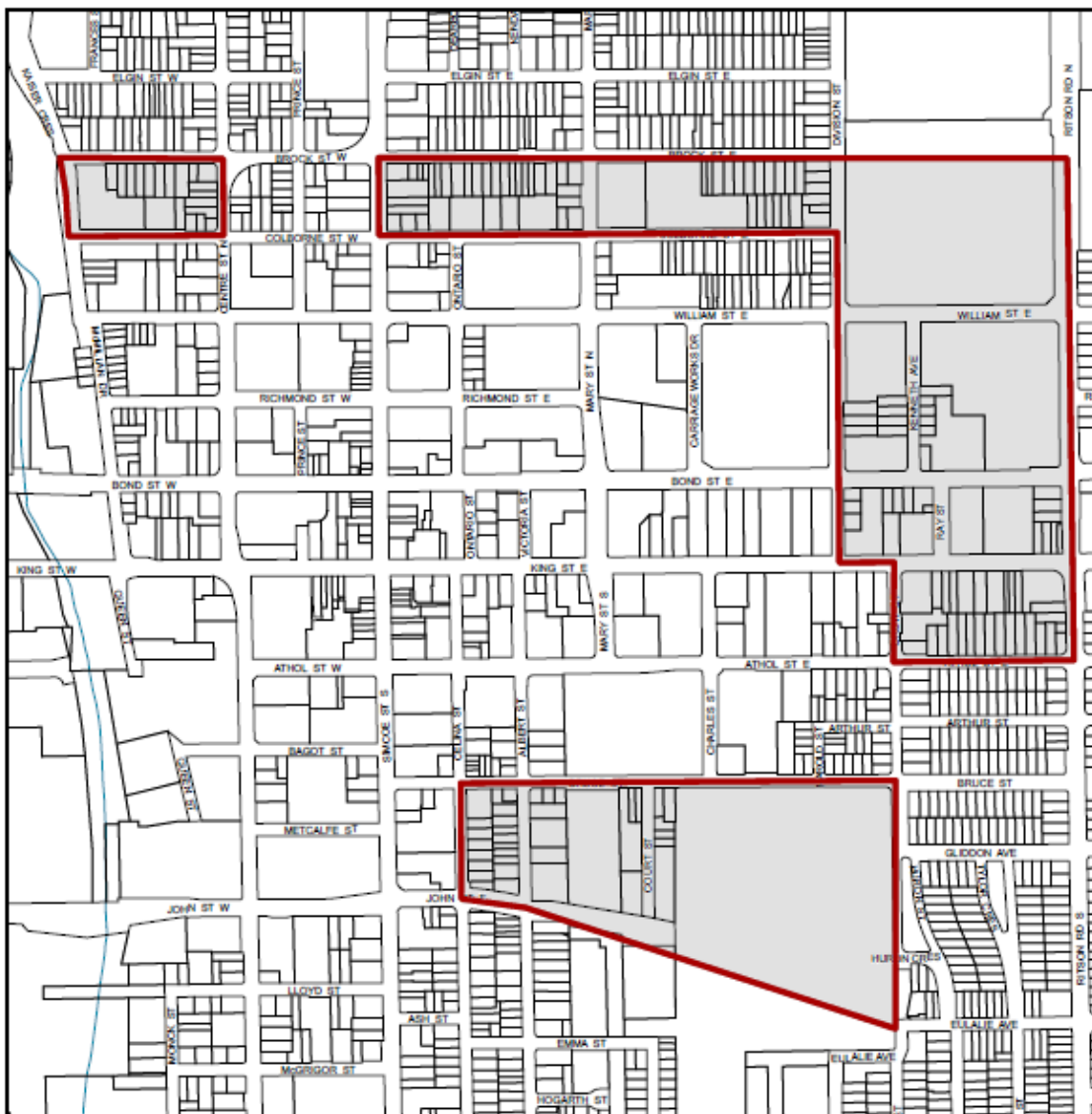
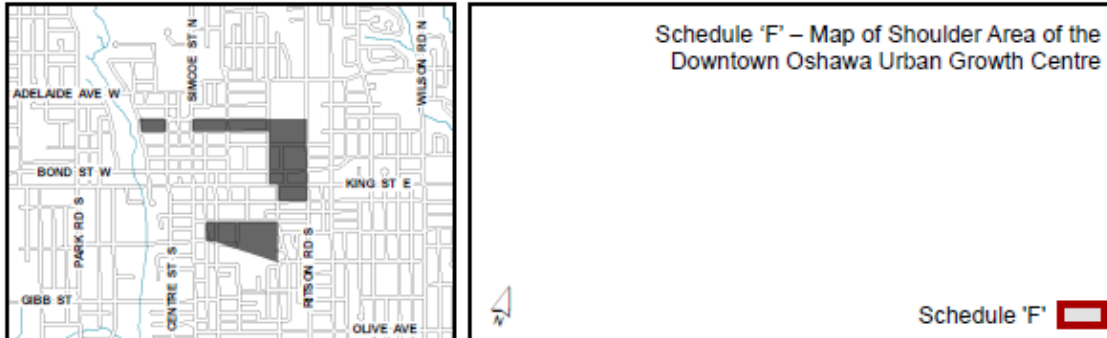
SCHEDULE "E" TO BY-LAW
Map of King Street/Thornton Road Intensification Area





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 m²) 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.

Mayor Carter

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)
City-Wide Service:									
Library Services	1,637	1,222	1,029	646	529	0.08	0.86	0.22	2.37
Total City-Wide Service	\$1,637	\$1,222	\$1,029	\$646	\$529	\$0.08	\$0.86	\$0.22	\$33.85



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

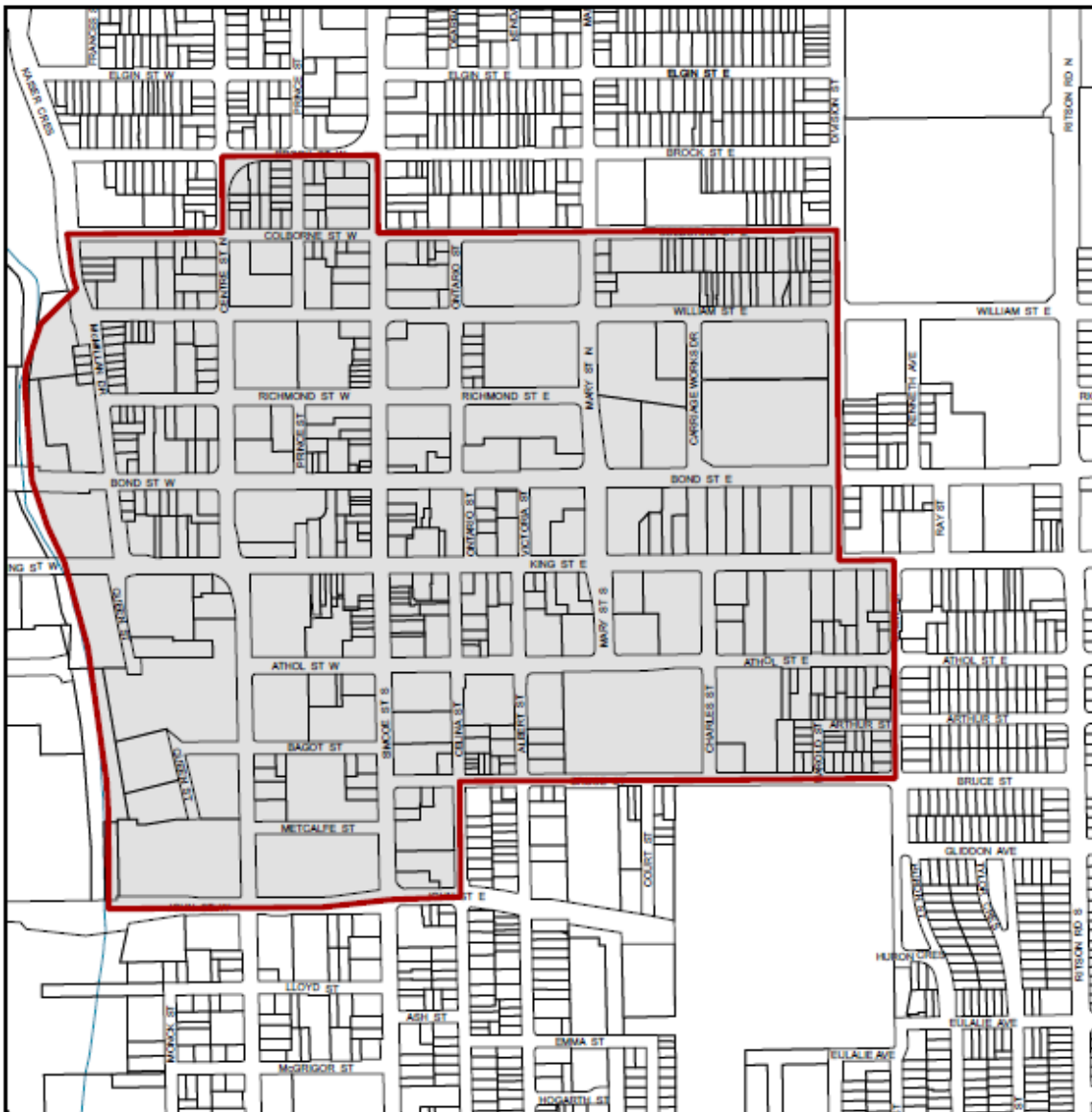
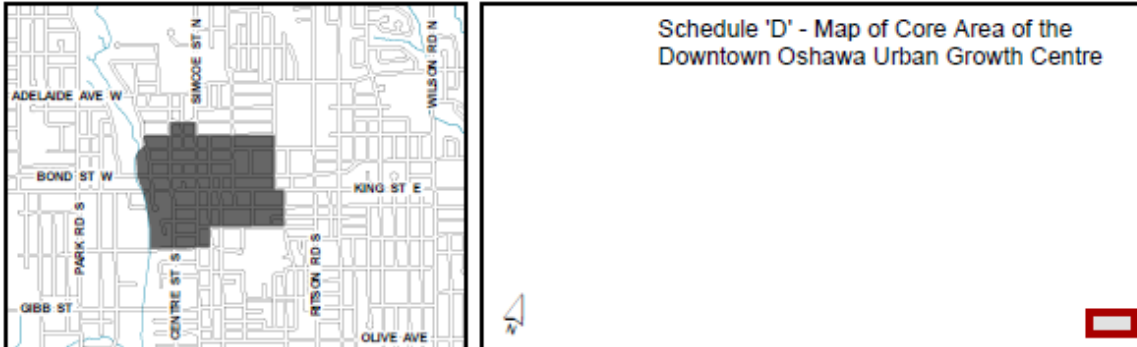


commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

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.

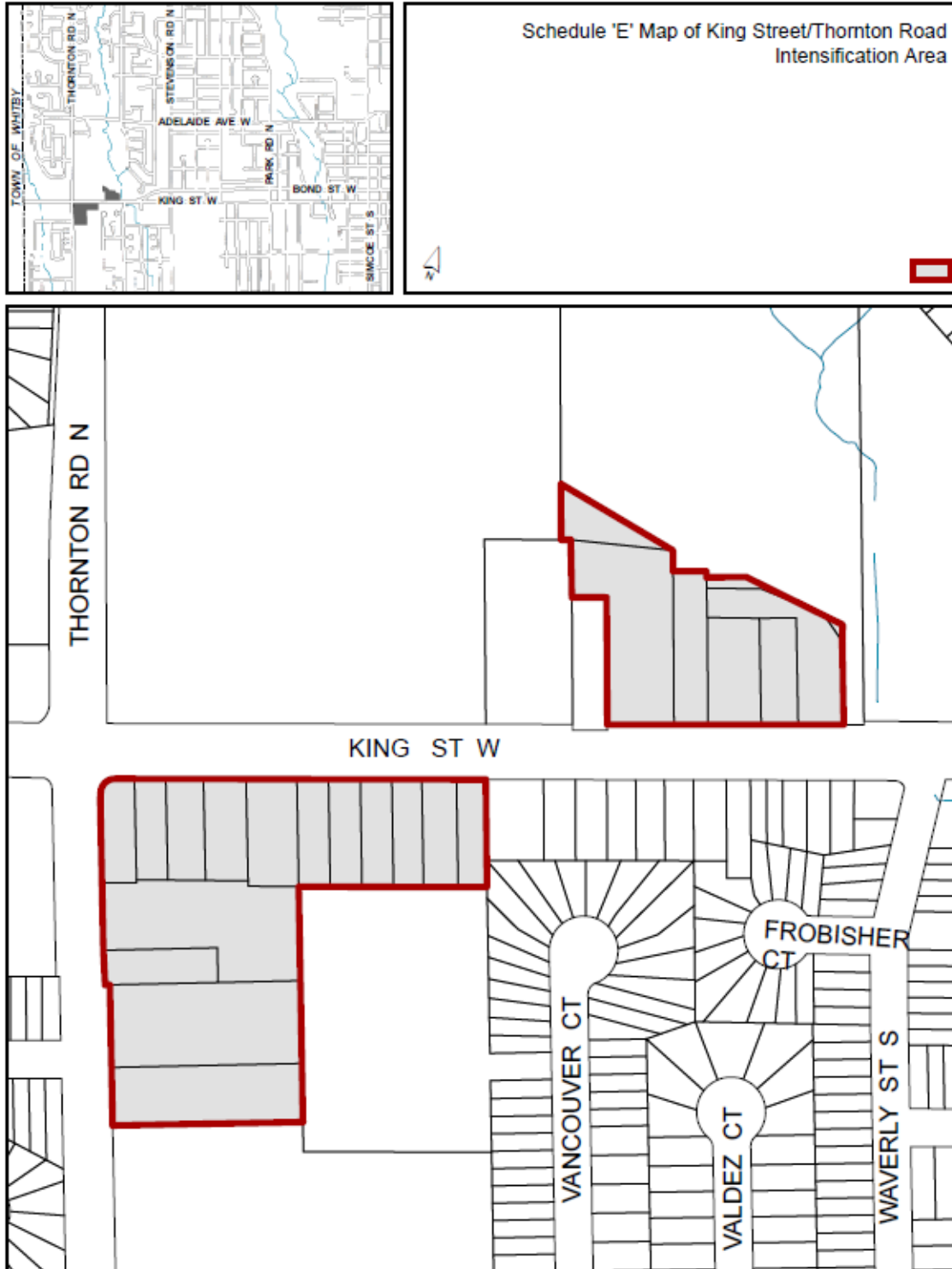


SCHEDULE "D" TO BY-LAW Map of Core Area of the Downtown Oshawa Urban Growth Centre





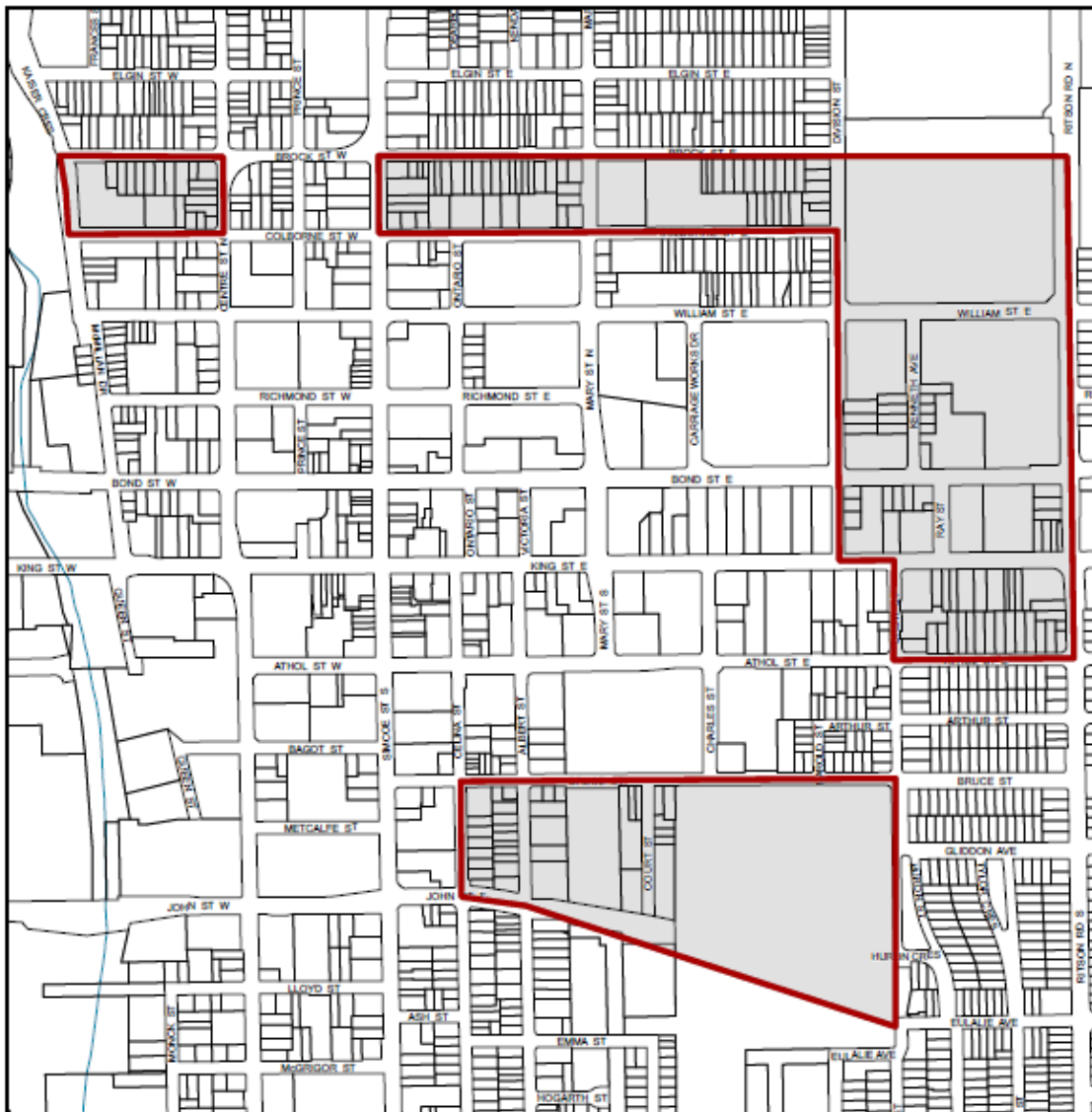
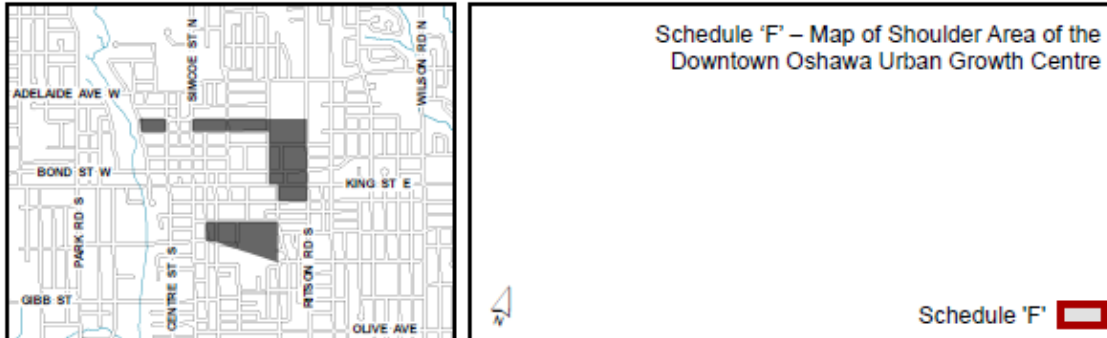
SCHEDULE "E" TO BY-LAW
Map of King Street/Thornton Road Intensification Area





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 m²) 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.

Mayor Carter

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)
City-Wide Service:									
Provincial Offences Act including By-Law Enforcement	50	37	31	20	16	0.01	0.11	0.04	0.43
Total City-Wide Service	\$50	\$37	\$31	\$20	\$16	\$0.01	\$0.11	\$0.04	\$0.43



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

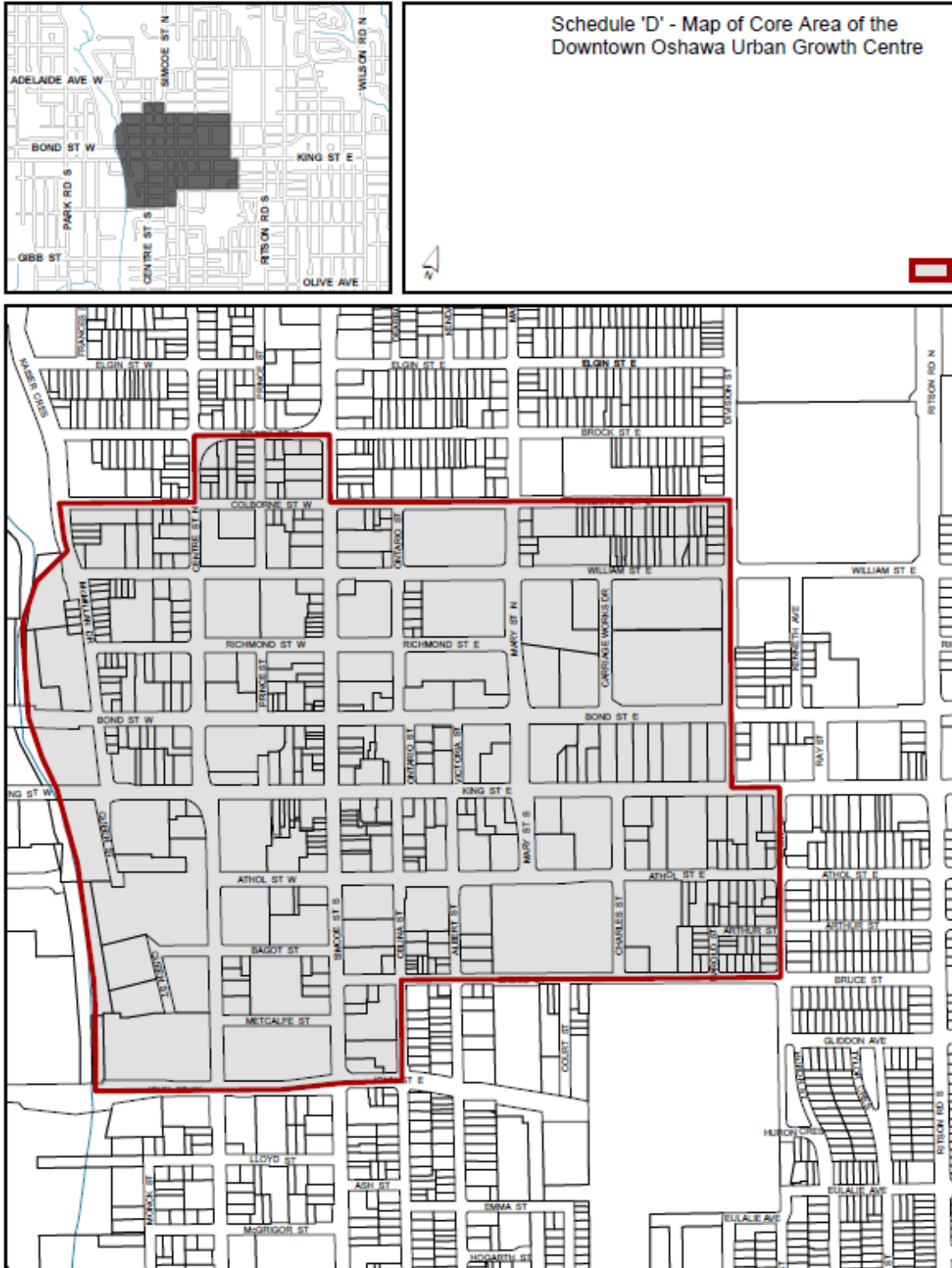


commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

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.

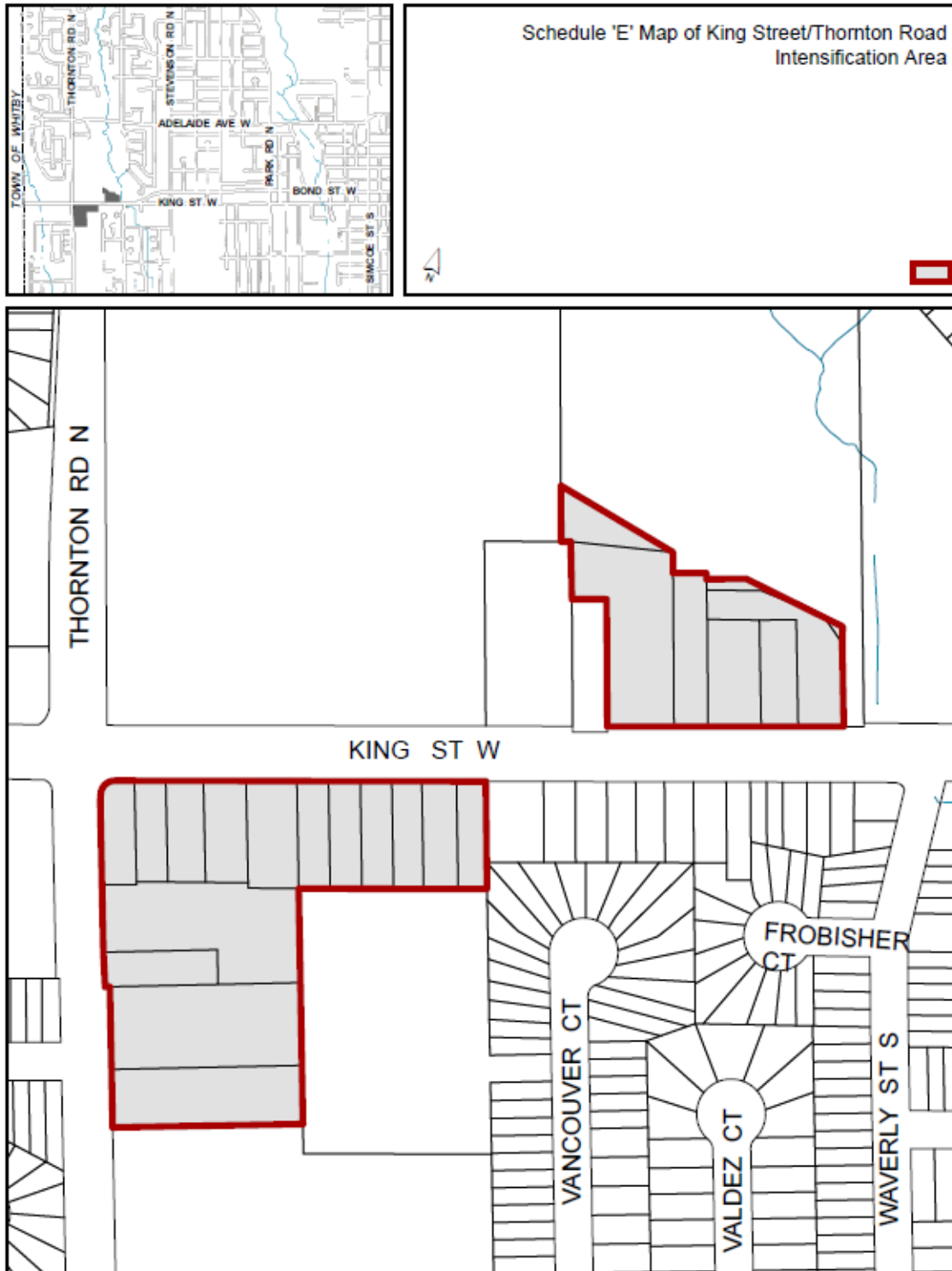


SCHEDULE "D" TO BY-LAW
Map of Core Area of the Downtown Oshawa Urban Growth Centre





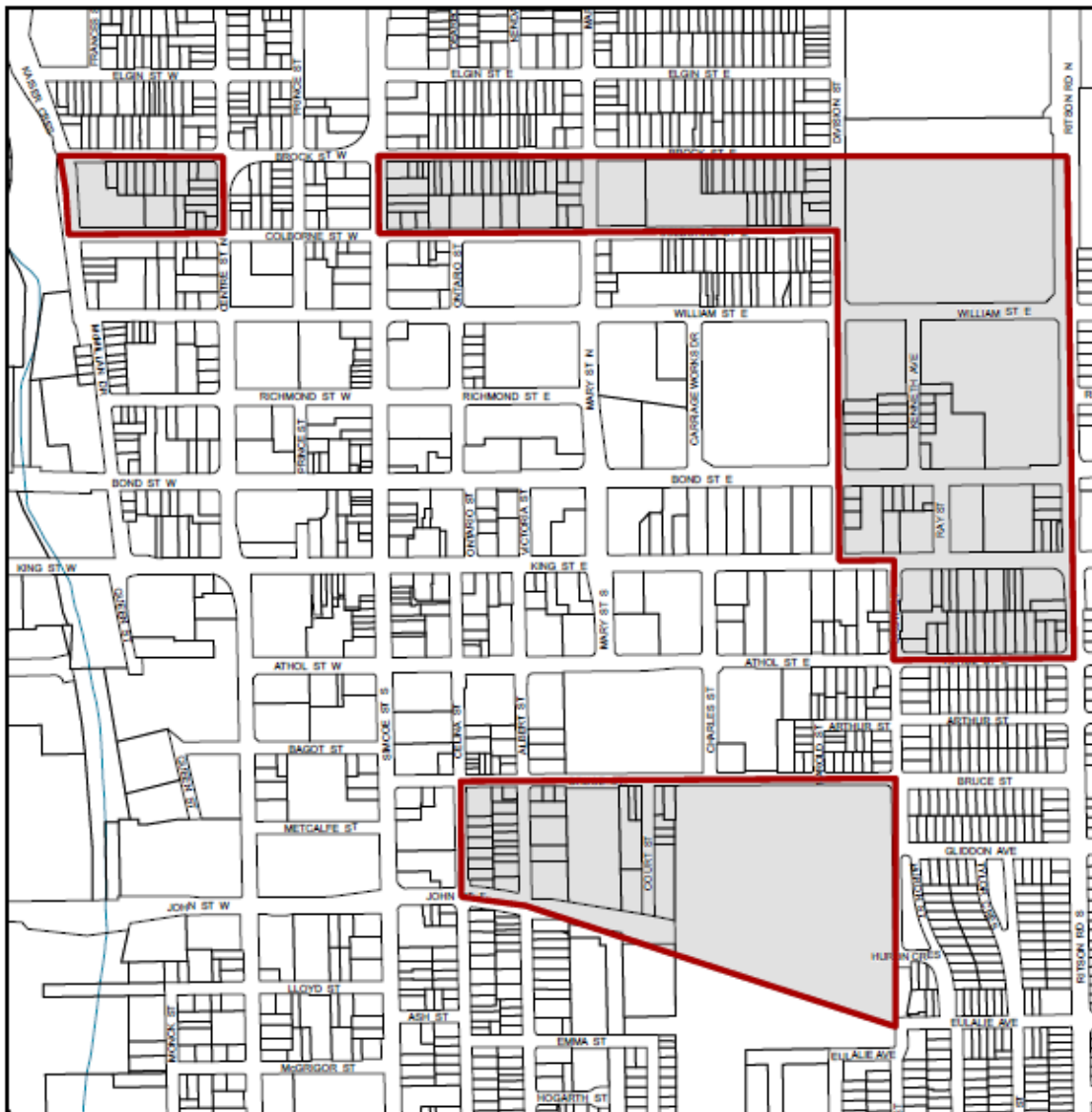
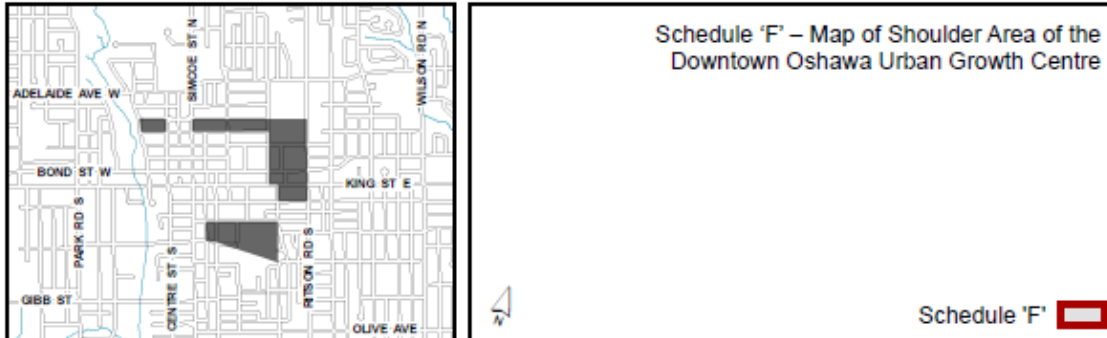
SCHEDULE "E" TO BY-LAW
Map of King Street/Thornton Road Intensification Area





SCHEDULE "F" TO BY-LAW

Map of Shoulder Area of the Downtown Oshawa Urban Growth Centre





Appendix 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 m²) 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.

Mayor Carter

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)
City-Wide Service:									
Stormwater Drainage and Control Services	1,416	1,057	890	559	457	1.07	11.52	0.96	10.33
Total City-Wide Service	\$1,416	\$1,057	\$890	\$559	\$457	\$1.07	\$11.52	\$0.96	\$10.33



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

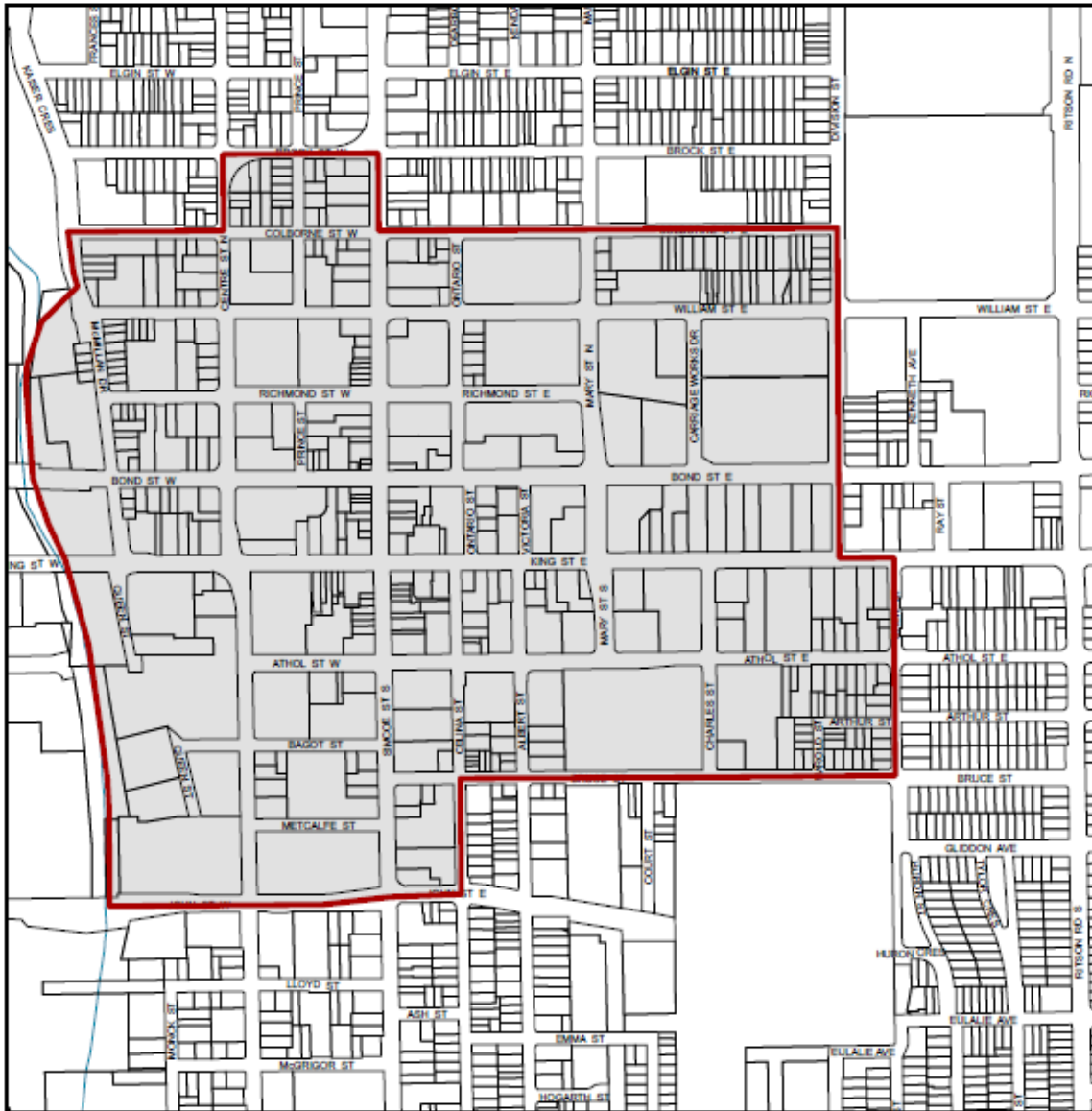
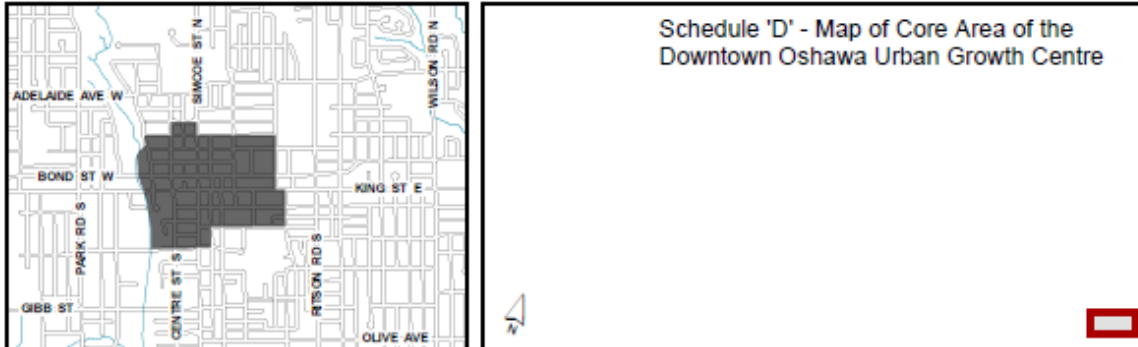


commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

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.

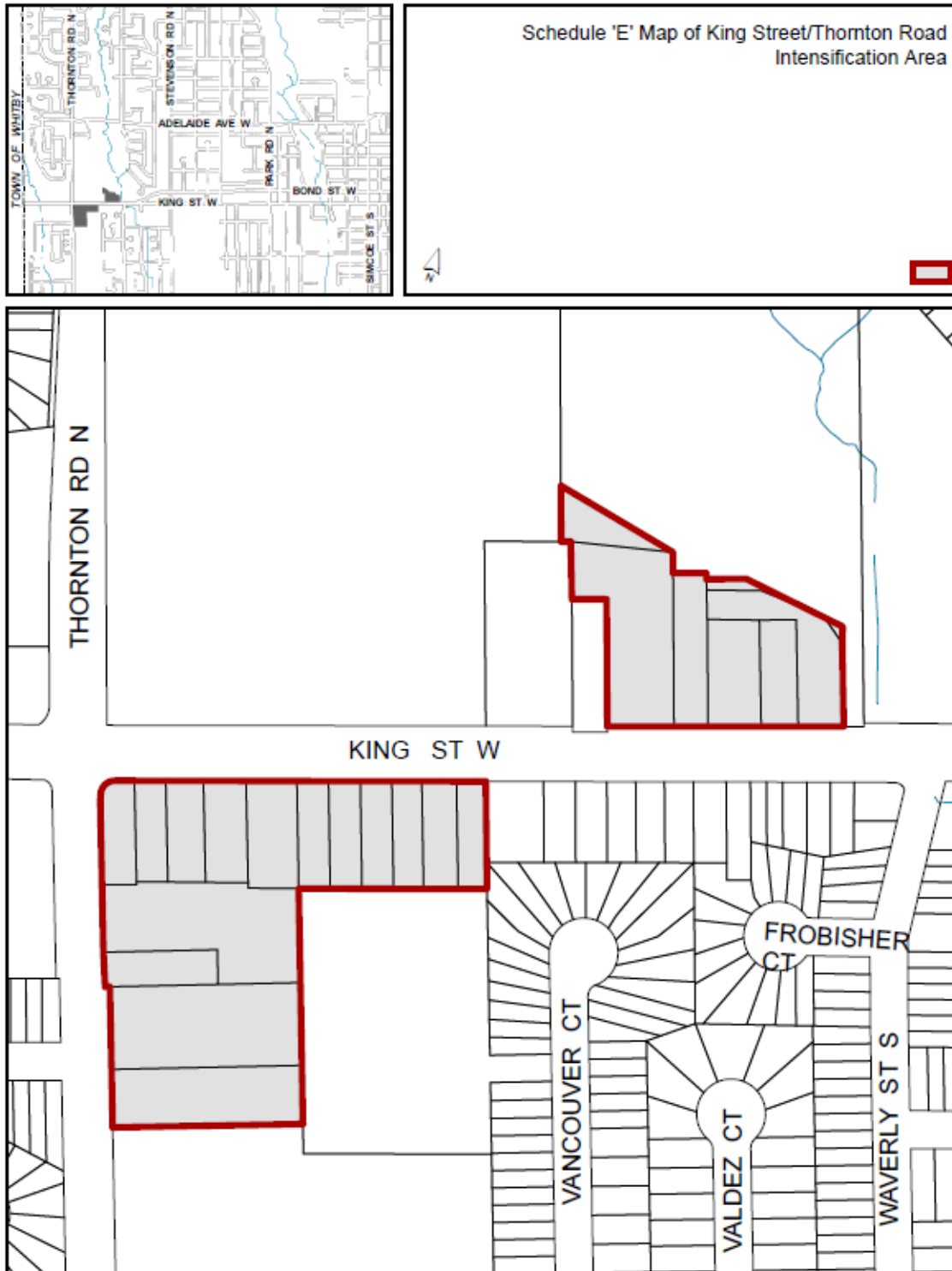


SCHEDULE "D" TO BY-LAW Map of Core Area of the Downtown Oshawa Urban Growth Centre





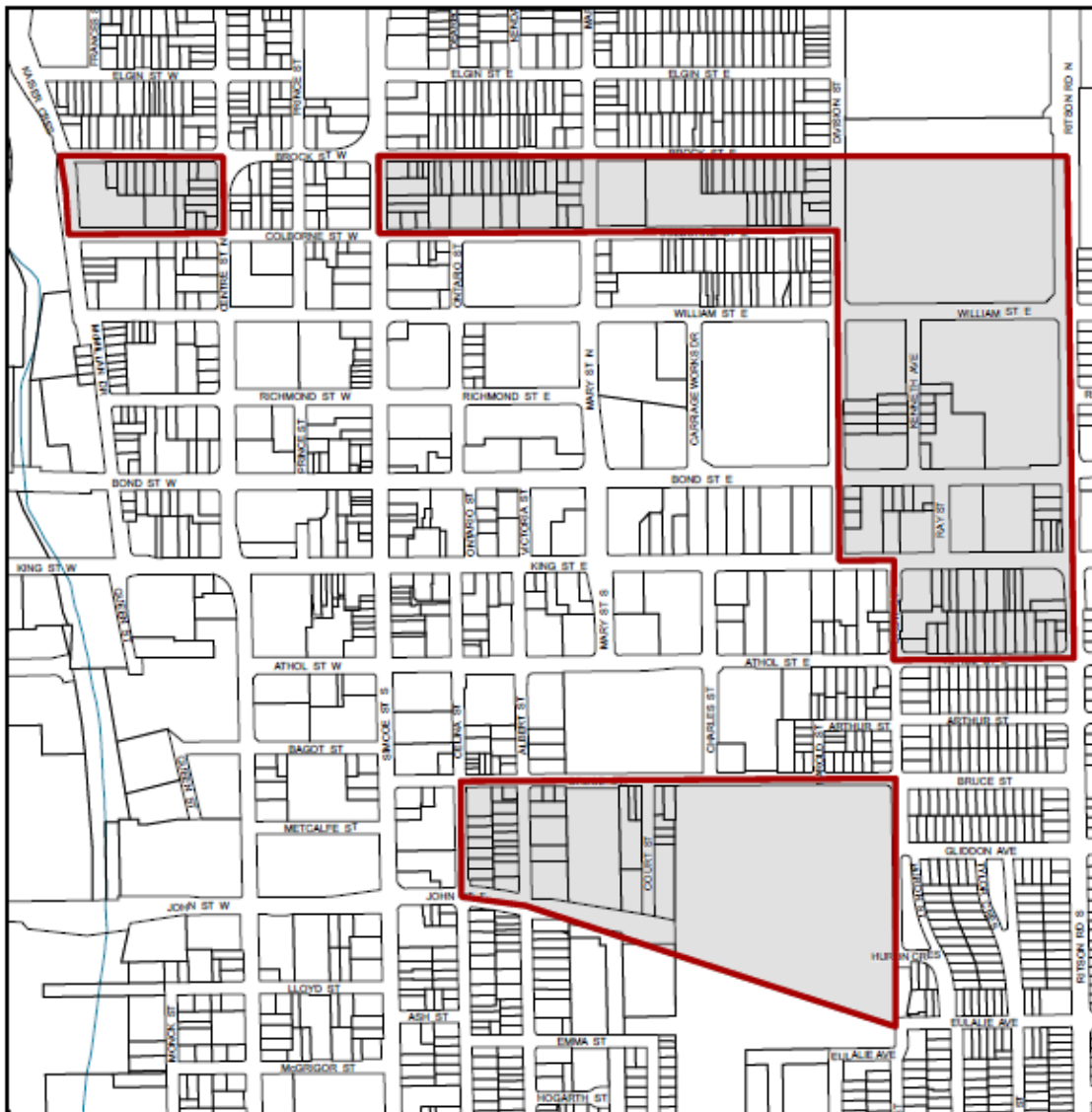
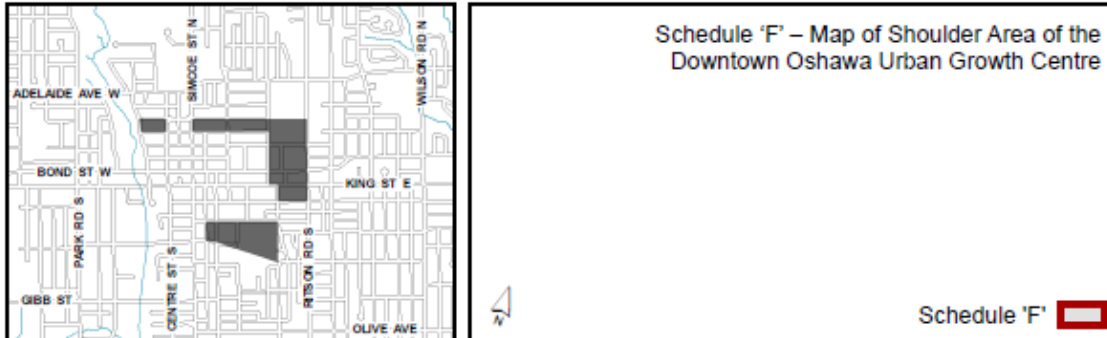
SCHEDULE "E" TO BY-LAW
Map of King Street/Thornton Road Intensification Area





SCHEDULE "F" TO BY-LAW

Map of Shoulder Area of the Downtown Oshawa Urban Growth Centre





Appendix 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 m²) 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.

Mayor Carter

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)
City-Wide Service:									
Waste Diversion	41	31	26	16	13	0.01	0.11	0.03	0.32
Total City-Wide Service	\$41	\$31	\$26	\$16	\$13	\$0.01	\$0.11	\$0.03	\$0.32



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

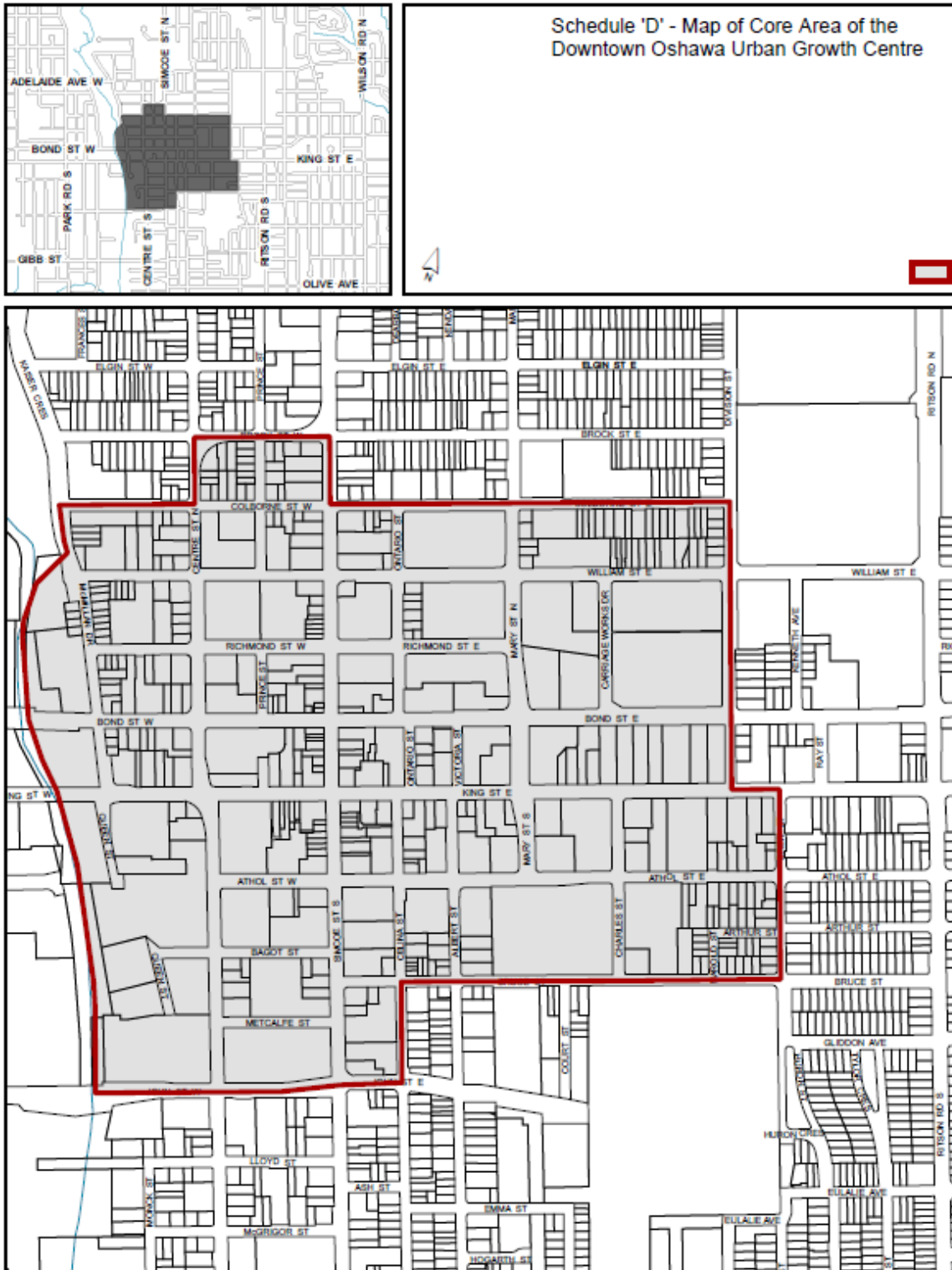


- with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
13. If any or all of a Development Charge remains unpaid after it has become payable, the amount unpaid shall be added to the tax roll 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.



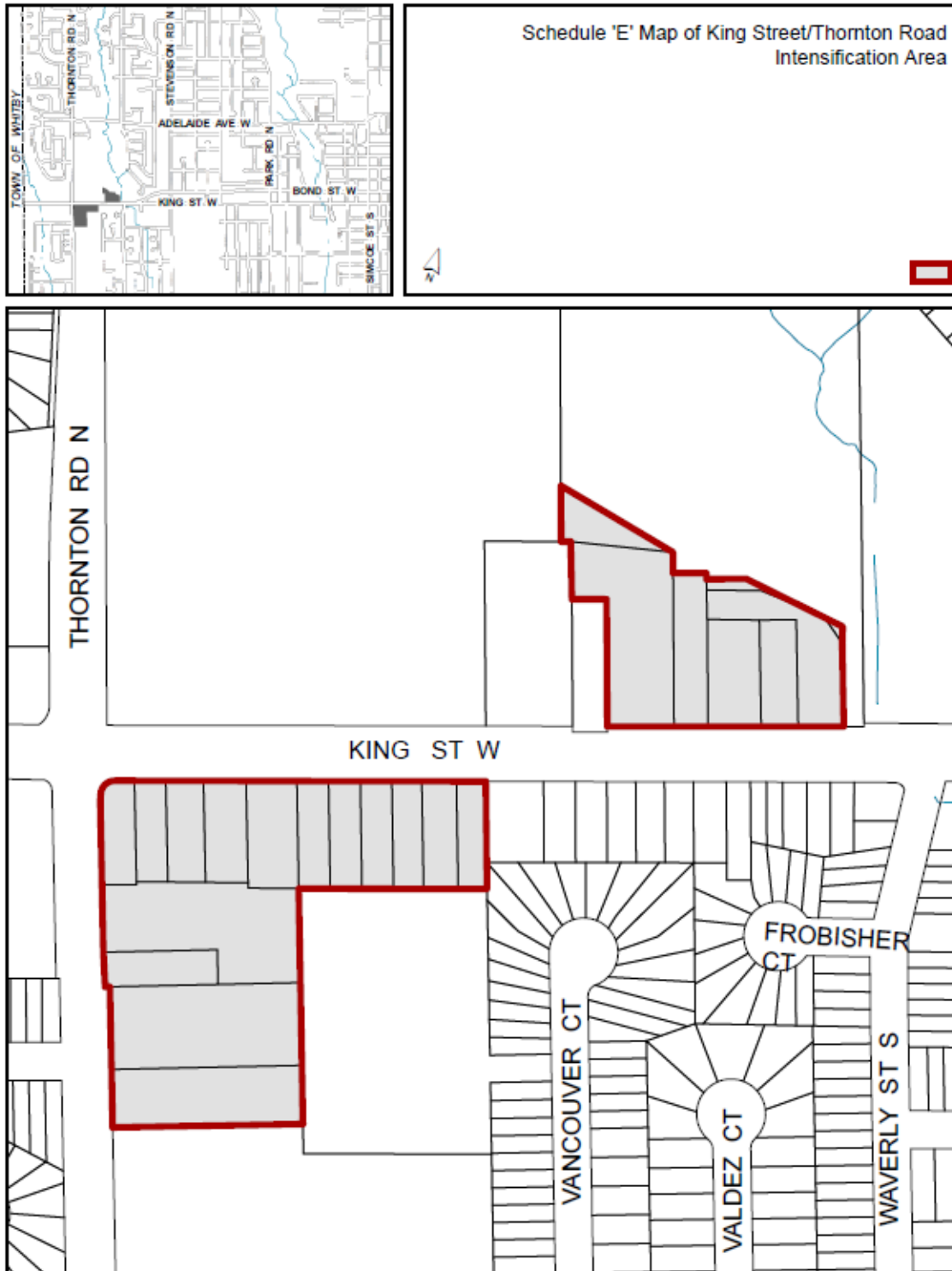
SCHEDULE "D" TO BY-LAW

Map of Core Area of the Downtown Oshawa Urban Growth Centre





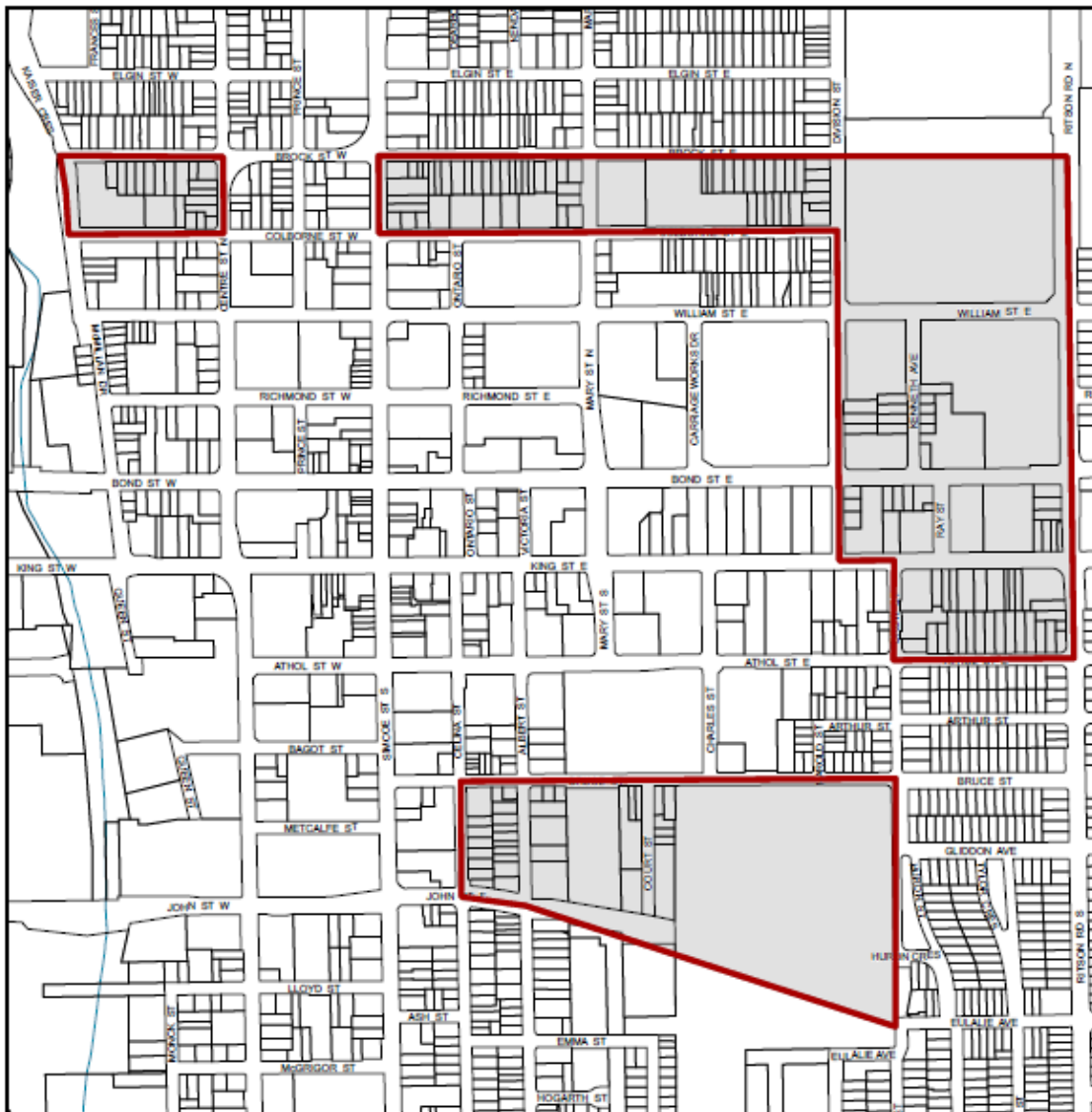
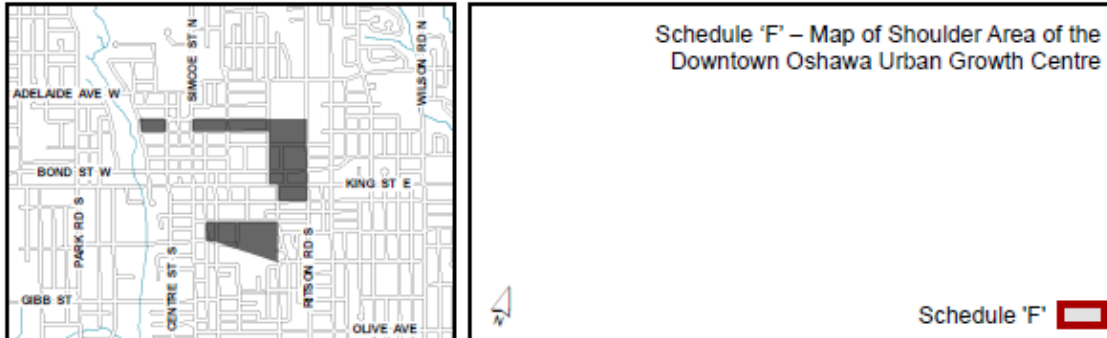
SCHEDULE "E" TO BY-LAW
Map of King Street/Thornton Road Intensification Area





SCHEDULE "F" TO BY-LAW

Map of Shoulder Area of the Downtown Oshawa Urban Growth Centre





Addendum to the 2024 Development Charges Background Study

City of Oshawa

For Public Circulation and Comment

June 19, 2024

Watson & Associates Economists Ltd.
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1. Summary of Revisions to the April 25, 2024 Development Charges Background Study

Commensurate with the provisions of the Development Charges Act (D.C.A.), 1997, the City of Oshawa (City) has undertaken a Development Charges Background Study (D.C.B.S.) and has distributed the study and draft by-law to the public. The following provides a summary of the key dates in the Development Charges (D.C.s) by-law process:

- April 12, 2024 – Council meeting to confirm D.C. polices;
- April 25, 2024 – Release D.C.B.S. and draft by-law;
- April 29, 2024 – Council meeting to present the D.C.B.S. and draft by-laws;
- May 24, 2024 – Public meeting of Council;
- June 24, 2024 – Anticipated passage of D.C. By-law; and
- July 1, 2024 – Anticipated date of by-law enactment.

On June, 6, 2024, the *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185) received Royal Assent and includes the following changes to the D.C.A.:

- 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 reduced to 18 months under Bill 185. Note that the two-year timeline will still apply to applications received between January 1, 2020, and prior to Bill 185 receiving Royal Assent (i.e., June 6, 2024);
- Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
- A provision to permit the repeal of the expiry date for existing D.C. by-laws;
- 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 prior to Bill 185 taking effect (i.e., June 6, 2024); and

- To modernize public notice requirements, to allow municipalities to post D.C. public notices on municipal websites where newspapers of general circulation are not available.

The purpose of the addendum to the April 25, 2024 D.C.B.S. is to include D.C. eligible costs for growth-related studies, reflect other changes in the D.C.A. as per Bill 185 (such as the changes to the D.C. “freeze” time period, and the removal of the statutory phase-in of the charge in new by-law), provide for minor corrections to historical service standard calculations for Services Related to a Highway and Parks & Recreation services, correct an error in the Stormwater Drainage and Control Services D.C. calculations, collapse the draft by-laws for each service into one by-law for all services/class of services, and other minor housekeeping amendments.

The refinements, as they relate to the calculation of the D.C.s are detailed in this report, and will form part of the D.C.B.S. for Council’s consideration and approval prior to adoption of the D.C. By-law. Additionally, the April 25, 2024 D.C.B.S. included a draft by-law for each service, which was proposed to address the mandatory phase-in of a D.C. over the first five years of the by-law. This was to ensure that if a future by-law amendment was required, that only the service(s) being updated would potentially be subject to the mandatory phase-in requirements and the other services included in other by-laws would not be affected. With the D.C.A. being amended by Bill 185 to remove the mandatory phase-in of a new D.C. by-law, the City is choosing to incorporate all services and class of services into one by-law. As such, a revised by-law is contained herein, which also embraces other changes to the D.C.A. as per Bill 185 related to the timing of the rate freeze, and removal of the mandatory phase-in.



2. Addendum

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

2.1 Refinements to Services Related to a Highway

The D.C.A. provides that the increase in need for service is limited by the average historical level of service calculated over the 15-year period preceding the preparation of the D.C. background study.

A refinement required to the historical level of service calculation for Services Related to a Highway, specifically related to roadways, sidewalks, and multi-use paths, inventory, has been made to correct for a calculation error.

Since the release of the D.C. Background Study, City staff have identified that the number of sidewalks and multi-use paths was overstated based on the inclusion of those within local roads, which are considered a local service requirement of developing landowners. These assets have now been removed. This update reduces the historical service standard maximum ceiling for this component by approximately \$209.4 million (from \$750.0 million to \$540.52 million).

When combined with all historical service standard components for Services Related to a Highway, the overall maximum D.C. recoverable capital costs for this service have decreased to a maximum ceiling of approximately \$900.3 million. Table 2-1 identifies the updated 15-year historical level of service for roadways, sidewalks, and multi-use paths. The D.C. recoverable costs for Services Related to a Highway total \$797.8 (approximately \$102.5 million below the revised maximum ceiling) and as such are not affected by this change and the calculated D.C. rates are not impacted.



**Table 2-1
Services Related to a Highway – Roadways, Sidewalks and Multi-Use Paths**

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	16	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
Regional Road (Arterial A/B) Sidewalks	85	85	85	86	86	86	86	86	86	86	86	86	87	87	87	\$519,800
Regional Road (Arterial A/B) Multi-Use Paths	5	5	5	5	5	5	5	5	5	5	5	9	9	10	10	\$578,100
Total	166	166	167	169	171	172	174	175	176	176	173	177	180	183	183	

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	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010

15 Year Average	2009 to 2023
Quantity Standard	0.0011
Quality Standard	\$4,846,182
Service Standard	\$5,331

D.C. Amount (before deductions)	27 Year
Forecast Population	101,395
\$ per Capita	\$5,331
Eligible Amount	\$540,516,466



2.2 Refinements to Parks and Recreation Services

A refinement to the historical level of service calculation for Parks and Recreation Services is required, specifically for the parkland development component of the service standard.

Since the release of the D.C. Background Study, City staff have identified that the number of acres for Second Marsh was overstated, which included the acreage associated with open water, therefore, the acreage has been reduced accordingly. This update reduces the historical service standard maximum ceiling for this component by approximately \$1.22 million (from \$28.40 million to \$27.18 million).

When combined with all historical service standard components for Parks and Recreation Services, the overall maximum D.C. recoverable capital costs for this service have decreased to a maximum ceiling of approximately \$238.5 million. Table 2-2 reflects the updated 15-year historical level of service for parkland development. The D.C. eligible costs for Parks and Recreation Services (\$186.3 million, excluding interest costs) remains approximately \$52.2 million below the revised maximum ceiling; therefore, the calculated D.C. rates are not impacted.



**Table 2-2
Parks and Recreation – 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	229	263	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	220	220	220	220	220	220	220	220	220	220	220	220	220	220	220	\$46,000
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
Total	1,103	1,114	1,116	1,151	1,151	1,160	1,161	1,170	1,171	1,171	1,171	1,171	1,177	1,196	1,229	
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	0.0075	0.0075	0.0075	0.0076	0.0076	0.0075	0.0074	0.0073	0.0072	0.0070	0.0069	0.0068	0.0067	0.0067	0.0067	
15 Year Average	2009 to 2023															
Quantity Standard	0.0072															
Quality Standard	\$102,239															
Service Standard	\$736															
D.C. Amount (before deductions)	10 Year															
Forecast Population	36,928															
\$ per Capita	\$736															
Eligible Amount	\$27,183,439															



2.3 Refinements to Capital Project Costs for Stormwater Drainage and Control Services

The D.C.A. requires that the capital costs necessary to provide the increased services be reduced by capital grants, subsidies, and other contributions made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development.

Since the release of the D.C. Background Study, City staff have identified a contribution deduction, from Metrolinx, that incorrectly applied to both a project under the Services Related to a Highway calculations and the stormwater project #33 (Rail structure expansion Metrolinx - 390M East of Simcoe St. South). This stormwater project was identified to have a gross cost of \$14,700,000 and a deduction of \$6,750,000 was originally included for this project to reflect a contribution. However, the same contribution was also deducted against the road component of the project (i.e., Project No. 11 Albert Street, under Services Related to a Highway).

The revised total growth-related costs to be recovered through the D.C. calculations for Stormwater Drainage and Control Services has therefore been increased by \$6,750,000, providing a revised net cost for inclusion in the D.C. calculations for Stormwater Drainage and Control Services of approximately \$77.5 million.

Overall, the above refinement has increased the calculated D.C. for Stormwater Drainage and Control Services. The D.C. for a single detached residential dwelling unit has increased by \$154 (from \$1,416 to \$1,570). For non-residential development, the D.C. for commercial and institutional uses has increased by \$1.40 per sq.m. of gross floor area (G.F.A.), from \$10.33 to \$11.73 and the D.C. for industrial uses has increased by \$0.43 per sq.m. of G.F.A. (from \$11.52 to \$11.95). Note that this error was discovered prior to the Public Meeting, and was therefore, noted during the presentation at the Public Meeting of May 24, 2024.

2.4 Growth-Related Studies

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the City's capital works program. These studies have been included within a Growth-



Related Studies class of services, based on the eligible D.C. services to which the studies relate.

Table 2-3 summarizes the studies that have been included within the class of services with the D.C.B.S., including the anticipated timing, gross capital costs, deductions related to D.C. ineligible services, benefit to existing, and the net D.C. eligible costs included in the calculation of the charge.



**Table 2-3
Growth-Related Studies Class of Services**

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
1	Development Charge Background Study Amendment	2028-2029	All Services	200,000	-	-	200,000	-	-	200,000	160,793	39,207
2	Development Charge Background Study Update	2033	All Services	200,000	-	-	200,000	-	-	200,000	160,793	39,207
3	Official Plan	2025-2027	All Services	450,000	-	45,000	405,000	225,000	-	180,000	144,714	35,286
4	Zoning Study	2028-2030	All Services	450,000	-	45,000	405,000	225,000	-	180,000	144,714	35,286
5	Part II Plan Studies (whitbelt expansion areas)	2027-2030	All Services	700,000	-	70,000	630,000	-	-	630,000	506,501	123,499
6	Airport Land Use Redevelopment Study	2030-2033	All Services	500,000	-	50,000	450,000	250,000	-	200,000	160,793	39,207
7	Fire Master Plan	2025	Fire Protection Services	200,000	-	-	200,000	50,000	-	150,000	117,000	33,000
8	Fire Master Plan	2030	Fire Protection Services	200,000	-	-	200,000	50,000	-	150,000	117,000	33,000
9	Grade Separation Study	2027-2028	Services Related to a Highway	87,000	-	-	87,000	21,800	-	65,200	50,204	14,996
10	Integrated Transportation Master Plan Update	2024-2025	Services Related to a Highway	650,000	-	-	650,000	162,500	-	487,500	375,375	112,125
11	Integrated Transportation Master Plan Update	2029-2030	Services Related to a Highway	650,000	-	-	650,000	162,500	-	487,500	375,375	112,125
12	Operations Needs Study	2033	Services Related to a Highway	100,000	-	-	100,000	50,000	-	50,000	38,500	11,500
13	Parks, Recreation, Library and Culture Facility Needs Assessment Update (75%)	2028-2030	Parks and Recreation Services	112,500	-	-	112,500	56,300	-	56,200	53,390	2,810
14	Harbour Park Masterplan	2028-2033	Parks and Recreation Services	392,000	-	-	392,000	196,000	-	196,000	186,200	9,800
15	Parks, Recreation, Library and Culture Facility Needs Assessment Update (25%)	2028-2030	Library Services	37,500	-	-	37,500	18,800	-	18,700	17,765	935
16	Storm Water Management Best Practices Study/Master Plan	2024-2025	Stormwater Services	500,000	-	-	500,000	125,000	-	375,000	288,750	86,250
17	Storm Water Management Best Practices Study/Master Plan Update	2029-2030	Stormwater Services	500,000	-	-	500,000	125,000	-	375,000	288,750	86,250
18	Water Resources Public Education	2027-2028	Stormwater Services	50,000	-	-	50,000	38,800	-	11,200	8,624	2,576
19	Low Impact Development (LID) Program	2025-2033	Stormwater Services	150,000	-	-	150,000	-	-	150,000	115,500	34,500
	Reserve Fund Adjustment			261,349	-	-	261,349	-	-	261,349	207,880	53,469
	Total			6,390,349	-	210,000	6,180,349	1,756,700	-	4,423,649	3,518,621	905,028



In aggregate, the study costs that have been identified total approximately \$6.39 million, including \$261,349 for the existing D.C. reserve fund deficit for growth-related studies. Deductions of approximately \$1.76 million for the benefit to existing share and \$210,000 to recognize the cost which benefit non-D.C.-eligible services, have been made. The net D.C. eligible costs for studies that have been considered with the calculation of the charge totals approximately \$4.42 million.

These costs have been allocated between residential and non-residential development based on the same shares identified for each applicable service. This results in an overall residential share of approximately \$3.53 million (80%), and non-residential share of approximately \$0.89 million (20%).

2.5 Impacts on the Calculated D.C.

Based on the changes identified, the amended schedule of charges is presented in Table 2-4.



Table 2-4
Amended Schedule of D.C.s

Services & Class of Services	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)
City-Wide Services:									
Services Related to a Highway	18,617	13,901	11,705	7,350	6,011	4.92	52.96	13.12	141.22
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	1,570	1,172	987	620	507	1.11	11.95	1.09	11.73
Waste Diversion Services	41	31	26	16	13	0.01	0.11	0.03	0.32
City-Wide Class of Services:									
Growth-Related Studies	291	217	183	115	94	0.07	0.75	0.19	2.05
Total City-Wide Services and Class of Services	\$38,227	\$28,542	\$24,033	\$15,091	\$12,343	\$7.30	\$78.58	\$17.61	\$189.61



By comparison to the charges presented in the April 25, 2024, D.C.B.S., the amended charge for a single and semi-detached residential unit would increase by \$445 (+1.18%) from \$37,782 to \$38,227. The non-residential charges per sq.m. represent a 1.79% increase (+\$3.34) over the April 25, 2024, charges of \$186.27 for commercial and institutional developments. For industrial development, the amended charges represent a 1.53% increase (+\$1.18) over the April 25, 2024, charges of \$77.39. Tables 2-5 to 2-7 provide a comparison of the updated charges presented herein to the current charges and the charges in the April 25, 2024, D.C.B.S. The comparison tables are provided for a single-detached residential dwelling unit (Table 2-5) and per sq.m. of (G.F.A.) for non-commercial/institutional development (Table 2-6) and industrial development (Table 2-7).

Table 2-5
Comparison of Current and Calculated D.C.s - Single-detached Dwelling

Services/Class of Services	Current	Calculated as Per D.C. Study (April 25, 2024)	Calculated as per Addendum Report
City-Wide Services/Classes:			
Services Related to a Highway	19,690	18,617	18,617
Fire Protection Services	849	1,372	1,372
Parks and Recreation Services	13,032	14,649	14,649
Library Services	555	1,637	1,637
Provincial Offences Act including By-Law Enforcement	-	50	50
Stormwater Drainage and Control Services	1,389	1,416	1,570
Waste Diversion Services	25	41	41
Growth-Related Studies	51	-	291
Total City-Wide Services/Class of Services	\$35,591	\$37,782	\$38,227



Table 2-6
Comparison of Current and Calculated D.C.s - Non-residential
(Commercial/Institutional)

Services/Class of Services	Current	Calculated as Per D.C. Study (April 25, 2024)	Calculated as per Addendum Report
City-Wide Services/Classes:			
Services Related to a Highway	162.12	141.33	141.22
Fire Protection Services	7.00	10.49	10.49
Parks and Recreation Services	6.09	20.99	20.99
Library Services	0.26	2.37	2.37
Provincial Offences Act including By-Law Enforcement	-	0.43	0.43
Stormwater Drainage and Control Services	6.67	10.33	11.73
Waste Diversion Services	0.20	0.32	0.32
Growth-Related Studies	0.22	-	2.05
Total City-Wide Services/Class of Services	\$182.56	\$186.27	\$189.61

Table 2-7
Comparison of Current and Calculated D.C.s - Non-residential (Industrial)

Services/Class of Services	Current	Calculated as Per D.C. Study (April 25, 2024)	Calculated as per Addendum Report
City-Wide Services/Classes:			
Services Related to a Highway	61.59	52.96	52.96
Fire Protection Services	2.62	3.98	3.98
Parks and Recreation Services	6.09	7.86	7.86
Library Services	0.26	0.86	0.86
Provincial Offences Act including By-Law Enforcement	-	0.11	0.11
Stormwater Drainage and Control Services	6.06	11.52	11.95
Waste Diversion Services	0.09	0.11	0.11
Growth-Related Studies	0.09	-	0.75
Total City-Wide Services/Class of Services	\$76.80	\$77.39	\$78.58



3. Changes to the D.C.B.S.

Based on the foregoing, the following revisions are made to the April 25, 2024 D.C.B.S. Accordingly, the amended pages are appended to this report:

- Table of Contents – Updated to reflect the changes summarized below;
- Executive Summary (pages ii to x) – Updated to reflect the revised charges, inclusion of study costs, and the legislative changes;
- Pages 1-2 to 1-3 – Updated to reflect Public Meeting, By-law passage notice, and Addendum release date;
- Pages 1-8 to 1.11 – Section 1.3 updated to reflect legislative changes;
- Page 2-1 – Section 2.2 updated to reflect the enactment of Bill 185 to remove note related to study costs (note all other pages in Chapter 2 have shifted slightly due to the removal of text in Section 2.2);
- Pages 4-6 to 4-7 – Table 4-1B, and Section 4.5 updated to reflect the eligible funding of study costs;
- Page 4-13 – Section 4.14 removed to reflect legislative changes (removal of phase-in) and section 4.15 has been renumbered accordingly;
- Page 5-1 - Updated to identify Class of Services in title of section 5.2 and in the text following the title to indicate that Growth-Related Studies are part of the costs embraced over the 10-year forecast period;
- Page 5-2 – Section 5.2.2, updated to reflect the error in the historical level of service calculation for parkland development and the overall level of service ceiling for Parks and Recreation Services;
- Pages 5-5 to 5-16 – Updated to add Section 5.2.6 to include growth-related study costs in the calculation of the charge, and adjust page numbering for the balance of the chapter due to this additional section, including adding the list of growth-related study costs in Table 5-6 (including additional pages as required);
- Pages 5-14 to 5-23 – Updated historical level of service for Services Related to a Highway in section 5.3.1 as well as for the revised Stormwater Services capital program, in section 5.3.2, and updated page numbering (including additional pages) due to the additional pages added previously related to growth-related studies;
- Pages 6-1 to 6-6 – Chapter 6 textual updates to include growth-related study costs and the revised Stormwater Services capital program in the calculation of the charge and updated page numbering (including additional pages);



- Pages 7-2 to 7-9
 - Section 7.2 updated for recommendation related to a city-wide basis for all services and class of services and the use of one by-law for all services and class of services;
 - Section 7.3.2 updated to identify the allocation of growth-related study costs between residential and non-residential development;
 - Section 7.3.5 removed to reflect legislative changes related to the removal of the mandatory phase-in) and section 7.3.6 to 7.3.8 have been renumbered accordingly;
 - Section 7.3.6 updated to reflect legislative changes related to the D.C. “freeze” timeframe;
 - Section 7.4.1 updated to include Growth-Related Studies as class of service that is recommended to be deposited into its own D.C. reserve fund; and
 - Section 7.5 updated to reflect this addendum.
- Page B-2 – Updated Schedule B-1 to reflect changes to the summary of the level of service ceiling by service;
- Page B-3 – Updated Schedule B-2 to reflect changes to the historical service standard for roads and related;
- Page B-12 – Updated Schedule B-10 to reflect changes to the historical service standard for parkland development;
- Page C-3 – Updated Table C-2 to reflect changes to the operating and capital expenditure impact for future capital expenditures due to the inclusion of Growth-Related Studies;
- Pages D-5 and D-10 – Update tables to include Growth-Related Studies;
- Page E-5 – Minor textual refinement to the local service policy related to parkland development, for clarity;
- Pages F-4 and F-5 – Updated asset management calculations as a result of refining the Stormwater Services capital program;
- Appendix G – Updated proposed by-law to reflect the inclusion of study costs as a class of services, and other legislative changes, due to the enactment of Bill 185. Further, as noted all services and class of services will now be contained in one by-law;



- Appendices H through M, containing the draft by-laws for individual services, are removed, as all services and class of services will now be contained in one by-law (as set out in revised Appendix G); and
- Throughout the report – updated page numbering, including additional pages, due to this addendum report, where required.



4. Process for Adoption of the D.C. By-law

The revisions provided herein form the basis for the D.C. by-law and will be incorporated into the D.C.B.S. to be provided to Council prior to Council's consideration and adoption of the proposed D.C. by-law.

If Council is satisfied with the above noted changes to the D.C.B.S. and D.C. by-law, then prior to by-law passage Council must:

- Approve the D.C.B.S., as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the new D.C. by-law.



Appendices



Appendix A

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- 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):
- 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*
 - Bill 185: *Cutting Red Tape to Build More Homes Act, 2024*

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 prescribe services for which land or an interest in land will be restricted (no services currently prescribed);
- Annual installment payments for rental and institutional development, in six equal payments commencing at occupancy;
- The determination¹ of D.C.s for development occurring within two years of a site plan or zoning by-law amendment planning approval for applications received between January 1, 2020, and June 5, 2024, and for development occurring within 18 months of a site plan or zoning by-law amendment planning approval for applications received on or after June 6, 2024;
- 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%;

¹ With charges determined at the time of planning application.



- 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;
 - Additional requirements related to the annual D.C. reserve fund Treasurer’s statement;
 - Provision to allow minor amendments to D.C. by-laws concerning by-law expiry dates; and
 - D.C. 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 approximately \$959.76 million have been identified through discussions with City staff for all services. Of this gross amount, approximately \$35.74 million is related to growth needs beyond the forecast period and will be included in future D.C. studies. Other deductions have been made related to grants, subsidies, and other contributions including, but not limited to, the local service portion of the capital works in the amount of approximately \$13.19 million. In addition, deductions of approximately \$213.79 million have been deducted from the gross costs relate to the portion of capital projects that will benefit the existing community and approximately \$1.54 million related to amounts ineligible for recovery under D.C.s. The resultant net growth-related costs included in the D.C. calculations is approximately \$695.51 million, of which \$572.46 million is attributed to residential development and \$123.06 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	\$959,762,223
Less: benefit to existing development	\$213,786,360
Less: post planning period benefit	\$35,737,700
Less: ineligible services under the D.C.A.	\$1,542,240
Less: grants, subsidies, and other contributions	\$13,185,000
Net costs to be recovered from D.C.s.	\$695,510,922

- (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 and class of services are calculated based on a City-wide 10-year forecast period:

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



- (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 \$38,227. The non-residential commercial/institutional charge is \$189.61 per sq.m (\$17.61 per sq.ft.) of gross floor area and industrial charge is \$78.58 per sq.m (\$7.30 per sq.ft.) of gross floor area.



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

Services & Class of Services	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)
City-Wide Services:									
Services Related to a Highway	18,617	13,901	11,705	7,350	6,011	4.92	52.96	13.12	141.22
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	1,570	1,172	987	620	507	1.11	11.95	1.09	11.73
Waste Diversion Services	41	31	26	16	13	0.01	0.11	0.03	0.32
City-Wide Class of Services:									
Growth-Related Studies	291	217	183	115	94	0.07	0.75	0.19	2.05
Total City-Wide Services and Class of Services	\$38,227	\$28,542	\$24,033	\$15,091	\$12,343	\$7.30	\$78.58	\$17.61	\$189.61



- (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.m. basis, respectively.

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

Services/Class of Services	Current	Calculated as Per D.C. Study (April 25, 2024)	Calculated as per Addendum Report
City-Wide Services/Classes:			
Services Related to a Highway	19,690	18,617	18,617
Fire Protection Services	849	1,372	1,372
Parks and Recreation Services	13,032	14,649	14,649
Library Services	555	1,637	1,637
Provincial Offences Act including By-Law Enforcement	-	50	50
Stormwater Drainage and Control Services	1,389	1,416	1,570
Waste Diversion Services	25	41	41
Growth-Related Studies	51	-	291
Total City-Wide Services/Class of Services	\$35,591	\$37,782	\$38,227

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

Services/Class of Services	Current	Calculated as Per D.C. Study (April 25, 2024)	Calculated as per Addendum Report
City-Wide Services/Classes:			
Services Related to a Highway	162.12	141.33	141.22
Fire Protection Services	7.00	10.49	10.49
Parks and Recreation Services	6.09	20.99	20.99
Library Services	0.26	2.37	2.37
Provincial Offences Act including By-Law Enforcement	-	0.43	0.43
Stormwater Drainage and Control Services	6.67	10.33	11.73
Waste Diversion Services	0.20	0.32	0.32
Growth-Related Studies	0.22	-	2.05
Total City-Wide Services/Class of Services	\$182.56	\$186.27	\$189.61



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

Services/Class of Services	Current	Calculated as Per D.C. Study (April 25, 2024)	Calculated as per Addendum Report
City-Wide Services/Classes:			
Services Related to a Highway	61.59	52.96	52.96
Fire Protection Services	2.62	3.98	3.98
Parks and Recreation Services	6.09	7.86	7.86
Library Services	0.26	0.86	0.86
Provincial Offences Act including By-Law Enforcement	-	0.11	0.11
Stormwater Drainage and Control Services	6.06	11.52	11.95
Waste Diversion Services	0.09	0.11	0.11
Growth-Related Studies	0.09	-	0.75
Total City-Wide Services/Class of Services	\$76.80	\$77.39	\$78.58

- (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.



1.2 Summary of the Process

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
Council meeting related to D.C. policies	April 12, 2024
Public release of the D.C. Background study and proposed by-laws	April 25, 2024
Council Meeting to Present the D.C. Background Study and proposed by-laws	April 29, 2024



Process Steps	Dates
Public meeting notice posted	21 Days prior to the Public Meeting
Public meeting of Council	May 24, 2024
Public release of Addendum #1 to Background Study	June 17, 2024
Council considers adoption of background study, as amended, and passage of by-law	June 24, 2024
Public 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

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;



- 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 the provided through Bill 134 (underlining added for emphasis).

Table 1-1
Definition of Affordable Residential Units

Item	Bill 134 Definition (as per D.C.A.)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>the lesser of</u> , <ol style="list-style-type: none"> 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 ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	The Minister of Municipal Affairs and Housing shall, <ol style="list-style-type: none"> (a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60th percentile of gross annual incomes for renter households in the applicable local municipality</u>; and (b) identify the <u>rent</u> that, in the Minister's opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>the lesser of</u> , <ol style="list-style-type: none"> i. the <u>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 ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.



Item	Bill 134 Definition (as per D.C.A.)
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	<p>The Minister of Municipal Affairs and Housing shall,</p> <p>(a) determine the <u>income of a household</u> that, in the Minister's opinion, is at the <u>60th percentile of gross annual incomes for households in the applicable local municipality</u>; and</p> <p>(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)</p>

As noted, the bulletin was release on May 1, 2024, which provides the information for the City to measure against for determining the applicability of the exemption from the D.C. (as well as C.B.C. and Parkland requirements). The bulletin provides the following information is specific to the City (it is noted that the Bulletin will be updated annually):

- For Affordable Ownership Units: the average household income in the City provides the amount to be measured against as the 90% of average purchase prices is greater for all unit types, as provided in Table 1-2.

Table 1-2
Definition of Affordable Residential Units

Units	90% of Average Purchase Price	Average Household Income in the City
Detached House	\$801,000	\$362,900
Semi-Detached House	\$621,000	\$362,900
Row/townhouse	\$585,000	\$362,900
Condominium Apartment	\$504,000	\$362,900

- For Affordable Rental Units: The average market rent for bachelor, 1-bedroom, and 2-bedroom units, is lower than the average rent based on household income and therefore, provides the amount to be measured against (as noted in Table 1-3, where the monthly rent is lower than the amounts indicated). For units with 3 or more bedrooms, the average rent based on household income in the City is



the lower than the average market rent and is therefore the amount to measured against.

Table 1-3
Definition of Affordable Residential Units

Units	Average Market Rent	Average Rent Based on Household Income in the City
Bachelor unit	\$1,068	\$1,940
1-Bedroom unit	\$1,425	\$1,940
2-Bedroom unit	\$1,653	\$1,940
3 or more Bedrooms	\$1,946	\$1,940

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

The Cutting Red Tape to Build More Homes Act, 2024 (Bill 185), was introduced on April 10, 2024, and received Royal Assent on June 6, 2024. This Act amends the D.C.A as follows:

- Reintroduces studies as an eligible cost for services, including a D.C. background study;
- Removes the mandatory phase-in of a D.C. by-law;
- Reduces the time period for the determination of a D.C. applicable to site plan and zoning by-law amendment applications, whereby the time period between the building permit issuance and planning application approval is reduced to 18 months from two years (note, the two-year time period still applies to applications received between January 1, 2020 and June 5, 2024);
- Permits the repeal of the date the D.C. by-law expires (allowing for the 10-year by-law term provided in the D.C.A.);
- Allows minor D.C. by-law amendments related to the inclusion of studies, removal of the mandatory phase-in of a D.C. by-law and removal of expiry date for by-laws passed between November 28, 2022 and June 6, 2024; and



- Permits municipalities to publish D.C. public notice on municipal websites where newspapers of general circulation are not available.

As Bill 185 has been enacted, this D.C. Background Study includes the cost of studies, and the other amendments made to the D.C.A. as noted above.



2. City of Oshawa Current D.C. Policy

2.1 Schedule of Charges

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 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 (Growth-Related Studies);
- Watercourse Improvements (Stormwater Drainage and Control Services);
- Parking; and
- Waste Diversion 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.



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 20.2 Growth Studies, including the D.C. background study cost

4.4 Local Service Policy

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

4.5 Capital Forecast

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

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

The capital costs include:

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



- f. costs to undertake studies in connection with the above-referenced matters (include costs of the D.C. background study).

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 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

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

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.



4.13 Asset Management

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 Discount for Rental Housing Development

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

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 and Class of Services Calculation

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, Waste Diversion Services, and Growth-Related Studies 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. 1,229 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 \$6,458 per capita over the past 15-years. The capital



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.

5.2.6 Growth-Related Studies (Class of Service)

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. The D.C. calculations and draft by-law provided herein include a class for growth-related studies. This class is comprised of the following municipal-wide services:

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

The following provides a list of the studies that have been identified for the 2024 to 2034 forecast period:

- D.C. Background Studies;
- Official Plan;



- Zoning Study;
- Part II Plan Studies (Whitebelt expansion areas);
- Airport Land Use Study;
- Fire Master Plans;
- Grade Separation Study;
- Integrated Transportation Master Plan Updates;
- Operations Needs Study;
- Parks, Recreation, Library and Culture Facility Needs Assessment Update;
- Harbour Park Masterplan;
- Storm Water Management Best Practices Study/Master Plans;
- Water Resources Public Education; and
- Low Impact Development (LID) Program.

The total cost of these studies is approximately \$6.39 million, including \$261,349 for the existing D.C. reserve fund deficit for growth-related studies. After deducting approximately \$1.76 million for the benefit to existing share and \$210,000 to recognize the benefit to non-D.C.-eligible services that some studies will include, the D.C. eligible costs for studies that have been considered with the calculation of the charge within the class of services total approximately \$4.42 million as presented in Table 5-6.

For planning related studies, a deduction of 10% of the growth-related costs have been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. Planning related studies and future D.C. background studies have been allocated to the services in the following manner:

- Services Related to a Highway – 72.18%
- Fire Protection Services – 1.92%
- Parks and Recreation Services – 16.87%
- Library Services – 1.89%
- P.O.A. Services, including By-law Enforcement – 0.07%
- Stormwater Drainage and Control Services – 7.01%
- Waste Diversion Services – 0.06%

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service



area and are presented in Table 5-7 below (resulting in an overall split of 80% residential and 20% non-residential).



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 Dispatch 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
	Adjustments:										
14	Reserve Fund Adjustment		3,132,080	-		3,132,080	-		3,132,080	2,443,022	689,058
	Total		63,710,680	28,872,800	-	34,837,880	7,593,100	5,979,000	21,265,780	16,587,308	4,678,472



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%
	2024 to 2033										
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%
	2024 to 2033										
26	Windfields Part II Plan - Link 5 (Conlin to Britannia east of Bride)	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%
	2024 to 2033										
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%
	2024 to 2033										
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
	Outstanding Growth-Related Debt &										
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
	Adjustments:										
85	Reserve Fund Adjustment			-			29,643,786		(29,643,786)	(28,161,597)	(1,482,189)
	Total		308,831,373	34,390,200	-	274,441,173	87,941,786	-	186,499,387	177,174,418	9,324,969



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
	Adjustments:										
9	Reserve Fund Adjustment						3,681,855		(3,681,855)	(3,497,762)	(184,093)
	Total		26,408,900	-	-	26,408,900	5,566,355	-	20,842,545	19,800,418	1,042,127



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
	Total		1,085,300	-	-	1,085,300	307,100	-	778,200	606,996	171,204

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
	Adjustments:										
5	Reserve Fund Adjustment						29,969		(29,969)	(23,376)	(6,593)
	Total		2,184,000	127,200	1,332,240	724,560	85,769	-	638,791	498,257	140,534



Table 5-6
City of Oshawa
Infrastructure Costs Included in the Development Charge Calculation
For Growth-Related Studies

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
1	Development Charge Background Study Amendment	2028-2029	All Services	200,000	-	-	200,000	-	-	200,000	160,793	39,207
2	Development Charge Background Study Update	2033	All Services	200,000	-	-	200,000	-	-	200,000	160,793	39,207
3	Official Plan	2025-2027	All Services	450,000	-	45,000	405,000	225,000	-	180,000	144,714	35,286
4	Zoning Study	2028-2030	All Services	450,000	-	45,000	405,000	225,000	-	180,000	144,714	35,286
5	Part II Plan Studies (whitbelt expansion areas)	2027-2030	All Services	700,000	-	70,000	630,000	-	-	630,000	506,501	123,499
6	Airport Land Use Redevelopment Study	2030-2033	All Services	500,000	-	50,000	450,000	250,000	-	200,000	160,793	39,207
7	Fire Master Plan	2025	Fire Protection Services	200,000	-	-	200,000	50,000	-	150,000	117,000	33,000
8	Fire Master Plan	2030	Fire Protection Services	200,000	-	-	200,000	50,000	-	150,000	117,000	33,000
9	Grade Separation Study	2027-2028	Services Related to a Highway	87,000	-	-	87,000	21,800	-	65,200	50,204	14,996
10	Integrated Transportation Master Plan Update	2024-2025	Services Related to a Highway	650,000	-	-	650,000	162,500	-	487,500	375,375	112,125
11	Integrated Transportation Master Plan Update	2029-2030	Services Related to a Highway	650,000	-	-	650,000	162,500	-	487,500	375,375	112,125
12	Operations Needs Study	2033	Services Related to a Highway	100,000	-	-	100,000	50,000	-	50,000	38,500	11,500
13	Parks, Recreation, Library and Culture Facility Needs Assessment Update (75%)	2028-2030	Parks and Recreation Services	112,500	-	-	112,500	56,300	-	56,200	53,390	2,810
14	Harbour Park Masterplan	2028-2033	Parks and Recreation Services	392,000	-	-	392,000	196,000	-	196,000	186,200	9,800
15	Parks, Recreation, Library and Culture Facility Needs Assessment Update (25%)	2028-2030	Library Services	37,500	-	-	37,500	18,800	-	18,700	17,765	935
16	Storm Water Management Best Practices Study/Master Plan	2024-2025	Stormwater Services	500,000	-	-	500,000	125,000	-	375,000	288,750	86,250
17	Storm Water Management Best Practices Study/Master Plan Update	2029-2030	Stormwater Services	500,000	-	-	500,000	125,000	-	375,000	288,750	86,250
18	Water Resources Public Education	2027-2028	Stormwater Services	50,000	-	-	50,000	38,800	-	11,200	8,624	2,576
19	Low Impact Development (LID) Program	2025-2033	Stormwater Services	150,000	-	-	150,000	-	-	150,000	115,500	34,500
	Reserve Fund Adjustment			261,349	-	-	261,349	-	-	261,349	207,880	53,469
	Total			6,390,349	-	210,000	6,180,349	1,756,700	-	4,423,649	3,518,621	905,028



Table 5-7
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies Class of
Services – Residential/Non-Residential Shares

Services	Total	Residential Share	Non-Residential Share
Stormwater Drainage and Control Services	1,086,842	838,500	248,342
Services Related to a Highway	2,378,389	1,834,930	543,459
Waste Diversion	979	763	216
Fire Protection Services	351,349	274,370	76,979
Library Services	51,738	48,676	3,061
Parks and Recreation Services	553,162	520,452	32,710
Provincial Offences Act including By-Law Enforcement	1,191	930	261
Total	4,423,649	3,518,621	905,028
Overall Growth Studies Class of Services Residential/Non-Residential %		80%	20%



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

This section evaluates the development-related capital requirements for Services Related to a Highway and Stormwater Drainage and Control 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:

- 183 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 \$8,879 per capita. When applied to the forecast population and employment growth to 2051, a maximum D.C. eligible cost of approximately \$900.29 million.

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 5-8 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 Drainage and Control Services

The capital program for watercourse improvements (i.e., stormwater drainage and control 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 approximately \$123.66 million (as provided in Table 5-9). 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 approximately \$42.16 million along with an adjustment to the reserve fund of \$3.87 million. Further, a deduction of \$160,400 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 approximately \$77.46 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 5-8
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%
Roads:											
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	4,099,480	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 5-8 (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
	Active Transportation: Sidewalks and Multi-use on City Roads:										
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
	Active Transportation: Sidewalks and Multi-use Paths on Regional Roads:										
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 5-8 (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	TOWNLINE RD N	Various Locations	2024-2028	1,916,000	-	1,916,000	-	-	1,916,000	1,475,320	440,680
78	TOWNLINE 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
	Programs:										
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
	Traffic Signals:										
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
	Streetlights on Regional Roads:										
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 5-8 (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
	Facilities:										
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
	Vehicles & Equipment:										
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 5-8 (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
	Outstanding Growth-Related Debt and Adjustments:										
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)
	Total			1,013,565,355	65,795,300	947,770,055	142,749,964	7,206,000	797,814,091	614,316,850	183,497,241



**Table 5-9
City of Oshawa
Infrastructure Costs Included in the Development Charge Calculation
For Stormwater Drainage and Control 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
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 5-9 (Continued)
City of Oshawa
Infrastructure Costs Included in the Development Charge Calculation
For Stormwater Drainage and Control 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	-	13,230,000	9,922,500	1,984,500	1,323,000
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 5-9 (Continued)
City of Oshawa
Infrastructure Costs Included in the Development Charge Calculation
For Stormwater Drainage and Control 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	Commercial/ Institutional Share	Industrial Share
										varies	varies	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	1,075,082	192,552	336,966
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	2,027,420	363,120	635,460
	Reserve Fund Adjustment		-	-	-	-	3,874,686	-	(3,874,686)	(2,596,040)	(464,962)	(813,684)
	Total		123,657,200	-	-	123,657,200	46,032,486	160,400	77,464,314	51,798,327	9,102,830	16,563,157



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. Table 6-3 calculates the proposed D.C.s to be imposed on development on a City-wide basis for the growth-related studies class of service.

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 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 6-3, inclusive.

Table 6-4 presents a summary of the calculated schedule of D.C.s for all services across the residential and non-residential development types. Table 6-5 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	614,316,850	183,497,241	18,617	7.87	73,398,896	110,098,345	4.92	13.12
2. <u>Stormwater Drainage and Control Services</u>								
2.1 Channels, drainage and ponds	51,798,327	25,665,987	1,570	1.10	16,563,157	9,102,830	1.11	1.09
TOTAL	\$666,115,177	\$209,163,228	\$20,187	\$8.97	\$89,962,053	\$119,201,175	\$6.03	\$14.21
D.C.-Eligible Capital Cost	\$666,115,177	\$209,163,228			89,962,053	\$119,201,175		
27-Year Gross Population/GFA Growth (sq.ft.)	112,421	23,306,100			14,917,400	8,388,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$5,925.18	\$8.97			\$6.03	\$14.21		
By Residential Unit Type	P.P.U.							
Single and Semi-Detached Dwelling	3.407	\$20,187						
Other Multiples	2.544	\$15,074						
Apartments - 2 Bedrooms +	2.142	\$12,692						
Apartments - Bachelor and 1 Bedroom	1.345	\$7,969						
Special Care/Special Dwelling Units	1.100	\$6,518						



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 Services</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
TOTAL	\$214,667,397	\$15,357,306	\$17,749	\$1.89	\$6,450,068	\$8,907,238	\$1.20	\$3.21
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		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$5,209.62	\$1.89			\$1.20	\$3.21		
By Residential Unit Type	P.P.U.							
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
City-Wide D.C. Calculation for the 10-year Forecast Period (2024-2033)
for the Growth Studies Class of Service

CLASS OF SERVICES	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.
8. Growth-Related Studies	\$ 3,518,621	\$ 905,028	\$ 291	\$ 0.11	\$ 380,113	\$ 524,915	\$ 0.07	\$ 0.19
TOTAL	\$3,518,621	\$905,028	\$291	\$0.11	\$380,113	\$524,915	\$0.07	\$0.19
D.C.-Eligible Capital Cost	\$3,518,621	\$905,028			380,113	\$524,915		
10-Year Gross Population/GFA Growth (sq.ft.)	41,206	8,144,300			5,370,800	2,773,500		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$85.39	\$0.11			\$0.07	\$0.19		
By Residential Unit Type	P.P.U.							
Single and Semi-Detached Dwelling	3.407	\$291						
Other Multiples	2.544	\$217						
Apartments - 2 Bedrooms +	2.142	\$183						
Apartments - Bachelor and 1 Bedroom	1.345	\$115						
Special Care/Special Dwelling Units	1.100	\$94						



Table 6-4
City of Oshawa
Calculated Schedule of Development Charges by Service

Services & Class of Services	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)
City-Wide Services:									
Services Related to a Highway	18,617	13,901	11,705	7,350	6,011	4.92	52.96	13.12	141.22
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	1,570	1,172	987	620	507	1.11	11.95	1.09	11.73
Waste Diversion Services	41	31	26	16	13	0.01	0.11	0.03	0.32
City-Wide Class of Services:									
Growth-Related Studies	291	217	183	115	94	0.07	0.75	0.19	2.05
Total City-Wide Services and Class of Services	\$38,227	\$28,542	\$24,033	\$15,091	\$12,343	\$7.30	\$78.58	\$17.61	\$189.61



Table 6-5
City of Oshawa
Gross Expenditure and Sources of Revenue Summary for Costs
to be Incurred over the 10-Year Life of the By-laws

Services/Class of Services	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	0	0	28,853,215	9,057,399
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 Services 7.1 Waste diversion facilities, vehicles, equipment and other	2,184,000	1,332,240	85,769	0	127,200	498,257	140,534
Total Expenditures & Revenues (Services)	\$953,371,873	\$1,332,240	\$212,029,660	\$13,185,000	\$35,737,700	\$568,924,294	\$122,162,980
8. Growth-Related Studies	6,390,349	210,000	1,756,700	0	0	3,518,621	905,028
Total Expenditures & Revenues (Services/Class of Service)	\$959,762,223	\$1,542,240	\$213,786,360	\$13,185,000	\$35,737,700	\$572,442,915	\$123,068,008



7.2 D.C. By-law Structure

It is recommended that:

- The City uses a uniform City-wide D.C. calculation for all services and class of services considered herein; and
- The City uses one D.C. by-law for all eligible services and class of to be recovered through D.C.s.

7.3 D.C. By-law Rules

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 Services, 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 Drainage and Control Services, 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;
 - 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; and
 - For the Growth-Related Studies Class of Services, the cost allocations between residential and non-residential is based on the allocations for each service area based on the eligible D.C. service that each study relates to. This results in an overall allocation of 80% to residential development and 20% to non-residential development.

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 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, and then on the anniversary of occupancy for the following five (5) years.



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, and June 5, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application. The D.C. amount for all developments occurring within eighteen (18) months of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted as of June 6, 2024), 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 applications are subject to annual interest charges. The maximum interest rate the City can impose is the average prime rate plus 1% as defined in subsection 26.3(1) of the Act.

7.3.6 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1st and July 1st, 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.

7.3.7 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

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 eight (8) 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 Drainage and Control Services;
- Waste Diversion; and
- Growth-Related Studies.

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

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 and class of services”

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

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

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

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



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	\$5,330.80	0.0011	km of Roadways, Sidewalks, and Multi-Use Paths	4,846,182	per km	\$540,516,466
	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	\$736.12	0.0072	Acres of Parkland	102,239	per acre	\$27,183,439
	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

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
Regional Road (Arterial A/B) Sidewalks	85	85	85	86	86	86	86	86	86	86	86	86	87	87	87	\$519,800
Regional Road (Arterial A/B) Multi-Use Paths	5	5	5	5	5	5	5	5	5	5	5	9	9	10	10	\$578,100
Total	166	166	167	169	171	172	174	175	176	176	173	177	180	183	183	

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	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010

15 Year Average		2009 to 2023
Quantity Standard		0.0011
Quality Standard		\$4,846,182
Service Standard		\$5,331

D.C. Amount (before deductions)		27 Year
Forecast Population		101,395
\$ per Capita		\$5,331
Eligible Amount		\$540,516,466



Schedule B-10
City of Oshawa
Parks and Recreation Services – 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	220	220	220	220	220	220	220	220	220	220	220	220	220	220	220	\$46,000
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
Total	1,103	1,114	1,116	1,151	1,151	1,160	1,161	1,170	1,171	1,171	1,171	1,171	1,177	1,196	1,229	

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	0.0075	0.0075	0.0075	0.0076	0.0076	0.0075	0.0074	0.0073	0.0072	0.0070	0.0069	0.0068	0.0067	0.0067	0.0067

15 Year Average	2009 to 2023
Quantity Standard	0.0072
Quality Standard	\$102,239
Service Standard	\$736

D.C. Amount (before deductions)	10 Year
Forecast Population	36,928
\$ per Capita	\$736
Eligible Amount	\$27,183,439



Table C-2 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while 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

SERVICES/CLASS OF SERVICES	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Services Related to a Highway				
1.1 Roads and Related, Public Works facilities, vehicles & equipment	870,815,391	35,892,422	14,748,481	50,640,903
2. Stormwater Drainage and Control Services				
2.1 Channels, drainage and ponds	77,624,714	1,291,774	1,371,307	2,663,081
3. Fire Protection Services				
3.1 Fire facilities, vehicles & equipment	56,117,580	1,436,186	7,785,722	9,221,908
4. Parks and Recreation Services				
4.1 Park development, amenities, trails, recreation facilities, vehicles & equipment	220,889,587	7,309,120	8,013,989	15,323,109
5. Library Services				
5.1 Library facilities, materials and vehicles	20,842,545	679,216	1,835,228	2,514,444
6. Provincial Offences Act including By-Law Enforcement				
6.1 Facilities, vehicles and equipment	778,200	102,412	1,770,996	1,873,408
7. Waste Diversion Services				
7.1 Waste diversion facilities, vehicles, equipment and other	2,098,231	117,940	1,138,363	1,256,303
8. Growth-Related Studies				
8.1	4,633,649	-	-	-
Total	\$1,253,799,897	\$46,829,069	\$36,664,085	\$83,493,155



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

Description	Services/Class of 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 Services	Growth-Related Studies	
Opening Balance, January 1, _____									0
<u>Plus:</u>									
Development Charge Collections									0
Accrued Interest									0
Repayment of Monies Borrowed from Fund and Associated Interest ¹									0
Sub-Total	0	0	0	0	0	0	0	0	0
<u>Less:</u>									
Amount Transferred to Capital (or Other) Funds ²									0
Amounts Refunded									0
Amounts Loaned to Other D.C. Service Category for Interim Financing									0
Credits ³									0
Sub-Total	0	0	0	0	0	0	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0	0	0	0

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

² See Attachment 1 for details

³ See Attachment 2 for details

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



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

Services/Class of Services	Description
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 Services	The fund is used for growth-related projects for, facilities, vehicles, equipment, and other waste diversion infrastructure
Growth-Related Studies (Class of Services)	The fund is used for growth-related studies



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 the 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.



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\$

	2051 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$5,125,202
Annual Debt Payment on Post Period Capital ²	\$640,088
Annual Lifecycle	\$46,829,069
Incremental Operating Costs (for D.C. Services)	\$36,664,085
Total Expenditures	\$89,258,445
Revenue (Annualized)	
Total Existing Revenue ⁴	\$235,253,938
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$97,012,305
Total Revenues	\$332,266,243

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ All infrastructure costs included in Area Specific by-laws have been included

⁴ As per Sch. 10 of FIR



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 with respect to Development Charges

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 section 5(1) of the Act; and,

WHEREAS the City has undertaken a study of, among other matters, the matters set out in section 10 of the Act and section 8 of O. Reg. 82/98, including services, service levels, expected development, development related facilities and the costs thereof; 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 section 12 of O. Reg. 82/98; and,

WHEREAS The “City of Oshawa 2024 Development Charge Background Study” dated April 25, 2024 prepared by Watson and Associates Economists Ltd. was amended by “Addendum to the 2024 Development Charges Background Study”, and the proposed revised development charge by-law was posted to the City’s website on June 19, 2024 in response to legislative and other minor changes; and,



WHEREAS a public meeting pursuant to section 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, and excludes Cannabis Production Facilities;



- 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, utility 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) "Cannabis" means:
 - i. a cannabis plant;



- ii. any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
 - iii. any substance or mixture of substances that contains or has on it any part of such a plant; and
 - iv. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;
- p) "Cannabis Plant" means a plant that belongs to the genus Cannabis;
- q) "Cannabis Production Facilities" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;
- r) "City" means The Corporation of the City of Oshawa;
- s) "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;
- t) "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;



- u) “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;
- v) “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;
- w) “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;
- x) “Development Charge” means a charge imposed by this By-law;
- y) “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;
- z) “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;
- aa) “Education Act” means the Education Act, R.S.O. 1990, c. E.2;
- bb) “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.

- cc) “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;



- dd) “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;
- ee) “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;
- ff) “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;
- gg) “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;
- hh) “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;
- ii) “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;
- jj) “Local Board” has the same meaning as the term, “local board”, defined in the Act;
- kk) “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;



- ll) “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.
- mm) “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.
- nn) “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;
- oo) “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;
- pp) “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 m²) 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;
- qq) “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.
- rr) “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;
- ss) “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.
- tt) “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;
- uu) “Oshawa” means the geographical area under the jurisdiction of the City;



- vv) “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;
- ww) “Owner” means the legal or equitable owner of land;
- xx) “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;
- yy) "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;
- zz) “Planning Act” means the Planning Act, R.S.O. 1990, c. P.13;
- aaa) "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;
- bbb) “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;
- ccc) “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;



- ddd) “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;
- eee) “Retirement Residence Unit” means a unit within a Retirement Residence;
- fff) “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;
- ggg) “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;
- hhh) “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;
- iii) “Stacked Townhouse” means each of two (2) Townhouses that is attached horizontally to the other Townhouse, two (2) or more Townhouses high;
- jjj) “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.
- kkk) “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
- lll) “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.

mmm) “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. DESIGNATION OF SERVICES

- 2.1 The categories of services for which development charges are imposed under this by-law are as follows:
 - a. Services Related to a Highway;
 - b. Fire Protection Services;
 - c. Parks and Recreation Services;
 - d. Library Services;
 - e. Provincial Offences Act, including By-law Enforcement;
 - f. Stormwater Drainage and Control Services; and
 - g. Waste Diversion Services.
- 2.2 The category of class of services for which development charges are imposed under this by-law is as follows:
 - a. Growth-Related Studies.



2.3 The components of the services and class of services, designated in sections 2.1 and 2.2 are described in Schedule A.

3. APPLICATION OF BY-LAW RULES

3.1 Development Charges shall be payable in the amounts set out in this by-law where:

3.2 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.

3.3 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.

3.4 No Development Charge shall be imposed where the only effect of an action mentioned in section 3.3 of this By-law is to permit:

- 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.

3.5 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.

3.6 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 Care 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.
- 3.7 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.
- 3.8 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 3.3 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.
- 3.9 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.

4. Rules for Calculation and Collection of Development Charges

- 4.1 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.
- 4.2 Notwithstanding section 4.1, 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.
- 4.3 The development charges imposed on a Retirement Residence unit shall be payable at the rate applicable to an apartment of one bedroom or smaller.
- 4.4 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.
- 4.5 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.
- 4.6 Development Charges shall be adjusted semi-annually on January 1st and July 1st each year, commencing on the 1st day of January, 2025, by the Statistics Canada Quarterly Non-residential Building Construction Price Index, as prescribed by regulation pursuant to the Act.
- 4.7 Development Charges shall be payable by cash or by certified cheque in Canadian funds.
- 4.8 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



3.3 of this By-law, then the Development Charge will nonetheless be payable in respect of such Development.

5. Credits and Prepayments

5.1 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:

- a. 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 Schedule “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
- b. 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 Schedule “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.

5.2 Notwithstanding any other provision of this By-law, no development charges will be payable on a change of use permit, where the change of use is from industrial



to commercial, and where the industrial building has been in place for more than 20 years from the date the change of use permit is issued.

- 5.3 Notwithstanding any other provision of this By-law, where a demolition permit for a building or structure is issued on or after July 1, 2024, 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.
- 5.4 For the purpose of section 5.1(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.
- 5.5 Notwithstanding section 4.6 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 4.6 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 5.5,

the applicable Development Charge is the amount contemplated by paragraph (b) of this section 5.5.

- 5.6 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:



- c. 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,
- d. 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,
- e. this credit shall not operate to reduce a Development Charge to less than zero, and
- f. 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 5.6 shall only be applied to the first sixteen (16) Lots that comply with the criteria prescribed by this section 4.4.

6. Front Ending Agreements

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



7. Schedules

7.1 The following schedules shall form part of this by-law:

Schedule “A” - Components of Services and Class of Services Designated in subsections 2.1 and 2.2.

Schedule “B” - Residential and Non-Residential Schedule of Development Charges.

Schedule “C” - Rules for Application of the Development Charges By-law.

Schedule “D” - Map of Core Area of the Downtown Oshawa Urban Growth Centre.

Schedule “E” - Map of King Street/Thornton Road Intensification Area.

Schedule “F” - Map of Shoulder Area of the Downtown Oshawa Urban Growth Centre.

8. Miscellaneous

11.1 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.

11.2 This By-law shall come into force and take effect on July 1, 2024.

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

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



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

Mayor Carter

City Clerk



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

City-Wide Services

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

City-Wide Class of Services

- Growth-Related Studies.



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

Services & Class of Services	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)
City-Wide Services:									
Services Related to a Highway	18,617	13,901	11,705	7,350	6,011	4.92	52.96	13.12	141.22
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	1,570	1,172	987	620	507	1.11	11.95	1.09	11.73
Waste Diversion Services	41	31	26	16	13	0.01	0.11	0.03	0.32
City-Wide Class of Services:									
Growth-Related Studies	291	217	183	115	94	0.07	0.75	0.19	2.05
Total City-Wide Services and Class of Services	\$38,227	\$28,542	\$24,033	\$15,091	\$12,343	\$7.30	\$78.58	\$17.61	\$189.61



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 3.3 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 between January 1, 2020, and June 5, 2024, 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.
 - 2.2 Notwithstanding rule 2, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received as of June 6, 2024, and the approval of the application occurred within 18 months 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 amount in Schedule “B”, must be examined to determine the effect of any indexing which has occurred pursuant to section 4.6 of this By-law. The amount to apply must reflect any such indexing.



4. 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”.
5. The Development must be classified as Residential, Non-Residential, or mixed-use Development.
6. 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 rule 3) is then applied to the number of Dwelling Units contemplated by the Development to determine the total amount of Residential Development Charges payable, subject to an exemption or discount as per this by-law or the Act, applies.
7. 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 rule 3) is then applied to the Gross Floor Area contemplated by the Development to determine the total amount of Non-Residential Development Charges payable, subject to an exemption or discount as per this by-law or the Act, applies.
8. For mixed Residential and Non-Residential Development, Development Charges are determined by applying each of rules 6 and 7 to each part of the Development comprising, respectively, Residential Development and Non-Residential Development.
9. The Development must be examined to determine whether any credits contemplated by article 5 of this By-law. If so, such credits are applied against the total Development Charges payable pursuant to rules 6, 7 or 8, as applicable.
10. 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 or class of services 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.
11. 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 4.8 of this By-law, the Development Charge must be paid prior to the completion of the applicable action, or actions referenced in section 3.3 of this By-law. For this purpose, the date of completion of the approvals contemplated by paragraph 3.3(d) 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.

- 11.1 Notwithstanding rule 11, 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.
12. 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.
13. 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.
14. 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.
15. 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 16.
16. For the purpose of determining the quarterly adjustments contemplated by rule 15, the Bank of Canada interest rate in effect on the date that this By-law comes



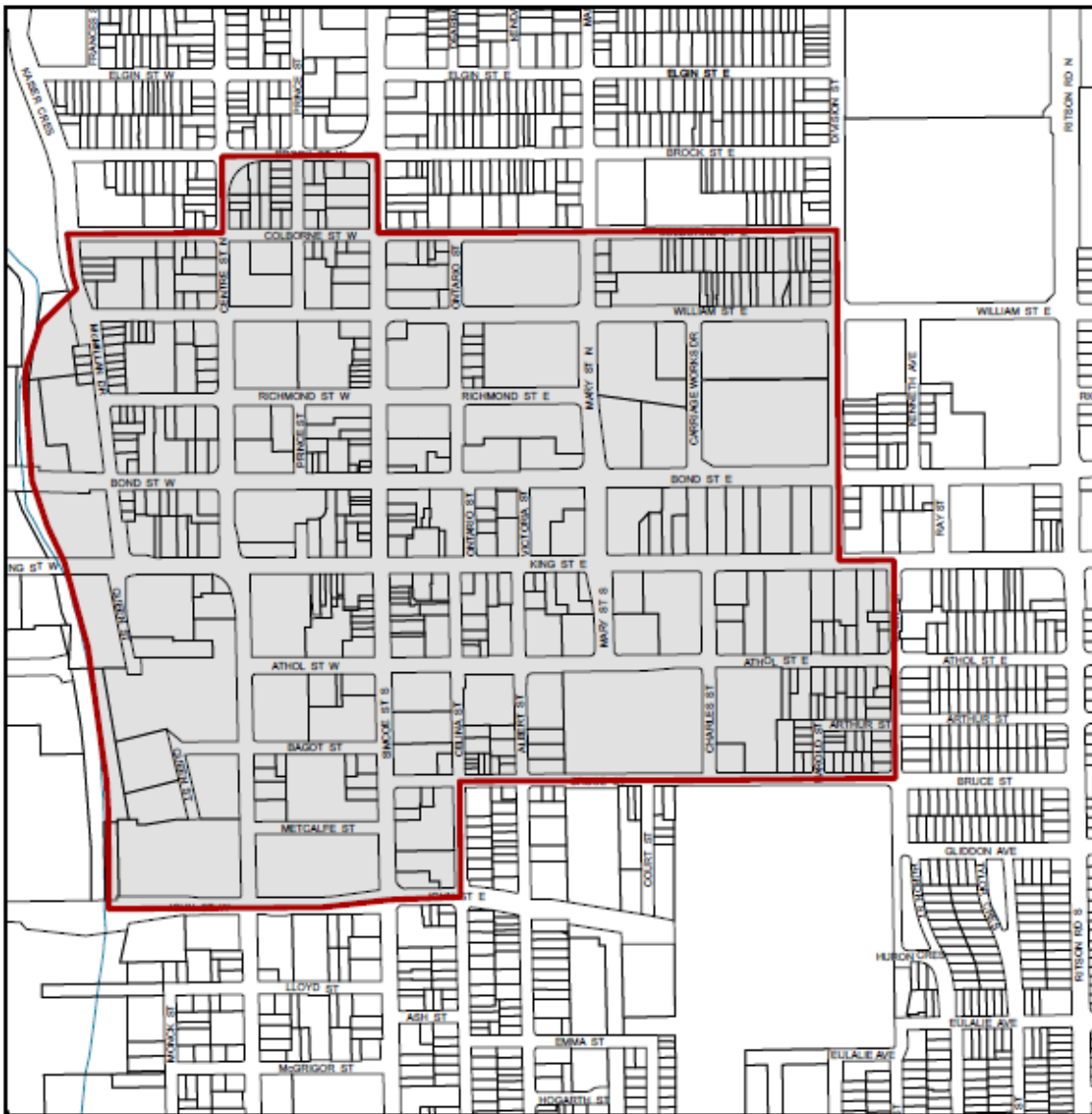
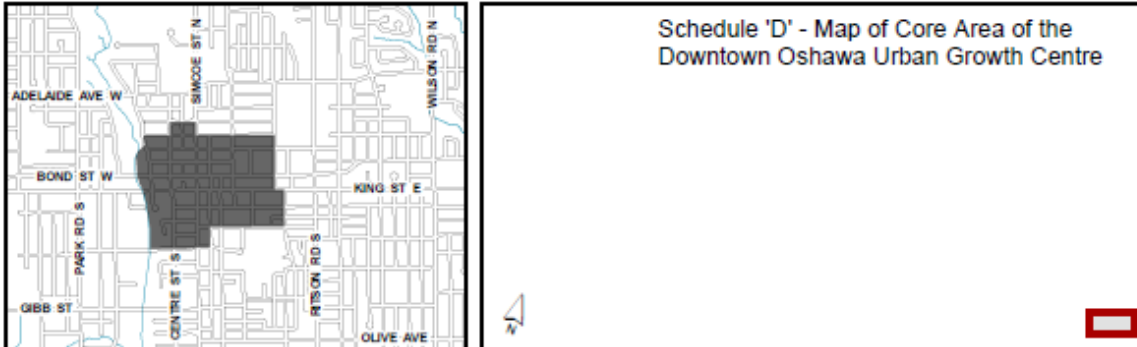
into force shall be adjusted on the first day of January, 2025 to the rate established by the Bank of Canada on that date, and shall be adjusted quarterly thereafter on the first business day of each of April, July, October and January, to the rate established by the Bank of Canada on the day of the adjustment.

17. Interest for the purposes of rule 2.1, 2.2, and 11.1 shall be determined as prescribed in the Development Charges Act, as amended from time to time.



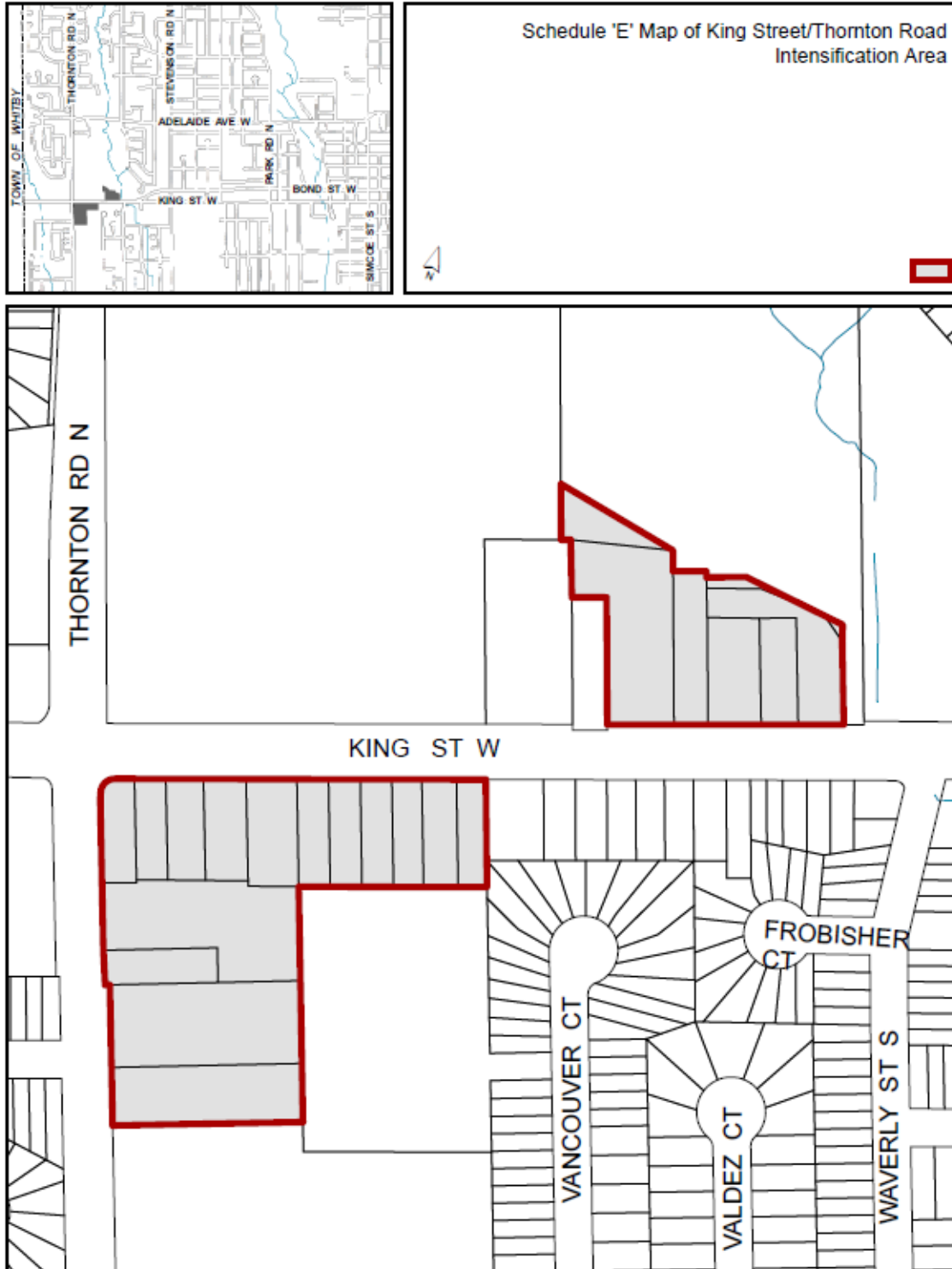
SCHEDULE "D" TO BY-LAW

Map of Core Area of the Downtown Oshawa Urban Growth Centre





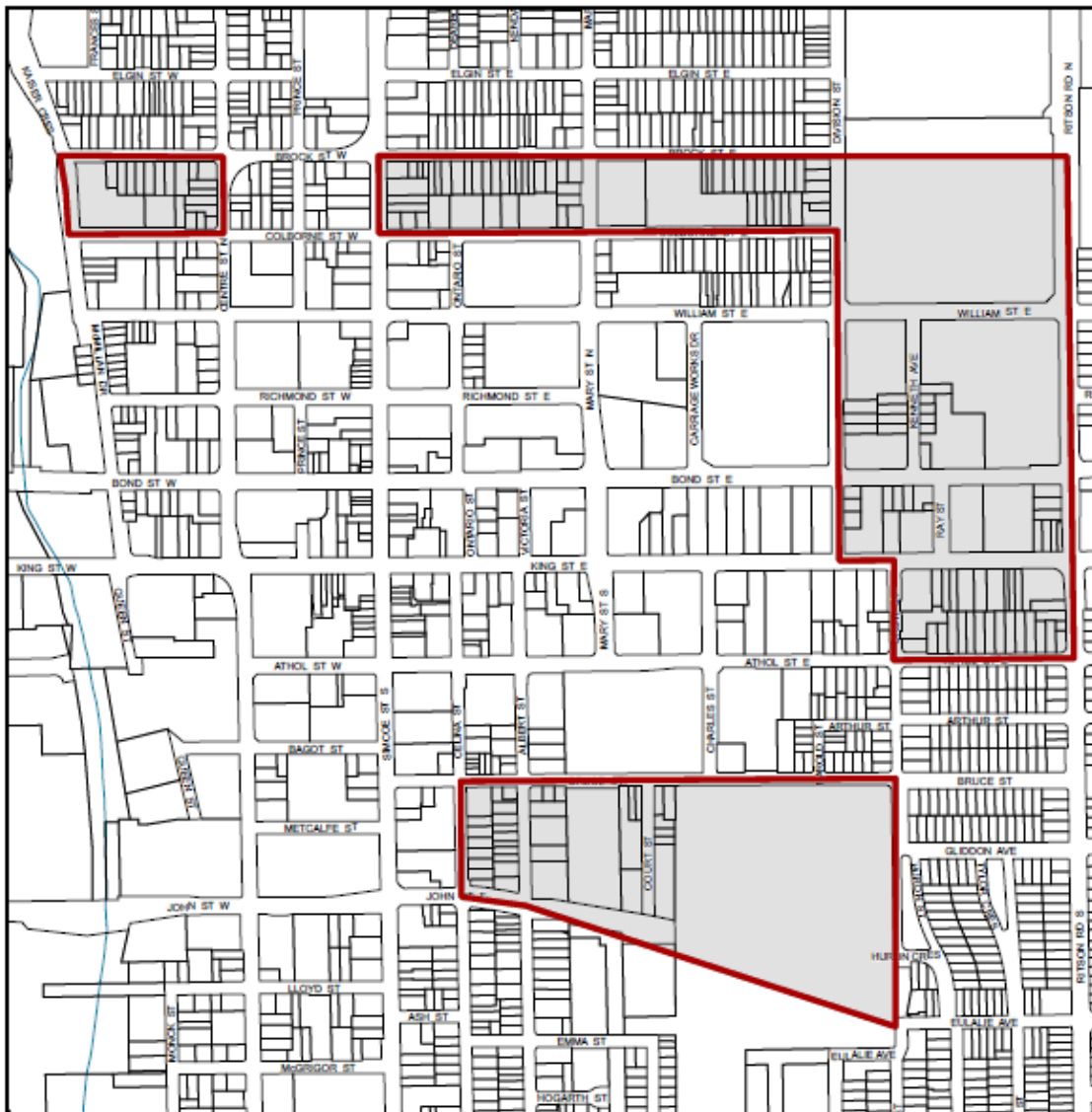
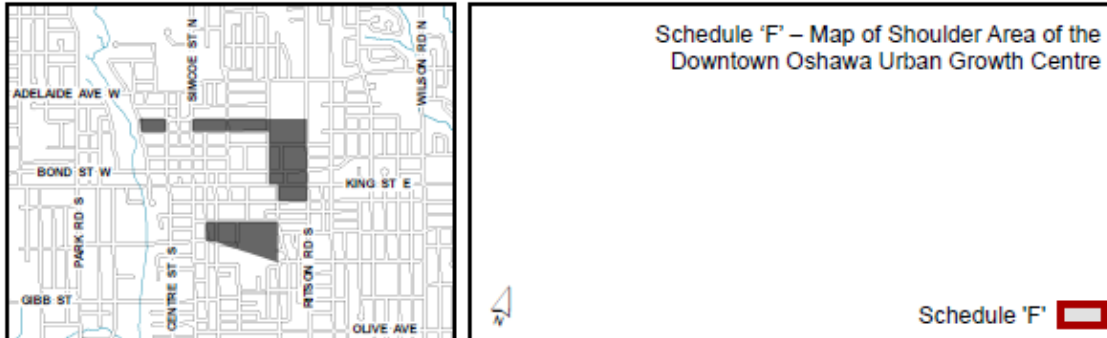
SCHEDULE "E" TO BY-LAW
Map of King Street/Thornton Road Intensification Area





SCHEDULE "F" TO BY-LAW

Map of Shoulder Area of the Downtown Oshawa Urban Growth Centre





Memorandum

Corporate and Finance Services Department

Date: June 19, 2024
To: Stacey Hawkins, DRHBA
Victoria Mortelliti, BILD
From: Stephanie Sinnott, Commissioner
Re: 2024 Development Charges Review

Thank-you for your review and questions/comments on the City's 2024 Development Charges Background Study (D.C. Background Study). Staff have reviewed the correspondence received from BILD and DRHBA on May 22, 2024 and May 23, 2024 regarding the review of the City's 2024 Development Charges Background Study conducted by KPEC Planning and Economics. This memo serves as a response to the questions and comments outlined in their memorandum.

Roads

1) Based on the detail provided in the project list, it is not clear which projects are for road widenings, which are new roads, or which are other types of road projects (upgrades, intersection improvements, etc.) – does the City have a more detailed version of the project list to enable a more thorough review of the projects?

Response:

Please see the attached list.

2) What is the basis for inclusion of nearly \$30 million for Arterial Road Resurfacing costs (projects 48-50), with a BTE of 75%, leaving the remaining 25% funded by the DC

a) Are these projects adding any capacity for growth?

b) No details regarding Arterial Road resurfacings in the amount of \$1,667,000 per year to 2033 are evident from the City's 2024 or 2025-2033 capital budget forecast - has the City identified where these road resurfacings will be located?

Response:

This is meant to support the improvements required to support growth.

a) The improvement will be in the treatment and materials to manage the increased demands/use, in addition the improvements may include turning lanes at intersections, etc.

b) Candidates are identified in the City's annual project 74-0043 Asphalt Preservation – Overlay. The City's budget forecast estimated \$139,749,000 worth of needs in total. As candidates and improvement are planned each year, they are separated into project 74-0148 Roads Resurfacing.

2024 Development Charges Review

- 3) Projects 83/84 are for “City Wide – Misc. Land” – does each project included in the DC Study that may need land acquisition not include those costs in the separate line items?

Response:

In the estimating of all projects, efforts are made to identify land requirements. However, currently not all land needs are known. In some projects through detailed design, the need for land may become apparent. These line items aim to provide for current unknown land requirements.

- 4) Projects 85/86 are for “City Wide – Misc. Design & Engineering Costs” – does each project included in the DC study not include an adjustment for design and engineering?

Response:

In the estimating of all projects, costs for design and engineering are estimated. This project aims to address any unforeseen needs for design services that often arise once projects move forward.

- 5) Numerous projects are labelled as “Streetlighting Upgrade”, with costs close to or above \$1 million each, but BTE of approximately 15%. However, Project 104 (Gibb St) matches the \$987,000 project in the City’s 2024 capital budget, but the DC study uses a DC share of \$838,900 (85%), while the capital budget shows a DC share of 75%. In what way are these projects deemed 85% growth-related – should the DC share match the 75% approved through the City’s recent capital budget?

Response:

The 2024 approved budget for project 104 includes a BTE of 15% and an Industrial deduction of 10% based on the 2019 D.C. Background Study. As industrial development is exempt from payment of D.C.s, the City recognizes the full D.C. Industrial exemption at the time of the capital budget and funds that portion from a non-D.C. source.

- 6) What is the nature of project #59 “Active Transportation Connectivity”, and what is meant by the inclusion of “(MTO)” in the project label?

Response:

Currently MTO is undertaking structure improvements/replacements along the 401. The 401 is a barrier to Active Transportation services and the city is looking to improve and expand Active Transportation services at these locations.

- 7) The City’s 2025-2033 capital budget forecast shows \$7.0 million in capital costs for Active Transportation Connectivity Projects (Project 75-0134), however, the 2024 DC Study shows \$12.25 million in costs over the 2024-2028 period. Why is the amount in the DC Study almost double the amount shown in the approved capital budget?

2024 Development Charges Review

Response:

Since the development of the 2024 Capital Budget and 9-year forecast, the City was able to identify more potential candidates including alignment with the Region of Durham's cycling plan, improving active transportation services at the 401 in coordination with MTO.

8) There are numerous projects with a "Location" of "Various Locations", including projects 23, 24, 25, 27, 29, 30 (x2), 33, and 36 – what is the nature of these projects?

Response:

Please see attached list for additional details on the various projects.

9) In the LOS analysis, what proportion of the \$11.8m to \$13.3m per km for arterial roads are associated with

- a) the value of road improvements and
- b) the value of underlying land within the road ROW?

Response:

a) \$11.8m - 72% is for Arterial C road and \$13.3m - 71% is for the Arterial A/B road.

b) The value for the underlying land was estimated based on \$438,400 per acre. This value was inflated from the 2018 value used in the 2019 DCBS based on C.P.I.

10) What is included in the LOS item labelled as "Regional Intersection (items)", valued at \$5.8 million per item?

Response:

This estimate is based on the new construction or reconstruction for widening/improvement for a City Road connecting to a Regional Road. This cost includes design, pre-engineering, property acquisition, and construction costs for utilities, road, tapers, paint marking, signals (if a signalized intersection), lighting and signage.

Stormwater Drainage

11) Project #1 appears to be for the construction of a bridge on Bond Street West – can the rationale for including this project in the Stormwater Drainage DC, rather than the Roads DC be provided?

Response:

This project is related to the upsizing of the structure to accommodate the increased demand in flow attributed to growth and development upstream. The improvement is not needed to support the service of transportation.

12) What is proposed to be funded by the three projects with the labelling "Rail Structure Expansion" (projects 31, 32, and 33)?

2024 Development Charges Review

Response:

These projects are related to the upsizing of the structures to accommodate the increased demand in flow attributed to growth and development upstream.

13) What is the difference between projects 47 (Goodman Creek – Preliminary Design – Adelaide to Taunton) and 48 (Goodman Creek – Preliminary Design), each of which have a gross capital cost of \$12,500,000?

Response:

There is an error in the description of the project and associated location (FROM and TO updated in attached list). Please see the attached list.

Parks and Recreation

14) In the LOS analysis, what are the 309 acres associated with the Second Marsh meant to represent – do these include acres associated with open water? Can a detailed accounting of how the improvements to the 309-acre area is valued at \$50,000 per acre (or \$15.4 million)?

Response:

Upon further analysis, open water is included in the 309 acres associated with Second Marsh. We will remove this portion and reduce it to 220 acres to reflect the development area. The value of \$50,000 per acre includes trails/pathways, fencing, park signs, site furnishings, plantings and naturalization, boardwalk/viewing decks and general development costs.

We've recalculated the service standards based on the adjusted area. Although this will reduce the maximum service standard ceiling by \$1.2 million, it will not reduce the calculated DC as the capital program is still \$52.2 million below the maximum ceiling. This update has been reflected in an Addendum Report to the Background Study, dated June 17, 2024.

15) What is included in the \$6.5 million "Second Marsh Redevelopment" project, and how was the 75% BTE determined?

Response:

The Second Marsh Management Plan provided recommendations which included a concept redevelopment plan. The \$6.5 million represents the capital investment proposed to implement this redevelopment. BTE of 75% was determined recognizing it is a redevelopment, replacement and expansion of the existing and additional amenities. It is a conservative estimate that will be further refined once the detailed design is complete.

16) The timing of the Second Marsh Redevelopment is 2025-2033 at a cost of \$6.5 million, however, the City's 2024 capital budget forecast only shows \$500,000 in spending (Project 51-0133) – what is the basis for the inclusion of the project in the DC study?

2024 Development Charges Review

Response:

The City's 2024 capital budget and 2025-2033 capital budget forecast identified \$500,000. This budget is to commence a design process of the capital investment required in subsequent years. Until the design is complete, the gross capital costs of \$10 million included in the 2019 Development Charge Background Study have been reduced to be conservative in the 2024 D.C. Background Study.

17) What is included in the gross capital cost of \$112.7 million for the New Community Centre in Northwoods Business Area?

Response:

This is the facility cost excluding the library. The facility amenities include Indigenous, aquatics, and fitness areas, a gymnasium, activity rooms, and Oshawa Senior Citizens' Centre. A proportionate share of the costs for common areas that will be shared with the library are also included based on the proportion of dedicated space for recreation vs. library services.

18) There are numerous parkettes in the capital program with values of \$350,000 to \$482,000, despite the LOS inventory showing the replacement value of the City's five (5) existing parkettes as being \$254,000 – what is the basis for the new parkettes having a higher anticipated cost/value than the City's existing parkettes?

Response:

The capital costs for Parkettes include parkland development and all park amenities such as shade structures and playground equipment. Refer to the Parkland Amenities Service Standards for a list of amenities that are additional to the Parkland Development Service Standards.

19) The City's 2024 capital budget and 2025-2033 capital budget forecast only shows \$3.0 million for the Rotary Park redevelopment, with the project detail sheet also noting \$8.2 million in previously approved funding. The 2024 DC Study shows \$25.0 million over the 2024-2025 period.

a) What is the basis for the inclusion of \$25.0 million in the City's 2024 DC Study?

b) What is the source of the \$8.2 million in approved funding, and if these are funds from non-DC sources, how have these funds been accounted for in the City's DC rate calculations?

Response:

a) The values identified in the 2024 Capital Budget were what was known at the time of budget preparation. The revised values shown in the 2024 D.C. Study identified known costs following completion of the tender process per Motion CF-24-02.

b) The source of the approved \$8.2 million funding is \$1.1million from the Parks D.C. reserve (6.7%) and \$7.1 million from non-D.C. sources (93.3%). These funds have been included in the City's D.C. rate calculations and a reserve commitment is being tracked for the approved

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budget amounts, as they have not yet been transferred from the D.C. reserve fund to the capital project.

Library

20) What proportion of the \$15.9 million in costs for the New Branch are split between buildings and land costs?

Response:

Land is not included in the gross capital cost of the New Branch as the City has already procured the site. This is the facility cost, including the necessary furniture, fixtures and equipment required based on the dedicated space of the library that will be located in the proposed New Community Centre, and a proportionate share of common areas, based on the proportion of dedicated space for recreation vs. library services.

21) The New Branch project is not found in either of the City's 2024 capital budget or the 2025-2033 capital budget forecast, despite the projects showing a timing of 2026-2027 in the 2024 DC Study – what is the basis for this project being included in the DC Study?

Response:

The New Branch was added to the 2019 DC Background Study based on the following recommendation in the 2015 P.R.L.C.:

A new branch should be developed when the City reaches between 185,000 to 197,000 in population, in order to address longer-term residential growth in North Oshawa. The budget associated with the new branch will be captured in the overall capital costs of the proposed New Community Centre.

22) Contains data from the City's P.R.L.C. and calculations prepared by KPEC. Response:

Additional library space has been identified as a need for growth dating back to the 2014 D.C. background study. Thus, past and current D.C.s have been recovering for expansion of space for library services.

The P.R.L.C has identified that a standard of 0.6 sq.ft. per capita should be available in the community. Based on the 15-year historical service standard calculation, contained in Appendix B to the D.C. Background Study, the current service standard is 0.5899 sq.ft. per capital, just under the standard outlined in the P.R.L.C. This is in part due to timing of construction of the new joint community centre/library. Based on the future population projections over the 10-year forecast period, it is projected that total space needs will equate to 132,500 sq.ft. (0.6 sq.ft. x a population of 220,834). The current facilities provide for 95,085 sq.ft., resulting in a need for the City to provide an additional 37,415 sq.ft. to service the anticipate mid-2034 population of 220,834.

The D.C. Study has included approximately 27,602 sq.ft. of additional space between the new community centre (16,102 sq.ft.) and the provision for additional space (11,500 sq.ft.) at a

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location still to be determined. Therefore, currently there will still be a deficit at the end of the 10-year period, which recognizes that the City will still be below the 0.6 sq.ft. per capital standard contained in the P.R.L.C.

A BTE of 11% has been attributed to new library space since the 2014 D.C. study, to account for deficiencies. This has been continued in the 2024 D.C. study.

23) Further to the above comments and questions regarding the scale of existing deficiency in library service that the “New Branch” would offset, how many square feet of library area does the \$8.0 million “Expansion of Library Branches” item contemplate, and where would these expanded facilities be located?

Response:

We recognized that based on the P.R.L.C., an additional 9,814 square feet is required, in addition to what is anticipated to meet the growth needs in the P.R.L.C.

As noted above, the provision for additional space includes 11,500 sq.ft. (9,814 sq.ft. less than the total required based on the P.R.L.C.). The location of the expansion to library branches is to be determined and refined as growth occurs over the 10-year forecast.

By-law Enforcement

24) Costs associated with municipal airports are no longer eligible under the DC Act (except for the Region of Waterloo) - can the rationale for the “Expansion of Space at Airport” be provided?

Response:

This is not an expansion to the airport service. It is an expansion of space on the airport lands to provide additional By-law Enforcement Services to North Oshawa as growth occurs.

Fire Protection

25) What is the “NG911 Network Upgrade” and what is the basis for the BTE allocation to projects 9, 10 and 11?

Response:

“NG911 Network Upgrade” is a legislated upgrade to the 911 system nationwide. These projects are for building upgrades for dedicated, centralized dispatch space at the City’s Consolidated Operations Depot.

BTE allocation is based on the existing population and employment vs 2034 future population and employment to recognize what is there for the existing community. We have looked at the net costs after contributions from other municipalities and grant funding.

26) If the BTE for the Fire Station #7 building is 20%, why is the BTE for the vehicles, equipment and gear for firefighters for that station only 10%, instead of 20%?

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Response:

BTE is 10% for both the Fire Station #7 and vehicles, equipment and gear for firefighters. However, the fire station is being oversized and will require additional vehicles and firefighter equipment post-2024 that have not been included in the D.C. capital needs at this time (hence the post period benefit for the station but not the vehicles and equipment).

Northwood's Project DC Recoverable Costs

BILD and DRHBA are seeking an explanation from staff regarding the methodology behind the unusually high concentration of Development Charges (DC) allocated to a single project in a city as large as Oshawa. When standardized on a per Single Dwelling Unit (\$/SDU) basis, the Northwoods Project accounts for nearly 33% of the total DC rate, meaning that \$1 out of every \$3 is attributed to this project. This level of concentration is unusual, and we would like to understand the rationale behind it.

Response:

The 15-year historical service standard provides for an average of approximately 5.64 sq.ft. per capita for recreation facility space. When this service standard is applied to the 10-year population growth of 36,928, additional space needs of 208,252 sq.ft. would be required for the City to continue to provide the current average level of service. The Northwoods facility is estimated at approximately 84,350 sq.ft. This amount of space is well below what the City would require to be able to continue providing the level of service to future growth that the existing community is currently provided. City staff recognize that new recreation centres are costly, therefore, they have not embraced the full 208,252 sq.ft. of space that would allow the City to continue to provide the current level of service.

Further, note that the City did not add any new trails or parks anticipated in new developments in the Columbus area within this 10-year time period as the locations are unknown and are not anticipated to take place until post-2033.

We trust this memorandum sufficiently addresses these questions. However, if there are any further questions in this regard, we would be pleased to address them further at your convenience.

Infrastructure Costs Included in the Development Charge Calculation for Services Related to a Highway

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024-2051	Location		Length (metres)	Timing (year)	Gross Capital Cost Estimate (2024\$)	Type of Work
		FROM	TO				
1	(DANTONBURY) BRITANNIA AVE W	WEST LIMIT	THORNTON RD N	402.20	2024-2028	\$3,806,000	New Arterial Road
2	(KEDRON) GRANDVIEW ST N	50M N OF BRITANNIA AVE	(KEDRON) ARTC3	855.49	2024-2028	\$8,095,000	New Arterial Road
3	(KEDRON) GRANDVIEW ST N	(KEDRON) ARTC3	WINCHESTER RD E	844.01	2034-2051	\$8,238,000	New Arterial Road
4	(KEDRON) TOWNLINE RD N	280M N OF CONLIN RD E	BRITANNIA AVE	591.48	2024-2028	\$8,077,000	New Arterial Road
5	(KEDRON) TOWNLINE RD N	BRITANNIA AVE	WINCHESTER RD E	1,393.92	2034-2054	\$13,494,000	New Arterial Road
6	(KEDRON) WILSON RD N	CONLIN RD E	(KEDRON) ARTC3	1,508.26	2024-2028	\$11,788,000	Widen Arterial Road/New Arterial Road
7	(NORTHWOOD) STEVENSON RD N	TAUNTON RD W	(NORTHWOOD) MID-BLOCK ARTERIAL	2,008.07	2029-2033	\$15,531,000	Widen Arterial Road/New Arterial Road
8	(PINECREST) BEATRICE ST E	HARMONY RD N	RIDGEMOUNT BLVD	640.50	2034-2051	\$10,636,000	New Arterial Road
9	(WINDFIELDS) BRITANNIA AVE W	THORNTON RD N	WINDFIELD FARMS DR	647.80	2024-2028	\$17,621,000	Widen Arterial Road (Includes Structure)
10	AIRPORT BLVD	KEITH ROSS DR	TAUNTON RD W	155.16	2024-2028	\$1,132,000	Widen Arterial Road
11	ALBERT ST	BLOOR ST E	OLIVE AVE	963.72	2024-2028	\$18,693,000	Widen Arterial Road (Includes Structure)
12	COLUMBUS RD	AT OSHAWA CREEK & HARMONY CREEK	VARIOUS LOCATIONS EAST OF SIMCOE ST N & MARY ST N	X	2034-2051	\$15,892,000	New Structure
13	COLUMBUS RD E	AT OSHAWA CREEK	23M E OF RITSON RD N	X	2024-2028	\$28,119,000	Improve/New Structures
14	COLUMBUS RD E	AT ARTC6	THORNTON RD N	1,757.25	2029-2033	\$13,642,000	Widen Arterial Road
15	COLUMBUS RD E	AT OSHAWA CREEK	113M E OF WILSON RD N	1,540.07	2034-2051	\$17,633,000	LCB to HCB Upgrade (Includes Structure)
16	COLUMBUS RD W	(NORTHERN) ARTC4	RITSON RD N	1,654.09	2029-2033	\$14,435,000	Widen Arterial Road (Includes Structure)
17	COLUMBUS RD W	WEST LIMIT RITSON RD N	(NORTHERN) ARTC4 HARMONY RD N	2,110.51	2034-2051	\$18,002,000	Widen Arterial Road (Includes Structure)
18	CONLIN RD E	AT HARMONY CREEK	187M W OF TOWNLINE RD N & 60M E OF COPPERMINE ST	X	2024-2028	\$67,919,000	Widen Arterial Road (Includes Structure)
19	CONLIN RD E	80M E OF WILSON RD N		X	2024-2028	\$12,227,000	Improve Structure
20	HOWDEN RD E	SIMCOE ST N	TOWNLINE RD N	4,968.43	2034-2051	\$21,158,000	LCB to HCB Upgrade (Includes Structure)
21	HOWDEN RD W	AT OSHAWA CREEK	817M E OF THORNTON RD N	2,078.40	2034-2051	\$13,823,000	Widen Arterial Road/New Arterial Road (Includes Structure)
22	RITSON RD N	872M N OF COLUMBUS RD E		X	2034-2051	\$2,192,000	New Structure
23	RITSON RD N	AT OSHAWA CREEK	VARIOUS LOCATIONS N OF COLUMBUS RD E, HWY 407W, AND S OF COLUMBUS RD E	8,912.01	2034-2051	\$88,934,000	LCB to HCB Upgrade/Widen Arterial Road (Includes Structure)
24	THORNTON RD N	AT OSHAWA CREEK	VARIOUS LOCATIONS	8,366.40	2024-2028	\$45,153,000	Widen Arterial Road (Includes Structure)
25	THORNTON RD N	VARIOUS LOCATIONS		720.00	2029-2033	\$316,000	Widen Arterial Road (Includes Structure)
26	THORNTON RD N	(NORTHERN) ARTC6	COLUMBUS RD W	1,869.00	2034-2051	\$819,000	Widen Arterial Road
27	THORNTON RD N	VARIOUS LOCATIONS		10,342.79	2034-2051	\$41,527,000	LCB to HCB Upgrade/Widen Arterial Road (Includes Structure)
28	BEATRICE ST E	AT HARMONY CREEK	84M E OF SIMCOE ST N	3,795.18	2034-2051	\$48,618,000	Widen Arterial Road/New Arterial Road (Includes Structure)
29	BEATRICE ST W	WEST LIMIT	SIMCOE ST N	2,552.81	2034-2051	\$41,793,000	Widen Arterial Road/New Arterial Road (Includes Structure)
30	BRIDLE 2	(NORTHERN) BRIDLE RD N	COLUMBUS RD E	1,382.22	2029-2033	\$13,482,000	New Arterial Road
30	BRIDLE 3	142M N OF COLUMBUS RD E	170M S OF HOWDEN RD E	1,829.03	2029-2033	\$17,843,000	New Arterial Road
30	JOHN ST EULALIE AVE CONNECTION	JOHN ST E	EULALIE AVE	341.50	2024-2028	\$3,333,000	New Arterial Road
31	KING/BOND CORRIDOR	CITY WIDE		2,899.40	2024-2028	\$1,271,000	Widen Arterial Road
32	KING/BOND CORRIDOR	CITY WIDE		2,899.40	2029-2033	\$12,500,000	Widen Arterial Road
33	MARY ST N	WILLIAM ST E	AGNES ST	384.57	2029-2033	\$2,977,000	Widen Arterial Road
34	RAGLAN RD E	SIMCOE ST N	TOWNLINE RD N	4,864.71	2034-2051	\$17,088,000	LCB to HCB Upgrade
35	SIMCOE ST S	SOUTH LIMIT	HARBOUR RD	990.68	2029-2033	\$19,962,000	Widen Arterial Road (Includes Structure)
36	STEVENSON RD N	VARIOUS LOCATIONS		1,917.54	2029-2033	\$5,324,000	Widen Arterial Road
37	STEVENSON RD N	STEVENSON RD N	AIRPORT BLVD	1,224.70	2034-2051	\$11,051,000	New Arterial Road
38	SURVEY EQUIPMENT UPGRADES			X	2024-2028	\$50,000	Network Expansion
39	INTENSIFICATION TRANSPORTATION INFRASTRUCUTRE	CITY WIDE		X	2024-2028	\$750,000	Network Expansion
40	TOWN2	AT BRIDLE RD & TOWNLINE RD N		X	2024-2028	\$700,000	Intersection Improvement
41	TOWNLINE RD N	200M N OF CONLIN RD E	480M N OF CONLIN RD E	280.63	2024-2028	\$2,186,000	Widen Arterial Road (Includes Intersection Improvement)
42	TOWNLINE RD N	WINCHESTER RD E	COLUMBUS RD E	1,802.12	2034-2051	\$17,590,000	New Arterial Road
43	TOWNLINE RD S	CHERRYDOWN DR	90M S OF OLIVE AVE	513.96	2029-2033	\$36,606,000	Widen Arterial Road/New Arterial Road (Includes Structure)
44	WILSON RD N	(KEDRON) ARTC3	WINCHESTER RD E	825.53	2034-2051	\$5,625,000	Widen Arterial Road
45	WILSON RD N	TAUNTON RD E	CONLIN RD E	1,893.71	2034-2051	\$15,632,000	Widen Arterial Road
46	WILSON RD S	RALEIGH AVE	OLIVE AVE	507.03	2029-2033	\$6,378,000	Widen Arterial Road (Includes Structure)
47	WINCHESTER RD E	GRANDVIEW ST N	TOWNLINE RD N	531.18	2034-2051	\$1,866,000	LCB to HCB Upgrade
48	Arterial Road Resurfacing	VARIOUS LOCATIONS		X	2024-2028	\$8,355,000	Arterial Road Resurfacing
49	Arterial Road Resurfacing	VARIOUS LOCATIONS		X	2029-2033	\$8,355,000	Arterial Road Resurfacing
50	Arterial Road Resurfacing	VARIOUS LOCATIONS		X	2034-2051	\$14,203,000	Arterial Road Resurfacing
51	COL4	AT WINCHESTER RD		331.08	2024-2028	\$10,342,000	New Arterial Road/Intersection Improvement
52	DREW ST	TORONTO AVE	FIRST AVE/MCNAUGHTON AVE	186.50	2024-2028	\$1,251,000	Widen Arterial Road
53	FIRST AVE	SIMCOE ST S	DREW ST/MCNAUGHTON AVE	632.90	2024-2028	\$4,246,000	Widen Arterial Road
54	MCNAUGHTON AVE	DREW ST/FIRST AVE	RITSON RD S	221.47	2024-2028	\$1,486,000	Widen Arterial Road
80	GEODETIC CONTROL SURVEY MONUMENTS	CITY WIDE		X	2024-2028	\$207,800	Network Expansion
81	GEODETIC CONTROL SURVEY MONUMENTS	CITY WIDE		X	2029-2033	\$166,200	Network Expansion
82	GEODETIC CONTROL SURVEY MONUMENTS	CITY WIDE		X	2034-2051	\$706,500	Network Expansion

Infrastructure Costs Included in the Development Charge Calculation for Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development 2024-2051	Location		Length (metres)	Timing (year)	Gross Capital Cost Estimate (2024\$)	Type of Work
		FROM	TO				
55	LAVAL DR	THORNTON RD S	STEVENSON RD S	812.18	2024-2028	\$415,000	Sidewalk
56	ACTIVE TRANSPORTATION NETWORK CONNECTIVITY	CITY WIDE		X	2024-2028	\$5,000,000	Sidewalk
57	(EASTDALE) ROSSLAND RD E	GRANDVIEW ST N	TOWNLINE RD N	2842.72	2024-2028	\$1,453,000	Sidewalk
58	(KEDRON) HARMONY RD N	CONLIN RD E	WINCHESTER RD E & 343M N OF CONLIN RD E	621.06	2024-2028	\$450,000	Multi-Use Path & Sidewalk
59	ACTIVE TRANSPORTATION CONNECTIVITY (MTO)	CITY WIDE		X	2024-2028	\$12,250,000	Sidewalk
60	ADELAIDE AVE W	OSHAWA/WHITBY BOUNDARY	THORNTON RD N	533.48	2024-2028	\$273,000	Sidewalk
61	BLOOR ST E	RITSON RD S	FAREWELL ST	2574.91	2024-2028	\$1,333,000	Multi-Use Path & Sidewalk
62	BLOOR ST W	233N W OF THORNTON RD S	PARK RD S	1890.13	2024-2028	\$966,000	Sidewalk
63	BLR1	50M N OF BRITANNIA AVE	(KEDRON) ARTC3	1686.23	2024-2028	\$778,000	Multi-Use Path & Sidewalk
64	CHAMPLAIN AVE	WEST LIMIT	STEVENSON RD S	2354.31	2029-2033	\$1,300,000	Sidewalk
65	GIBB ST	THORNTON RD S	SIMCOE ST S	3690.67	2024-2028	\$1,513,000	Multi-Use Path
66	GIBB ST E	SIMCOE ST S	RITSON RD S	1523.73	2024-2028	\$701,000	Multi-Use Path & Sidewalk
67	HARMONY RD N	CONLIN RD E 1131M N OF WINCHESTER RD E	BRITANNIA AVE E COLUMBUS RD E	1481.13	2024-2028	\$666,000	Multi-Use Path & Sidewalk
68	OLIVE AVE	DREW ST	RITSON RD S	207.65	2024-2028	\$85,100	Multi-Use Path
69	RITSON RD N	ORMOND DR INTERSECTION OF RITSON RD N & WILLIAM ST E INTERSECTION OF RITSON RD N & BEATRICE ST E	(KEDRON) ARTC3 INTERSECTION OF RITSON RD N & WILLIAM ST E INTERSECTION OF RITSON RD N & BEATRICE ST E	3322.36	2034-2051	\$1,698,000	Sidewalk
70	ROSSLAND RD E	RITSON RD N ATTERSLEY DR	CAMELOT DR TOWNLINE RD N	5294.55	2024-2028	\$2,353,000	Multi-Use Path & Sidewalk
71	ROSSLAND RD W	WEST LIMIT	SOMERVILLE AVE	2356.01	2024-2028	\$966,000	Multi-Use Path
72	SIMCOE ST N	WINCHESTER RD TAUNTON RD W INTERSECTION OF SIMCOE ST N & RUSSET AVE COLUMBUS RD 676M S OF COATES RD	STEEPLEVIEW CT 307M N OF GLOVERS RD INTERSECTION OF SIMCOE ST N & RUSSET AVE HOWDEN RD COATES RD	7577.5	2034-2051	\$3,117,000	Multi-Use Path & Sidewalk
73	TAUNTON RD E	MARY ST N	TOWNLINE RD N	3929.47	2024-2028	\$1,751,000	Multi-Use Path & Sidewalk
74	TAUNTON RD W	WEST LIMIT SOMERVILLE ST	THORNTON RD N SIMCOE ST N	793.84	2024-2028	\$369,000	Multi-Use Path & Sidewalk
75	THORNTON RD N	DRYDEN BLVD	TAUNTON RD W	820.66	2024-2028	\$336,000	Multi-Use Path
76	THORNTON RD S	CHAMPLAIN AVE	KING ST W	5233.86	2024-2028	\$1,150,000	Multi-Use Path & Sidewalk
77	TOWNLINE RD N	KING ST E	CONLIN RD E	5873.88	2024-2028	\$1,916,000	Multi-Use Path & Sidewalk
78	TOWNLINE RD S	OLIVE AVE	KING ST E	797.26	2029-2033	\$327,000	Multi-Use Path
79	WILSON RD N	ROSSLAND RD E	TAUNTON RD E	1966.22	2029-2033	\$806,000	Multi-Use Path

Infrastructure Costs Included in the Development Charge Calculation for Stormwater Drainage Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2024-2051	Location		Length (metres)	Timing (year)	Gross Capital Cost Estimate (2024\$)	Type of Work
		FROM	TO				
1	BOND ST W BRIDGE	90M W OF MCMILLAN DR	100M W OF MICMILLAN DR	X	2024-2028	\$5,020,000	Structure Upsizing Creek Capacity
2	COLUMBUS II WATERCOURSE PROJECTS	VARIOUS LOCATIONS		8372.09	2034-2051	\$5,693,000	Erosion Control
3	CONSORTIUM WATERCOURSE BANK STABILIZATION	VARIOUS LOCATIONS		X	2024-2028	\$20,000	Erosion Control
4	CONSORTIUM WATERCOURSE BANK STABILIZATION	VARIOUS LOCATIONS		X	2029-2033	\$20,000	Erosion Control
5	CONSORTIUM WATERCOURSE BANK STABILIZATION	VARIOUS LOCATIONS		X	2034-2051	\$20,000	Erosion Control
6	GOODMAN CREEK WATERCOURSE IMPROVEMENT	ROSSLAND RD W	BERMUDA AVE	390.68	2034-2051	\$265,700	Watercourse Improvement
7	GOODMAN CREEK Preliminary Design	ADELAIDE AVE W	TAUNTON RD W	2418.9	2034-2051	\$1,644,900	Watercourse Improvement
8	GOODMAN CREEK Preliminary Design	142M E OF HARMONY RD N	880M E OF HARMONY RD N	1200	2034-2051	\$816,000	Watercourse Improvement
9	GOODMAN CREEK WATERCOURSE IMPROVEMENT	PARK RD S	NASSAU ST	240.97	2034-2051	\$163,900	Watercourse Improvement
10	HARMONY B3 EAST Preliminary Design	COLDSTREAM DR	CONLIN RD E	2182.01	2034-2051	\$1,483,800	Watercourse Improvement
11	HARMONY B5 CONSTRUCTION	KING ST E	GRANDVIEW ST N	1225.7	2034-2051	\$250,000	Watercourse Improvement
12	HARMONY B5 Preliminary Design	KING ST E	GRANDVIEW ST N	1225.7	2034-2051	\$833,500	Watercourse Improvement
13	HARMONY CREEK - BR 2 WATERCOURSE IMPROVEMENT DESIGN	HILLCROFT ST	ROSSLAND RD E	1204.93	2034-2051	\$250,000	Watercourse Improvement
14	HARMONY CREEK - BR 2 WATERCOURSE IMPROVEMENT	HILLCROFT ST	ROSSLAND RD E	1204.93	2034-2051	\$819,400	Watercourse Improvement
15	HARMONY CREEK B2 DIVERSION	ROSSLAND RD E	BEATRICE ST E	1862.57	2034-2051	\$1,266,500	Watercourse Improvement
16	HARMONY CREEK BR 3 WATERCOURSE IMPROVEMENT	HARMONY CREEK BRANCH 1 CONFLUENCE	ADELAIDE AVE	545.68	2034-2051	\$371,000	Watercourse Improvement
17	HARMONY CREEK BR 3 WATERCOURSE IMPROVEMENT DESIGN	HARMONY CREEK BRANCH 1 CONFLUENCE	ADELAIDE AVE	545.68	2034-2051	\$250,000	Watercourse Improvement
18	HARMONY CREEK BRANCH 1	BOND ST E	WILSON RD N	613.03	2034-2051	\$416,900	Watercourse Improvement
19	HARMONY CREEK BRANCH 1 WATERCOURSE IMPROVEMENT	CENTRAL PARK BLVD N	RITSON RD N	714.84	2034-2051	\$486,100	Watercourse Improvement
20	HARMONY CREEK BRANCH 2 DIVERSION	ROSSLAND RD E	300M N OF ROSSLAND RD E	300.7	2034-2051	\$204,500	Watercourse Improvement
21	HARMONY CREEK BRANCH 2 WATERCOURSE IMPROVEMENT	300M N OF ROSSLAND RD E	WILSON RD N	438.08	2034-2051	\$297,900	Watercourse Improvement
22	HARMONY CREEK BRANCH 5	HARMONY CREEK BRANCH 1	KING ST E	722.2	2034-2051	\$491,100	Watercourse Improvement
23	KEDRON WATERCOURSE PROJECTS	VARIOUS LOCATIONS		7849.99	2034-2051	\$5,338,000	Watercourse Improvement
24	KING ST W BRIDGE	AT OSHAWA CREEK	67M W OF MCMILLAN DR	X	2024-2028	\$7,615,000	Structure Upsizing Creek Capacity
25	OSHAWA CREEK - MAIN BR WATERCOURSE IMPROVEMENT	THOMAS ST	200M N OF THOMAS ST	225.53	2034-2051	\$153,400	Watercourse Improvement
26	OSHAWA CREEK - MAIN BR WATERCOURSE IMPROVEMENT	200M N OF THOMAS ST	WENTWORTH ST W	312.77	2034-2051	\$212,700	Watercourse Improvement
27	OSHAWA CREEK - MAIN BR WATERCOURSE IMPROVEMENT	HWY 401	CPR RAILWAY	704.9	2034-2051	\$479,300	Watercourse Improvement
28	OSHAWA CREEK BRANCH 1	HARBOUR EAST OF SIMCOE ST S		490.3	2034-2051	\$333,400	Watercourse Improvement
29	OSHAWA CREEK MAIN BRANCH	BOND ST W	120M N OF BOND ST W	132.74	2034-2051	\$90,300	Watercourse Improvement
30	OSHAWA CREEK MAIN BRANCH	BOND ST W	70M S OF KING ST W	192.3	2034-2051	\$130,800	Watercourse Improvement
31	RAIL STRUCTURE EXPANSION	420M S OF GIBB ST	285M W OF SIMCOE ST S	X	2024-2028	\$15,892,000	Structure Upsizing Creek Capacity
32	RAIL STRUCTURE EXPANSION CP	390M W OF SIMCOE ST S	445M E OF PARK RD S	X	2024-2028	\$8,735,000	Structure Upsizing Creek Capacity
33	RAIL STRUCTURE EXPANSION Metrolinx	390M W OF SIMCOE ST S	445M E OF PARK RD S	X	2024-2028	\$14,700,000	Structure Upsizing Creek Capacity
34	ROSSLAND RD W BRIDGE	132M W OF WAVERLY ST N	140M W OF WAVERLY ST N	X	2024-2028	\$4,268,900	Structure Upsizing Creek Capacity
35	STORMWATER IMPROVEMENTS - SITE 1 AT STORM OUTFALL 37	GIBB ST	JOHN ST W	407.67	2024-2028	\$2,625,000	Watercourse Improvement
36	STORMWATER IMPROVEMENTS - SITE 2 AT STORM OUTFALL 301	GIBB ST	JOHN ST W	407.67	2024-2028	\$400,000	Watercourse Improvement
37	STORMWATER IMPROVEMENTS - SITE 3 AT STORM OUTFALL 286	GIBB ST	JOHN ST W	407.67	2024-2028	\$915,000	Watercourse Improvement
38	INTENSIFICATION STORMWATER INFRASTRUCTURE	VARIOUS LOCATIONS		X	2024-2028	\$250,000	Network Expansion
39	TAUNTON RD BRIDGE	145M E OF THORNTON RD N	150M E OF THORNTON RD	X	2024-2028	\$3,733,000	Structure Upsizing Creek Capacity
40	HARMONY CREEK BRANCH 4 DESIGN	BRANCH 3 CONFLUENCE	TOWNLINE RD N	3114.99	2034-2051	\$250,000	Watercourse Improvement
41	HARMONY CREEK BRANCH 4	BRANCH 3 CONFLUENCE	TOWNLINE RD N	3114.99	2034-2051	\$2,118,200	Watercourse Improvement
42	HARMONY CREEK BRANCH 3 DESIGN	BRANCHES 2 & 3 CONFLUENCE	HARMONY RD N	889.8	2034-2051	\$250,000	Watercourse Improvement
43	HARMONY CREEK BRANCH 3	BRANCHES 2 & 3 CONFLUENCE	HARMONY RD N	889.8	2034-2051	\$605,100	Watercourse Improvement
44	HARMONY CREEK BRANCH 2	THE 2ND WILSON RD N CULVERT	BEATRICE ST E	519.65	2024-2028	\$353,400	Watercourse Improvement
45	HARMONY BRANCH 1 DESIGN	MARICA AVE	OSHAWA BLVD N	490.26	2034-2051	\$250,000	Watercourse Improvement
46	HARMONY BRANCH 1	MARICA AVE	OSHAWA BLVD N	490.26	2034-2051	\$333,400	Watercourse Improvement
47	GOODMAN CREEK Preliminary Design	ADELAIDE AVE W	TAUNTON RD W	2418.9	2034-2051	\$12,500,000	Watercourse Improvement (Includes Intersection)
48	GOODMAN CREEK WATERCOURSE IMPROVEMENT	142M E OF HARMONY RD N	880M E OF HARMONY RD N	1200	2034-2051	\$12,500,000	Watercourse Improvement (Includes Intersection)
49	PROVISION FOR WATERCOURSE EROSION CONTROL WORKS REQUIRED DUE TO GROWTH	VARIOUS LOCATIONS		X	2034-2051	\$4,515,000	Erosion Control
50	PROVISION FOR WATERCOURSE STRUCTURE EXPANSION/UPSIZING TO ACCOMMODATE ADDITIONAL FLOW DEMANDS DUE TO GROWTH	VARIOUS LOCATIONS		X	2034-2051	\$3,026,000	Structure Upsizing Creek Capacity



File #: 2163
Date: May 23, 2024

Ms. Stephanie Sinnott, Commissioner
Corporate and Finance Services Department
City of Oshawa
50 Centre St. S.
Oshawa, ON, L1H 3Z7

Dear Ms. Sinnott:

Re: 2024 Draft Development Charges Background Study
Columbus Area Specific Services
Columbus Community Developers Group, City of Oshawa

SCS Consulting Group has been retained by the Columbus Community Developers Group (CLG) to review the costs within the City of Oshawa Draft Development Charges Background Study (DCBS), prepared by Watson & Associates Economists Ltd, dated April 25, 2024.

We wish to provide the following comments:

General Comments

Comment 1: We request the City provide detailed background calculations supporting the cost estimates for all the Columbus Area Specific Services as identified on the attached excerpt from the City of Oshawa's Draft 2024 Development Charges Background Study .

Services Related to a Highway Comments

Roads:

Comment 2: **Project No. 12 – Columbus Road**
Please confirm the scope and location(s) of the works included within this project as the description provided within the DCBS indicates there are “various locations” east of Simcoe St. N. & Mary St. N. along Columbus Road that apply. As well, please confirm if the City has correctly identified Mary St. N. within the description provided in the DCBS as this street does not extend to Columbus Road.

Please also confirm why there is no allocation of costs to the existing community included for this project.

Comment 4: Project No.'s 16 & 17 – Columbus Road

Please confirm the scope of projects 16 & 17 as the timing for these works spans 22 years at a cost of over \$32 million.

Please also confirm the BTE calculations for these projects.

Comment 5: Project No.'s 20 to 28 & 30

The City has not provided any details in regards to the scope and locations for project numbers 20 to 28. Most of the descriptions included indicate the works will take place at “various locations”. Please provide additional descriptions as well as justification for the total costs for these projects that the City has indicated will be a Gross Cost of over \$290 million with an anticipated development related cost of over \$270 million.

Please also confirm the BTE calculations for these projects.

Comment 6: Internal Future Arterial Road C

Within the City of Oshawa’s Adopted OPA 218 (Adopted by the City on October 10, 2023), the City outlined the recommended Part II Plan for the Columbus Planning Area. The City identified recommended road classifications within Schedule “B” – Columbus Transportation Plan (see excerpt attached).

Within Schedule “B”, the City indicated a future Type “C” Arterial Road system connecting at two locations along Howden Road in the north and extending south of Columbus Road, connecting to existing Ritson Road in the east and existing Thornton Road N. in the west. The future internal arterial road functions as a Simcoe Street By-Pass and is not required for the specific developments and therefore should be included within the DCBS.

The City’s Local Servicing Policy included within the DCBS also indicates the following regarding Type “C” Arterial Roads:

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.;

Based on the City's Local Servicing Policy as well as the Adopted Part II Plan for the Columbus Community we would request that the City include costs for Type "C" Arterial Road Oversizing and Type "C" Arterial Roads External to Development within the DCBS.

Active Transportation: Sidewalks and MUP on City Roads:

Comment 7: Project No. 56 – Active Transportation Network Connectivity
Please confirm the scope and location(s) of the works included within this project as the description provided within the DCBS indicates there are "various locations".

Active Transportation: Sidewalks and MUP on Regional Roads:

Comment 8: Project No. 59 – Active Transportation Network Connectivity (MTO)
Please confirm the scope and location(s) of the works included within this project as the description provided within the DCBS indicates there are "various locations".

Comment 9: Projects No. 69 & 72 – Ritson Road N. & Simcoe Street N.
Please confirm the scope and location(s) of the works included within these projects as the description provided within the DCBS indicates there are "various locations".

Stormwater Services Comments

Comment 1: **Project No. 2 – Columbus II Watercourse Projects – Various**
Please confirm the scope and location(s) of the works included within this project as the description provided within the DCBS indicates these projects are at “various” locations.

We look forward to hearing from the City of Oshawa and Watson & Associates Economists Ltd. in writing shortly.

Please contact the undersigned if you have any questions or require additional information.

Sincerely,

SCS Consulting Group Ltd.

 for

Julie Bottos, A.Sc.T
Associate
jbottos@scsconsultinggroup.com

Attachments: Pages 5-16, 5-17 and 5-21 from City of Oshawa Draft 2024 Development Charges Background Study
Schedule “B” – Columbus Transportation Plan

c. Columbus Landowners Group
Ms. Julie Bottos, SCS Consulting Group Ltd.
Mr. Daniel Steinberg, Loopstra Nixon LLP

P:\2163 Columbus Landowners Group\Correspondence\Letters\Oshawa-jlb-2024 DCBS Comments-Columbus LOG-23May24.docx



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

Pjt. No.	Increased Service Needs Attributable to Anticipated Development	Location	Timing (Year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential D.C. Recoverable Cost			
									Total	Residential Share 77%	Non-Residential Share 23%	
Roads:												
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	260M North Of Conlin Rd E to Britannia Ave	2024-2028	8,077,000	-	8,077,000	-	-	-	8,077,000	6,219,280	1,857,720
5	(KEDRON) TOWNLINE RD N	Britannia Ave to Winchester Rd E	2034-2051	13,494,000	-	13,494,000	-	-	-	13,494,000	10,390,390	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	-	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	Al CPR to 20M S Of Fisher ST	2024-2028	18,893,000	-	18,893,000	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	2,633,600	-	-	15,999,400	12,011,588	3,987,812
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	1,844,600	-	-	16,357,400	12,995,198	3,362,202
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 RDE	AT OSHAWA CREEK - 422M E OF RITSON RD N	2034-2051	21,156,000	-	21,156,000	2,769,200	-	-	18,386,800	14,159,376	4,227,424
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	2029-2033	45,153,000	-	45,153,000	2,836,200	-	-	42,316,800	32,582,386	9,734,404
25	THORNTON RD N	At Various Locations	2029-2033	316,000	-	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	41,927,000	-	41,927,000	4,833,500	-	-	36,693,500	28,253,995	8,439,505
28	BEATRICE STE	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	BRIDLEZ	At Various Locations	2029-2033	13,482,000	-	13,482,000	-	-	-	13,482,000	10,381,140	3,100,860
30	BRIDLES	At Various Locations	2029-2033	17,843,000	-	17,843,000	-	-	-	17,843,000	13,759,110	4,103,890
30	JOHN ST EUALIA AVE CONNECTION	John St E to Eualia 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	12,900,000	-	12,900,000	-	-	-	12,900,000	9,787,600	3,112,400
32	KING/BOND CORRIDOR	CITY WIDE	2029-2033	12,900,000	-	12,900,000	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	2,082,686	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	4,099,480	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



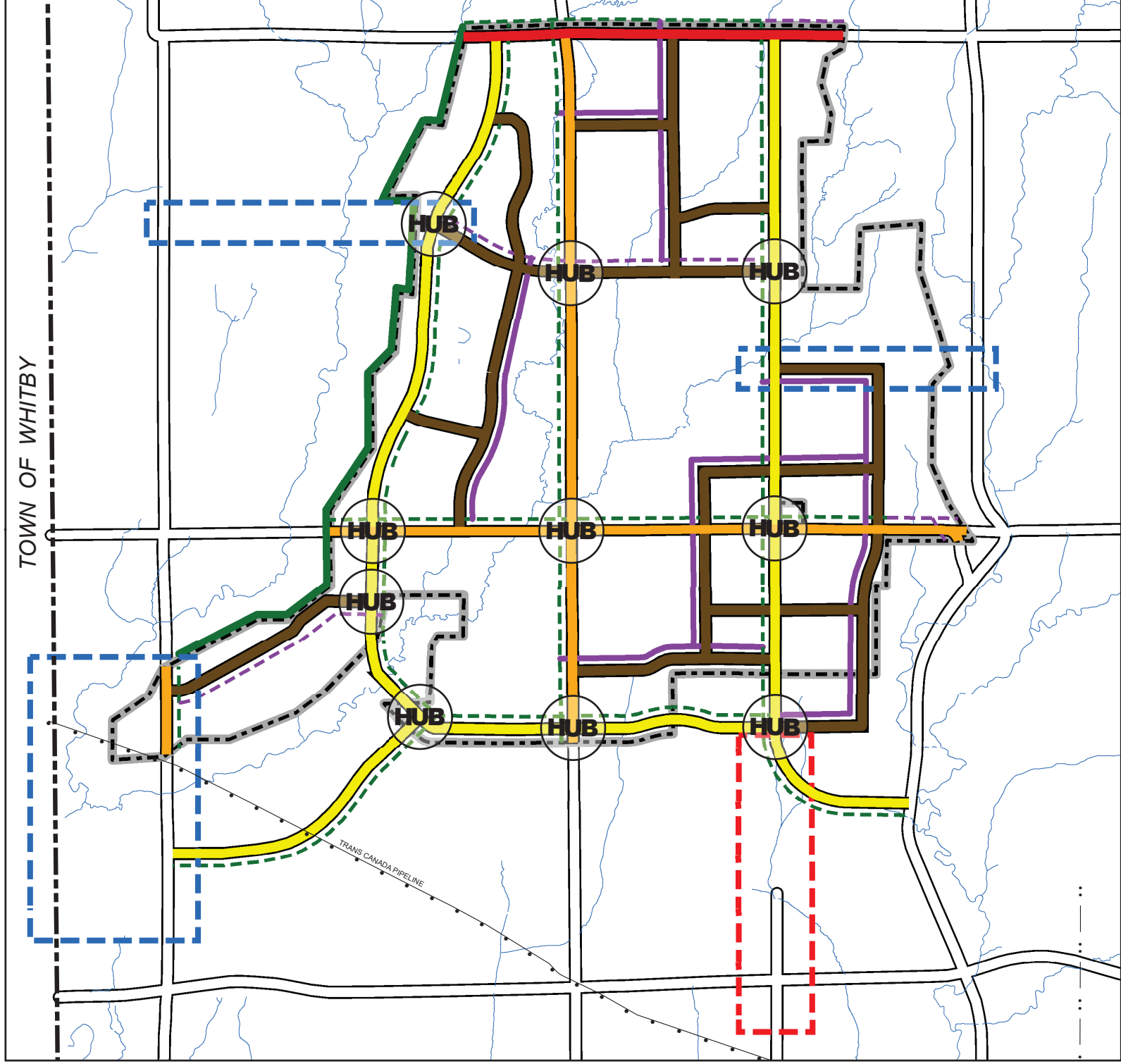
Table 5-6 (continued)
City of Oshawa
Infrastructure Costs Included in the Development Charge Calculation
for Services Related to a Highway

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	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential D.C. Recoverable Cost		
									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 BRITLE1 & AT TOWNLINE RD N	2024-2028	700,000	-	700,000	-	-	700,000	539,000	161,000
41	TOWNLINE RD N	Various Locations	2024-2028	2,166,000	-	2,166,000	197,900	-	1,968,100	1,530,837	457,263
42	TOWNLINE RD N	Various Locations	2024-2051	17,690,000	15,303,300	2,286,700	351,800	-	1,934,900	1,469,673	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 S	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	WINCHESTER RD E	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	COLLA	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	FIRST 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	182,800	-	1,303,200	1,003,618	299,782
	Active Transportation: Sidewalks and Multi-use on City Roads:										
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
	Active Transportation: Sidewalks and Multi-use Paths on Regional Roads:										
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	879,100	-	1,333,000	1,028,410	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	178,000	-	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 5-7
City of Oshawa
Infrastructure Costs Included in the Development Charge Calculation
For Stormwater Drainage Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2051	Timing (Year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Total	Potential I.C. Recoverable Cost		
										Residential Share	Commercial/Institutional Share	Industrial Share
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 TALNTON 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	1,196,140	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 STE	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	56,700	-	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 STE 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	-



Schedule "B" Columbus Transportation Plan

Part II Plan for the
Columbus Planning Area



June 2023
Economic and
Development Services
Department

Legend

Road Classification

- Type "A" Arterial Road
- Type "B" Arterial Road
- Type "C" Arterial Road
- Collector Road

Active Transportation Network

- On Road Cycling Lanes
- On Road Cycling Routes
- Class I Trail
- Class II Trail
- Transit / EcoMobility Hub

Other Features

- Protect for Future Corridor
- Protect for Potential Overpass
- Columbus Part II Plan Area Boundary
- Trans Canada Pipeline

Note:
Highest Order Cycling Facility is shown in instances of multiple active transportation facilities on a road segment





Memorandum

Corporate and Finance Services Department

Date: June 19, 2024
To: Columbus Community Developers Group (CLG)
Julie Bottos, SCS Consulting Group Ltd.
From: Stephanie Sinnott, Commissioner
Re: 2024 Development Charges Review

Thank-you for your review and questions/comments on the City's 2024 Development Charges Background Study (D.C. Background Study). Staff have reviewed the correspondence received from the Columbus Community Developers Group dated May 23, 2024 regarding the review of the City's 2024 Development Charges Background Study conducted by SCS Consulting Group. This memo serves as a response to the questions and comments on Columbus Area Specific Services as outlined in their memorandum.

General Comments

Comment 1: We request the City provide detailed background calculations supporting the cost estimates for all the Columbus Area Specific Services as identified on the attached excerpt from the City of Oshawa's Draft 2024 Development Charges Background Study.

Response:

Unit rates are derived from City construction costs in previous capital contracts and also includes averages for design, property acquisition, utility relocation, and associated engineering.

Please see the attached unit rates used for the 2024 D.C. Background Study.

Services Related to a Highway Comments

Roads

Comment 2: Project No. 12 – Columbus Road

Please confirm the scope and location(s) of the works included within this project as the description provided within the DCBS indicates there are "various locations" east of Simcoe St. N. & Mary St. N. along Columbus Road that apply. As well, please confirm if the City has correctly identified Mary St. N. within the description provided in the DCBS as this street does not extend to Columbus Road.

Please also confirm why there is no allocation of costs to the existing community included for this project.

2024 Development Charges Review

Response:

Project 12 is to construct a new structure on Columbus Road at Oshawa Creek located 112m East of Wilson Road North in 2024-2051. This need was identified through the Columbus Part II Plan Transportation Study and is required to support growth. The cost estimate includes design and construction costs. Please see the attached list for enhanced location descriptions.

BTE is 0% for new structures.

Comment 4: Project No.'s 16 & 17 – Columbus Road

Please confirm the scope of projects 16 & 17 as the timing for these works spans 22 years at a cost of over \$32 million.

Please also confirm the BTE calculations for these projects.

Response:

Project 16 is to widen the arterial road on Columbus Road West from (Northern) ARTC4 to Ritson Road North in 2029-2033. The cost estimate includes road and structure/culvert improvements. Please see the attached list for enhanced location descriptions.

Project 17 is to widen the arterial road on Columbus Road West from the City's West Limit to (Northern) ARTC4 and Ritson Rd N to Harmony Rd North in 2034-2051. The cost estimate includes road and structure/culvert improvements. Please see the attached list for enhanced location descriptions.

BTE is 10% for improvements and widenings.

Comment 5: Project No.'s 20 to 28 & 30

The City has not provided any details in regards to the scope and locations for project numbers 20 to 28. Most of the descriptions included indicate the works will take place at "various locations". Please provide additional descriptions as well as justification for the total costs for these projects that the City has indicated will be a Gross Cost of over \$290 million with an anticipated development related cost of over \$270 million.

Please also confirm the BTE calculations for these projects.

Response:

Project 20 is to upgrade the road from LCB to HCB on Howden Road East from Simcoe Street North to Townline Road North. The cost estimate includes road and structure improvements.

Project 21 is to widen the arterial road on Howden Road West at Oshawa Creek located 817m East of Thornton Road North. The cost estimate includes road and structure improvements.

Project 22 is to construct a new structure on Ritson Road North at Oshawa Creek located 872m North of Columbus Road East.

Project 23, in 2034-2051 is to upgrade the road from LCB to HCB and widen Ritson Road North at Oshawa Creek,

- 778m North of Columbus Road East,
- 872m North of Columbus Road East,

2024 Development Charges Review

- 227m South of Columbus Road East, and
- 269m North of Highway 407 West.

The cost estimate includes new structures and structure improvements.

Project 24 is to widen the arterial road on Thornton Road North from Conlin Road West to Winchester Road West in 2024-2028. The cost estimate includes road and structure improvements.

Project 25 is to widen the arterial road on Thornton Road North located at Highway 407 Overpass in 2029-2033.

Project 26 is to widen the arterial road on Thornton Road North from (Northern) ARTC6 to Columbus Road West in 2034-2051.

Project 27 is to improve the road from LCB to HCB and widen the arterial road in 2034-2051 on:

- Thornton Road North at Oshawa Creek located 795m North of Winchester Road W and 352m South of Columbus Road West, and
- from Taunton Road West to Howden Road West.

The cost estimate includes road, intersection improvements and structure improvements.

Project 28 is to widen the arterial road in 2034-2051 on:

- Beatrice Street East at Harmony Creek located 186m North of Mary Street North, and 84m East of Simcoe Street North, and
- from Simcoe Street North to Harmony Road North.

The cost estimate includes new structure and structure improvements.

Project 30 is to construct a new arterial road:

- on BRIDLE 2 from (Northern) Bridle Road North to Columbus Road East in 2029-2033, and BRIDLE 3 from 142m North of Columbus Road East in 2029-2033, and
- to construct new arterial road at John Street/Eulalie Ave Connection from John St E to Eulalie Ave in 2024-2028.

BTE is calculated as:

- 10% for improvement and widening,
- 15% for LCB to HCB upgrade, and
- 0% for new structures/roads.

Please see the attached list.

Comment 6: Internal Future Arterial Road C

Within the City of Oshawa's Adopted OPA 218 (Adopted by the City on October 10, 2023), the City outlined the recommended Part II Plan for the Columbus Planning Area. The City identified recommended road classifications within Schedule "B" – Columbus Transportation Plan (see excerpt attached).

2024 Development Charges Review

Within Schedule “B”, the City indicated a future Type “C” Arterial Road system connecting at two locations along Howden Road in the north and extending south of Columbus Road, connecting to existing Ritson Road in the east and existing Thornton Road N. in the west. The future internal arterial road functions as a Simcoe Street By-Pass and is not required for the specific developments and therefore should be included within the DCBS.

The City’s Local Servicing Policy included within the DCBS also indicates the following regarding Type “C” Arterial Roads:

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.;

Based on the City’s Local Servicing Policy as well as the Adopted Part II Plan for the Columbus Community we would request that the City include costs for Type “C” Arterial Road Oversizing and Type “C” Arterial Roads External to Development within the DCBS.

Response:

These streets provide access to residential areas school blocks, and parkland as illustrated in Schedule A of the Columbus Part II Plan Transportation Master Plan and provide direct benefit to specific developments, similar to that of collector roads. As per the Local Service Policy, the City is responsible for oversizing beyond 11m in pavement width, however at this time, these roads are not anticipated to require widths of greater than 11m thus they are not included in the DC Study. There are two small sections of these roads that go through greenspace included within the DCBS.

Active Transportation, Sidewalks and MUP's on City Roads

Comment 7: Project No. 56 – Active Transportation Network Connectivity

Please confirm the scope and location(s) of the works included within this project as the description provided within the DCBS indicates there are “various locations”.

Response:

Project 56 is for the City-wide expansion of the City’s walking and cycling network to support growth as identified in the Active Transportation Master Plan (A.T.M.P.), and Durham’s Regional Cycling Plan.

BTE is 0% for new sidewalks/MUP's (active transportation).

Active Transportation, Sidewalks and MUP's on Regional Roads

Comment 8: Project No. 59 – Active Transportation Network Connectivity (MTO)

Please confirm the scope and location(s) of the works included within this project as the description provided within the DCBS indicates there are “various locations”.

Response:

Project 59 is for Active Transportation improvements in coordination with the Ministry of Transportation (MTO) structure rehabilitation work located at Wilson Road South at Highway 401, Ritson Road South at Highway 401 and Bloor Street East at Highway 401.

Comment 9: Projects No. 69 & 72 – Ritson Road N. & Simcoe Street N.

Please confirm the scope and location(s) of the works included within these projects as the description provided within the DCBS indicates there are “various locations”.

Response:

Project 69 is to construct new sidewalks in 2034-2051 on Ormond Drive to (Kedron) ARTC3, the intersection of Ritson Road North and William Street East, and the intersection of Ritson Road North and Beatrice Street East.

BTE is 0% for new sidewalks/MUP's (active transportation).

Project 72 is to construct new sidewalks and multi-use paths (MUP) on Simcoe Street North

- from Winchester Road West to Steepleview Court,
- from Taunton Road West to 307m North of Glovers Road,
- at the intersection of Simcoe Street North and Russet Ave,
- from Columbus Road West to Howden Road West, and
- from 676m South of Coates Road West to Coates Road West.

BTE is 0% for new sidewalks/MUP's (active transportation).

Please see the attached list.

Stormwater Services Comments

Comment 1: Project No. 2 – Columbus II Watercourse Projects – Various

Please confirm the scope and location(s) of the works included within this project as the description provided within the DCBS indicates these projects are at “various” locations.

Response:

Project 2 is an estimation of the watercourse projects that will be required within the Columbus II Plan watercourse area. Locations will be identified and the costs will be refined as the area is developed.

This project is estimated by prorating the lengths of erosion control improvements built by the City within other community areas (Part II Plans).

We trust this memorandum sufficiently addresses these questions. However, if there are any further questions in this regard, we would be pleased to address them further at your convenience.

2024 DCBS Unit Rates

ID	STAGE	2019 UNIT RATE	2024 UNIT RATE	STRIP	Scope
1	ADMIN STUDIES & TECHNOLOGY	\$184,252.00	\$201,940.19	x	Study
2	EA/STUDY	\$80.00	\$80.00	x	EA/Special Study
3	IMP DESIGN & CA	\$400.00	\$438.40	x	Improvement Design & Contract Admin
4	IMP INTERSEC 11.0	\$1,768,900.00	\$2,794,862.00	\$ 75,977	Improvement Intersection Arterial C
5	IMP INTERSEC 14.5	\$2,321,600.00	\$3,668,128.00	\$ 208,681	Improvement Intersection Arterial A/B
6	IMP STG1 10.0	\$2,264.47	\$3,231.05	x	Improvement Collector Stage 1
7	IMP STG1 11.0	\$2,376.31	\$3,474.16	x	Improvement Arterial C Stage 1
8	IMP STG1 14.5	\$2,961.42	\$4,408.69	x	Improvement Arterial A/B Stage 1
9	IMP STG1 14.5 FROM 8	\$2,823.69	\$4,464.55	x	Improvement Arterial from Local
10	IMP STG2 10.0	\$1,005.27	\$2,551.32	x	Improvement Collector Stage 1
11	IMP STG2 11.0	\$1,023.44	\$2,577.54	x	Improvement Arterial C Stage 1
12	IMP STG2 14.5	\$1,087.03	\$2,669.30	x	Improvement Arterial A/B Stage 1
13	IMP STRUCTURE (BRIDGE) 14.5	\$7,738,600.00	\$12,226,988.00	\$ 1,032,128	Improve Bridge Arterial
14	IMP STRUCTURE (CULVERT) 14.5	\$1,381,900.00	\$1,514,562.40	\$ 127,850	Improve Culvert Arterial
15	MUP	\$388.00	\$410.00	x	MUP
16	NC DESIGN & CA	\$400.00	\$438.40	x	NEW Design & Contract Admin
17	NC STG1 10.0	\$3,215.15	\$5,297.48	\$ 90	NEW Collector Stage 1
18	NC STG1 11.0	\$3,327.00	\$5,540.58	\$ 151	NEW Arterial C Stage 1
19	NC STG1 14.5	\$3,702.33	\$6,354.04	\$ 361	NEW Arterial A/B Stage 1
20	NC STG2 10.0	\$1,005.27	\$2,551.32	\$ 18	NEW Collector Stage 2
21	NC STG2 11.0	\$1,023.44	\$2,577.54	\$ 31	NEW Arterial C Stage 2
22	NC STG2 14.5	\$1,087.03	\$2,669.30	\$ 73	NEW Arterial A/B Stage 2
23	NC STRUCTURE (BRIDGE) 10.0	\$9,005,991.92	\$9,870,567.14	\$ 729,923.34	NEW Bridge Collector
24	NC STRUCTURE (BRIDGE) 14.5	\$14,500,000.00	\$15,892,000.00	\$ 1,341,505.72	NEW Bridge Arterial
25	NC STRUCTURE (CULVERT) 10.0	\$1,370,540.00	\$1,502,111.84	\$ 111,080.39	NEW Culvert Collector
26	NC STRUCTURE (CULVERT) 14.5	\$2,000,000.00	\$2,192,000.00	\$ 185,035.27	NEW Culvert Arterial
27	PA/UTIL	\$200.00	\$219.20	x	Property & Utility
28	SIDEWALK	\$431.00	\$511.00	x	NEW Sidewalk
29	WIDEN INTERSECTION 14.5	\$829,200.00	\$1,310,136.00	x	Widen Intersection Arterial
30	WIDEN STG1 14.5	\$3,165.28	\$5,001.14	x	Widen Arterial Stage 1
31	WIDEN STG2 14.5	\$711.04	\$1,123.44	x	Widen Arterial Stage 2
32	WIDEN STRUCTURE (BRIDGE) 14.5	\$2,211,100.00	\$2,423,365.60	x	Widen Structure Arterial (Average)
33	LCB TO HCB UPGRADE	\$3,204.88	\$3,512.55	x	Road Improvement
34	NC INTERSEC 11.0	\$4,500,000.00	\$4,932,000.00	x	Singalized Intersection
35	WIDEN RURAL 11	\$3,525.37	\$3,863.80	x	Widen Rural
36	NC RURAL 11	\$3,525.37	\$3,863.80	x	Rural Improvement/Upgrad
37	WATERCOURSE IMPROVEMENT	x	\$680.00	x	Watercourserove Improvement
38	Arterials A/B Roundabout Intersection	x	\$5,808,800	x	Arterials A/B Roundabout Intersection
39	Arterials C Roundabout Intersection	x	\$4,822,400	x	Arterials C Roundabout Intersection
40	Collectors Roundabout Intersection	x	\$3,375,680	x	Collectors Roundabout Intersection

Infrastructure Costs Included in the Development Charge Calculation for Services Related to a Highway

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024-2051	Location		Length (metres)	Timing (year)	Gross Capital Cost Estimate (2024\$)	Type of Work
		FROM	TO				
1	(DANTONBURY) BRITANNIA AVE W	WEST LIMIT	THORNTON RD N	402.20	2024-2028	\$3,806,000	New Arterial Road
2	(KEDRON) GRANDVIEW ST N	50M N OF BRITANNIA AVE	(KEDRON) ARTC3	855.49	2024-2028	\$8,095,000	New Arterial Road
3	(KEDRON) GRANDVIEW ST N	(KEDRON) ARTC3	WINCHESTER RD E	844.01	2034-2051	\$8,238,000	New Arterial Road
4	(KEDRON) TOWNLINE RD N	280M N OF CONLIN RD E	BRITANNIA AVE	591.48	2024-2028	\$8,077,000	New Arterial Road
5	(KEDRON) TOWNLINE RD N	BRITANNIA AVE	WINCHESTER RD E	1,393.92	2034-2054	\$13,494,000	New Arterial Road
6	(KEDRON) WILSON RD N	CONLIN RD E	(KEDRON) ARTC3	1,508.26	2024-2028	\$11,788,000	Widen Arterial Road/New Arterial Road
7	(NORTHWOOD) STEVENSON RD N	TAUNTON RD W	(NORTHWOOD) MID-BLOCK ARTERIAL	2,008.07	2029-2033	\$15,531,000	Widen Arterial Road/New Arterial Road
8	(PINECREST) BEATRICE ST E	HARMONY RD N	RIDGEMOUNT BLVD	640.50	2034-2051	\$10,636,000	New Arterial Road
9	(WINDFIELDS) BRITANNIA AVE W	THORNTON RD N	WINDFIELD FARMS DR	647.80	2024-2028	\$17,621,000	Widen Arterial Road (Includes Structure)
10	AIRPORT BLVD	KEITH ROSS DR	TAUNTON RD W	155.16	2024-2028	\$1,132,000	Widen Arterial Road
11	ALBERT ST	BLOOR ST E	OLIVE AVE	963.72	2024-2028	\$18,693,000	Widen Arterial Road (Includes Structure)
12	COLUMBUS RD	AT OSHAWA CREEK & HARMONY CREEK	VARIOUS LOCATIONS EAST OF SIMCOE ST N & MARY ST N	X	2034-2051	\$15,892,000	New Structure
13	COLUMBUS RD E	AT OSHAWA CREEK	23M E OF RITSON RD N	X	2024-2028	\$28,119,000	Improve/New Structures
14	COLUMBUS RD E	AT ARTC6	THORNTON RD N	1,757.25	2029-2033	\$13,642,000	Widen Arterial Road
15	COLUMBUS RD E	AT OSHAWA CREEK	113M E OF WILSON RD N	1,540.07	2034-2051	\$17,633,000	LCB to HCB Upgrade (Includes Structure)
16	COLUMBUS RD W	(NORTHERN) ARTC4	RITSON RD N	1,654.09	2029-2033	\$14,435,000	Widen Arterial Road (Includes Structure)
17	COLUMBUS RD W	WEST LIMIT RITSON RD N	(NORTHERN) ARTC4 HARMONY RD N	2,110.51	2034-2051	\$18,002,000	Widen Arterial Road (Includes Structure)
18	CONLIN RD E	AT HARMONY CREEK	187M W OF TOWNLINE RD N & 60M E OF COPPERMINE ST	X	2024-2028	\$67,919,000	Widen Arterial Road (Includes Structure)
19	CONLIN RD E	80M E OF WILSON RD N		X	2024-2028	\$12,227,000	Improve Structure
20	HOWDEN RD E	SIMCOE ST N	TOWNLINE RD N	4,968.43	2034-2051	\$21,158,000	LCB to HCB Upgrade (Includes Structure)
21	HOWDEN RD W	AT OSHAWA CREEK	817M E OF THORNTON RD N	2,078.40	2034-2051	\$13,823,000	Widen Arterial Road/New Arterial Road (Includes Structure)
22	RITSON RD N	872M N OF COLUMBUS RD E		X	2034-2051	\$2,192,000	New Structure
23	RITSON RD N	AT OSHAWA CREEK	VARIOUS LOCATIONS N OF COLUMBUS RD E, HWY 407W, AND S OF COLUMBUS RD E	8,912.01	2034-2051	\$88,934,000	LCB to HCB Upgrade/Widen Arterial Road (Includes Structure)
24	THORNTON RD N	AT OSHAWA CREEK	VARIOUS LOCATIONS	8,366.40	2024-2028	\$45,153,000	Widen Arterial Road (Includes Structure)
25	THORNTON RD N	VARIOUS LOCATIONS		720.00	2029-2033	\$316,000	Widen Arterial Road (Includes Structure)
26	THORNTON RD N	(NORTHERN) ARTC6	COLUMBUS RD W	1,869.00	2034-2051	\$819,000	Widen Arterial Road
27	THORNTON RD N	VARIOUS LOCATIONS		10,342.79	2034-2051	\$41,527,000	LCB to HCB Upgrade/Widen Arterial Road (Includes Structure)
28	BEATRICE ST E	AT HARMONY CREEK	84M E OF SIMCOE ST N	3,795.18	2034-2051	\$48,618,000	Widen Arterial Road/New Arterial Road (Includes Structure)
29	BEATRICE ST W	WEST LIMIT	SIMCOE ST N	2,552.81	2034-2051	\$41,793,000	Widen Arterial Road/New Arterial Road (Includes Structure)
30	BRIDLE 2	(NORTHERN) BRIDLE RD N	COLUMBUS RD E	1,382.22	2029-2033	\$13,482,000	New Arterial Road
30	BRIDLE 3	142M N OF COLUMBUS RD E	170M S OF HOWDEN RD E	1,829.03	2029-2033	\$17,843,000	New Arterial Road
30	JOHN ST EULALIE AVE CONNECTION	JOHN ST E	EULALIE AVE	341.50	2024-2028	\$3,333,000	New Arterial Road
31	KING/BOND CORRIDOR	CITY WIDE		2,899.40	2024-2028	\$1,271,000	Widen Arterial Road
32	KING/BOND CORRIDOR	CITY WIDE		2,899.40	2029-2033	\$12,500,000	Widen Arterial Road
33	MARY ST N	WILLIAM ST E	AGNES ST	384.57	2029-2033	\$2,977,000	Widen Arterial Road
34	RAGLAN RD E	SIMCOE ST N	TOWNLINE RD N	4,864.71	2034-2051	\$17,088,000	LCB to HCB Upgrade
35	SIMCOE ST S	SOUTH LIMIT	HARBOUR RD	990.68	2029-2033	\$19,962,000	Widen Arterial Road (Includes Structure)
36	STEVENSON RD N	VARIOUS LOCATIONS		1,917.54	2029-2033	\$5,324,000	Widen Arterial Road
37	STEVENSON RD N	STEVENSON RD N	AIRPORT BLVD	1,224.70	2034-2051	\$11,051,000	New Arterial Road
38	SURVEY EQUIPMENT UPGRADES			X	2024-2028	\$50,000	Network Expansion
39	INTENSIFICATION TRANSPORTATION INFRASTRUCUTRE	CITY WIDE		X	2024-2028	\$750,000	Network Expansion
40	TOWN2	AT BRIDLE RD & TOWNLINE RD N		X	2024-2028	\$700,000	Intersection Improvement
41	TOWNLINE RD N	200M N OF CONLIN RD E	480M N OF CONLIN RD E	280.63	2024-2028	\$2,186,000	Widen Arterial Road (Includes Intersection Improvement)
42	TOWNLINE RD N	WINCHESTER RD E	COLUMBUS RD E	1,802.12	2034-2051	\$17,590,000	New Arterial Road
43	TOWNLINE RD S	CHERRYDOWN DR	90M S OF OLIVE AVE	513.96	2029-2033	\$36,606,000	Widen Arterial Road/New Arterial Road (Includes Structure)
44	WILSON RD N	(KEDRON) ARTC3	WINCHESTER RD E	825.53	2034-2051	\$5,625,000	Widen Arterial Road
45	WILSON RD N	TAUNTON RD E	CONLIN RD E	1,893.71	2034-2051	\$15,632,000	Widen Arterial Road
46	WILSON RD S	RALEIGH AVE	OLIVE AVE	507.03	2029-2033	\$6,378,000	Widen Arterial Road (Includes Structure)
47	WINCHESTER RD E	GRANDVIEW ST N	TOWNLINE RD N	531.18	2034-2051	\$1,866,000	LCB to HCB Upgrade
48	Arterial Road Resurfacing	VARIOUS LOCATIONS		X	2024-2028	\$8,355,000	Arterial Road Resurfacing
49	Arterial Road Resurfacing	VARIOUS LOCATIONS		X	2029-2033	\$8,355,000	Arterial Road Resurfacing
50	Arterial Road Resurfacing	VARIOUS LOCATIONS		X	2034-2051	\$14,203,000	Arterial Road Resurfacing
51	COL4	AT WINCHESTER RD		331.08	2024-2028	\$10,342,000	New Arterial Road/Intersection Improvement
52	DREW ST	TORONTO AVE	FIRST AVE/MCNAUGHTON AVE	186.50	2024-2028	\$1,251,000	Widen Arterial Road
53	FIRST AVE	SIMCOE ST S	DREW ST/MCNAUGHTON AVE	632.90	2024-2028	\$4,246,000	Widen Arterial Road
54	MCNAUGHTON AVE	DREW ST/FIRST AVE	RITSON RD S	221.47	2024-2028	\$1,486,000	Widen Arterial Road
80	GEODETIC CONTROL SURVEY MONUMENTS	CITY WIDE		X	2024-2028	\$207,800	Network Expansion
81	GEODETIC CONTROL SURVEY MONUMENTS	CITY WIDE		X	2029-2033	\$166,200	Network Expansion
82	GEODETIC CONTROL SURVEY MONUMENTS	CITY WIDE		X	2034-2051	\$706,500	Network Expansion

Infrastructure Costs Included in the Development Charge Calculation for Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development 2024-2051	Location		Length (metres)	Timing (year)	Gross Capital Cost Estimate (2024\$)	Type of Work
		FROM	TO				
55	LAVAL DR	THORNTON RD S	STEVENSON RD S	812.18	2024-2028	\$415,000	Sidewalk
56	ACTIVE TRANSPORTATION NETWORK CONNECTIVITY	CITY WIDE		X	2024-2028	\$5,000,000	Sidewalk
57	(EASTDALE) ROSSLAND RD E	GRANDVIEW ST N	TOWNLINE RD N	2842.72	2024-2028	\$1,453,000	Sidewalk
58	(KEDRON) HARMONY RD N	CONLIN RD E	WINCHESTER RD E & 343M N OF CONLIN RD E	621.06	2024-2028	\$450,000	Multi-Use Path & Sidewalk
59	ACTIVE TRANSPORTATION CONNECTIVITY (MTO)	CITY WIDE		X	2024-2028	\$12,250,000	Sidewalk
60	ADELAIDE AVE W	OSHAWA/WHITBY BOUNDARY	THORNTON RD N	533.48	2024-2028	\$273,000	Sidewalk
61	BLOOR ST E	RITSON RD S	FAREWELL ST	2574.91	2024-2028	\$1,333,000	Multi-Use Path & Sidewalk
62	BLOOR ST W	233N W OF THORNTON RD S	PARK RD S	1890.13	2024-2028	\$966,000	Sidewalk
63	BLR1	50M N OF BRITANNIA AVE	(KEDRON) ARTC3	1686.23	2024-2028	\$778,000	Multi-Use Path & Sidewalk
64	CHAMPLAIN AVE	WEST LIMIT	STEVENSON RD S	2354.31	2029-2033	\$1,300,000	Sidewalk
65	GIBB ST	THORNTON RD S	SIMCOE ST S	3690.67	2024-2028	\$1,513,000	Multi-Use Path
66	GIBB ST E	SIMCOE ST S	RITSON RD S	1523.73	2024-2028	\$701,000	Multi-Use Path & Sidewalk
67	HARMONY RD N	CONLIN RD E 1131M N OF WINCHESTER RD E	BRITANNIA AVE E COLUMBUS RD E	1481.13	2024-2028	\$666,000	Multi-Use Path & Sidewalk
68	OLIVE AVE	DREW ST	RITSON RD S	207.65	2024-2028	\$85,100	Multi-Use Path
69	RITSON RD N	ORMOND DR INTERSECTION OF RITSON RD N & WILLIAM ST E INTERSECTION OF RITSON RD N & BEATRICE ST E	(KEDRON) ARTC3 INTERSECTION OF RITSON RD N & WILLIAM ST E INTERSECTION OF RITSON RD N & BEATRICE ST E	3322.36	2034-2051	\$1,698,000	Sidewalk
70	ROSSLAND RD E	RITSON RD N ATTERSLEY DR	CAMELOT DR TOWNLINE RD N	5294.55	2024-2028	\$2,353,000	Multi-Use Path & Sidewalk
71	ROSSLAND RD W	WEST LIMIT	SOMERVILLE AVE	2356.01	2024-2028	\$966,000	Multi-Use Path
72	SIMCOE ST N	WINCHESTER RD TAUNTON RD W INTERSECTION OF SIMCOE ST N & RUSSET AVE COLUMBUS RD 676M S OF COATES RD	STEEPLEVIEW CT 307M N OF GLOVERS RD INTERSECTION OF SIMCOE ST N & RUSSET AVE HOWDEN RD COATES RD	7577.5	2034-2051	\$3,117,000	Multi-Use Path & Sidewalk
73	TAUNTON RD E	MARY ST N	TOWNLINE RD N	3929.47	2024-2028	\$1,751,000	Multi-Use Path & Sidewalk
74	TAUNTON RD W	WEST LIMIT SOMERVILLE ST	THORNTON RD N SIMCOE ST N	793.84	2024-2028	\$369,000	Multi-Use Path & Sidewalk
75	THORNTON RD N	DRYDEN BLVD	TAUNTON RD W	820.66	2024-2028	\$336,000	Multi-Use Path
76	THORNTON RD S	CHAMPLAIN AVE	KING ST W	5233.86	2024-2028	\$1,150,000	Multi-Use Path & Sidewalk
77	TOWNLINE RD N	KING ST E	CONLIN RD E	5873.88	2024-2028	\$1,916,000	Multi-Use Path & Sidewalk
78	TOWNLINE RD S	OLIVE AVE	KING ST E	797.26	2029-2033	\$327,000	Multi-Use Path
79	WILSON RD N	ROSSLAND RD E	TAUNTON RD E	1966.22	2029-2033	\$806,000	Multi-Use Path

Infrastructure Costs Included in the Development Charge Calculation for Stormwater Drainage Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2024-2051	Location		Length (metres)	Timing (year)	Gross Capital Cost Estimate (2024\$)	Type of Work
		FROM	TO				
1	BOND ST W BRIDGE	90M W OF MCMILLAN DR	100M W OF MICMILLAN DR	X	2024-2028	\$5,020,000	Structure Upsizing Creek Capacity
2	COLUMBUS II WATERCOURSE PROJECTS	VARIOUS LOCATIONS		8372.09	2034-2051	\$5,693,000	Erosion Control
3	CONSORTIUM WATERCOURSE BANK STABILIZATION	VARIOUS LOCATIONS		X	2024-2028	\$20,000	Erosion Control
4	CONSORTIUM WATERCOURSE BANK STABILIZATION	VARIOUS LOCATIONS		X	2029-2033	\$20,000	Erosion Control
5	CONSORTIUM WATERCOURSE BANK STABILIZATION	VARIOUS LOCATIONS		X	2034-2051	\$20,000	Erosion Control
6	GOODMAN CREEK WATERCOURSE IMPROVEMENT	ROSSLAND RD W	BERMUDA AVE	390.68	2034-2051	\$265,700	Watercourse Improvement
7	GOODMAN CREEK Preliminary Design	ADELAIDE AVE W	TAUNTON RD W	2418.9	2034-2051	\$1,644,900	Watercourse Improvement
8	GOODMAN CREEK Preliminary Design	142M E OF HARMONY RD N	880M E OF HARMONY RD N	1200	2034-2051	\$816,000	Watercourse Improvement
9	GOODMAN CREEK WATERCOURSE IMPROVEMENT	PARK RD S	NASSAU ST	240.97	2034-2051	\$163,900	Watercourse Improvement
10	HARMONY B3 EAST Preliminary Design	COLDSTREAM DR	CONLIN RD E	2182.01	2034-2051	\$1,483,800	Watercourse Improvement
11	HARMONY B5 CONSTRUCTION	KING ST E	GRANDVIEW ST N	1225.7	2034-2051	\$250,000	Watercourse Improvement
12	HARMONY B5 Preliminary Design	KING ST E	GRANDVIEW ST N	1225.7	2034-2051	\$833,500	Watercourse Improvement
13	HARMONY CREEK - BR 2 WATERCOURSE IMPROVEMENT DESIGN	HILLCROFT ST	ROSSLAND RD E	1204.93	2034-2051	\$250,000	Watercourse Improvement
14	HARMONY CREEK - BR 2 WATERCOURSE IMPROVEMENT	HILLCROFT ST	ROSSLAND RD E	1204.93	2034-2051	\$819,400	Watercourse Improvement
15	HARMONY CREEK B2 DIVERSION	ROSSLAND RD E	BEATRICE ST E	1862.57	2034-2051	\$1,266,500	Watercourse Improvement
16	HARMONY CREEK BR 3 WATERCOURSE IMPROVEMENT	HARMONY CREEK BRANCH 1 CONFLUENCE	ADELAIDE AVE	545.68	2034-2051	\$371,000	Watercourse Improvement
17	HARMONY CREEK BR 3 WATERCOURSE IMPROVEMENT DESIGN	HARMONY CREEK BRANCH 1 CONFLUENCE	ADELAIDE AVE	545.68	2034-2051	\$250,000	Watercourse Improvement
18	HARMONY CREEK BRANCH 1	BOND ST E	WILSON RD N	613.03	2034-2051	\$416,900	Watercourse Improvement
19	HARMONY CREEK BRANCH 1 WATERCOURSE IMPROVEMENT	CENTRAL PARK BLVD N	RITSON RD N	714.84	2034-2051	\$486,100	Watercourse Improvement
20	HARMONY CREEK BRANCH 2 DIVERSION	ROSSLAND RD E	300M N OF ROSSLAND RD E	300.7	2034-2051	\$204,500	Watercourse Improvement
21	HARMONY CREEK BRANCH 2 WATERCOURSE IMPROVEMENT	300M N OF ROSSLAND RD E	WILSON RD N	438.08	2034-2051	\$297,900	Watercourse Improvement
22	HARMONY CREEK BRANCH 5	HARMONY CREEK BRANCH 1	KING ST E	722.2	2034-2051	\$491,100	Watercourse Improvement
23	KEDRON WATERCOURSE PROJECTS	VARIOUS LOCATIONS		7849.99	2034-2051	\$5,338,000	Watercourse Improvement
24	KING ST W BRIDGE	AT OSHAWA CREEK	67M W OF MCMILLAN DR	X	2024-2028	\$7,615,000	Structure Upsizing Creek Capacity
25	OSHAWA CREEK - MAIN BR WATERCOURSE IMPROVEMENT	THOMAS ST	200M N OF THOMAS ST	225.53	2034-2051	\$153,400	Watercourse Improvement
26	OSHAWA CREEK - MAIN BR WATERCOURSE IMPROVEMENT	200M N OF THOMAS ST	WENTWORTH ST W	312.77	2034-2051	\$212,700	Watercourse Improvement
27	OSHAWA CREEK - MAIN BR WATERCOURSE IMPROVEMENT	HWY 401	CPR RAILWAY	704.9	2034-2051	\$479,300	Watercourse Improvement
28	OSHAWA CREEK BRANCH 1	HARBOUR EAST OF SIMCOE ST S		490.3	2034-2051	\$333,400	Watercourse Improvement
29	OSHAWA CREEK MAIN BRANCH	BOND ST W	120M N OF BOND ST W	132.74	2034-2051	\$90,300	Watercourse Improvement
30	OSHAWA CREEK MAIN BRANCH	BOND ST W	70M S OF KING ST W	192.3	2034-2051	\$130,800	Watercourse Improvement
31	RAIL STRUCTURE EXPANSION	420M S OF GIBB ST	285M W OF SIMCOE ST S	X	2024-2028	\$15,892,000	Structure Upsizing Creek Capacity
32	RAIL STRUCTURE EXPANSION CP	390M W OF SIMCOE ST S	445M E OF PARK RD S	X	2024-2028	\$8,735,000	Structure Upsizing Creek Capacity
33	RAIL STRUCTURE EXPANSION Metrolinx	390M W OF SIMCOE ST S	445M E OF PARK RD S	X	2024-2028	\$14,700,000	Structure Upsizing Creek Capacity
34	ROSSLAND RD W BRIDGE	132M W OF WAVERLY ST N	140M W OF WAVERLY ST N	X	2024-2028	\$4,268,900	Structure Upsizing Creek Capacity
35	STORMWATER IMPROVEMENTS - SITE 1 AT STORM OUTFALL 37	GIBB ST	JOHN ST W	407.67	2024-2028	\$2,625,000	Watercourse Improvement
36	STORMWATER IMPROVEMENTS - SITE 2 AT STORM OUTFALL 301	GIBB ST	JOHN ST W	407.67	2024-2028	\$400,000	Watercourse Improvement
37	STORMWATER IMPROVEMENTS - SITE 3 AT STORM OUTFALL 286	GIBB ST	JOHN ST W	407.67	2024-2028	\$915,000	Watercourse Improvement
38	INTENSIFICATION STORMWATER INFRASTRUCTURE	VARIOUS LOCATIONS		X	2024-2028	\$250,000	Network Expansion
39	TAUNTON RD BRIDGE	145M E OF THORNTON RD N	150M E OF THORNTON RD	X	2024-2028	\$3,733,000	Structure Upsizing Creek Capacity
40	HARMONY CREEK BRANCH 4 DESIGN	BRANCH 3 CONFLUENCE	TOWNLINE RD N	3114.99	2034-2051	\$250,000	Watercourse Improvement
41	HARMONY CREEK BRANCH 4	BRANCH 3 CONFLUENCE	TOWNLINE RD N	3114.99	2034-2051	\$2,118,200	Watercourse Improvement
42	HARMONY CREEK BRANCH 3 DESIGN	BRANCHES 2 & 3 CONFLUENCE	HARMONY RD N	889.8	2034-2051	\$250,000	Watercourse Improvement
43	HARMONY CREEK BRANCH 3	BRANCHES 2 & 3 CONFLUENCE	HARMONY RD N	889.8	2034-2051	\$605,100	Watercourse Improvement
44	HARMONY CREEK BRANCH 2	THE 2ND WILSON RD N CULVERT	BEATRICE ST E	519.65	2024-2028	\$353,400	Watercourse Improvement
45	HARMONY BRANCH 1 DESIGN	MARICA AVE	OSHAWA BLVD N	490.26	2034-2051	\$250,000	Watercourse Improvement
46	HARMONY BRANCH 1	MARICA AVE	OSHAWA BLVD N	490.26	2034-2051	\$333,400	Watercourse Improvement
47	GOODMAN CREEK Preliminary Design	ADELAIDE AVE W	TAUNTON RD W	2418.9	2034-2051	\$12,500,000	Watercourse Improvement (Includes Intersection)
48	GOODMAN CREEK WATERCOURSE IMPROVEMENT	142M E OF HARMONY RD N	880M E OF HARMONY RD N	1200	2034-2051	\$12,500,000	Watercourse Improvement (Includes Intersection)
49	PROVISION FOR WATERCOURSE EROSION CONTROL WORKS REQUIRED DUE TO GROWTH	VARIOUS LOCATIONS		X	2034-2051	\$4,515,000	Erosion Control
50	PROVISION FOR WATERCOURSE STRUCTURE EXPANSION/UPSIZING TO ACCOMMODATE ADDITIONAL FLOW DEMANDS DUE TO GROWTH	VARIOUS LOCATIONS		X	2034-2051	\$3,026,000	Structure Upsizing Creek Capacity