



June 21, 2024

Sent Via Email <clerks@oshawa.ca>

City of Oshawa
50 Centre St. S
Oshawa, On
L1H 3Z7

Attention: Mayor Dan Carter and Members of Council

**RE: Request for Approval Deferral of the City of Oshawa 2024 Development Charge Background Study (the “DC Study”)
Columbus Landowners Group (the “Group”)
Report No. CNCL-24-73, File No. 03-05
City of Oshawa (the “City”), Region of Durham (the “Region”)**

Dear Your Worship Mayor Carter and Members of Council,

I am writing to you on behalf of the Columbus Landowners Group (the “Group”), which consists of landowners within the Columbus Part II Planning Area (the “Columbus Community”) in the City of Oshawa, the holdings of which are shown in Attachment 1. The landowners that are members of the Group are listed in Attachment 2.

This correspondence concerns the City’s 2024 DC Study, which is scheduled for approval at the June 24, 2024, City Council Meeting. The purpose of this letter is to request that the **Council defer the approval of the DC Study and the implementation of the Development Charges By-Law (the “DC By-law”)**. This deferral would provide the Group and its consultant with sufficient time to thoroughly review the scope of the works identified within the DC Study for the Columbus Community, ensuring that it is comprehensive and accurately reflects the scale of the work to be implemented in the Columbus Community.

Please note that SCS Consulting Group Ltd. (SCS) submitted a letter on May 23, 2024 (Attachment 3), containing various questions and comments related to the DC Study. The City responded to SCS’s letter on June 19, 2024, at the end of the day. Since receiving the City’s response, the Group’s consultants have been diligently reviewing the information. However, the timeframe between receiving the City’s response and the Council meeting allows only two business days for review, which is insufficient. Deferring the approval of the DC Study would grant us the necessary opportunity to review and ensure the scope is accurate and the numbers are representative. This thorough review is critical for both the Group and the City.

The Group is actively working with City staff on advancing the various studies (the “Studies”) to determine the extent and scale of the infrastructure required to support the development of the Columbus Community. This work is underway, and while we recognize the City’s desire to implement an updated DC By-Law in a timely manner, our primary concern is ensuring the DC Study and By-Law accurately account for the future infrastructure work needed in the Columbus Community.

Alternatively, and subject to your consideration, we would ask that **Council issue a resolution to reopen the DC By-Law following the completion of the respective Studies, to update the DC Study and By-law to reflect the findings and estimates from the Studies for the Columbus Community.**

Thank you for the opportunity to submit this correspondence and for the ongoing discussion. We look forward to your consideration of our request and your response.

Yours very truly,
OBO Columbus Landowners Group Inc.



Mustafa Ghassan, BES, M-Eng-CEM
Partner
Delta Urban Inc.

CC:

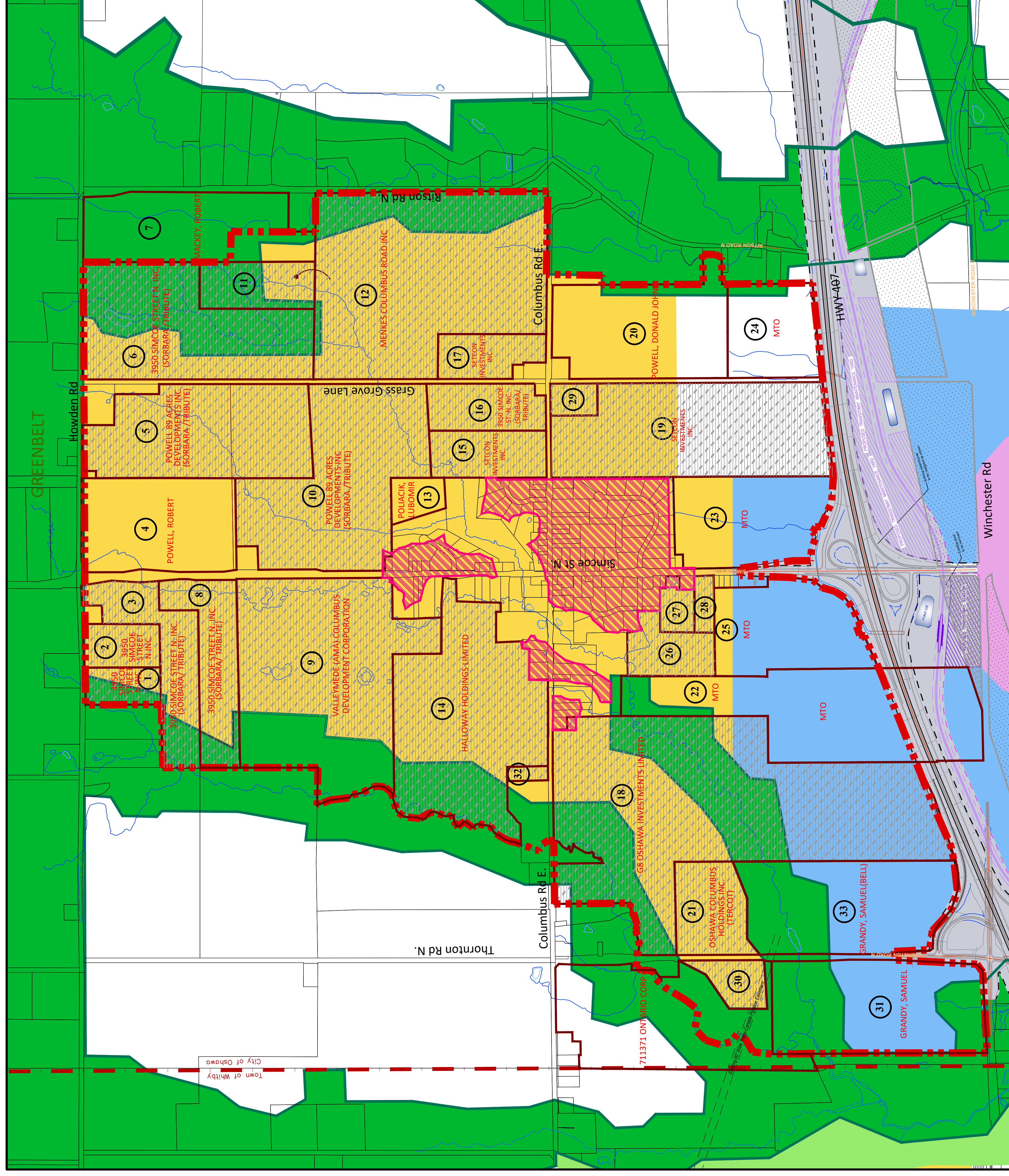
Columbus Landowners Group Inc. (CLOG)
Julie Bottos, SCS Consulting Group Ltd.
Sherri Meiboom, SCS Consulting Group Ltd.

Enclosed.	Attachment 1:	Ownership Map
	Attachment 2:	Legal Entity
	Attachment 3:	SCS consulting Group Ltd letter dated May 23, 2024

ATTACHMENT 1
Land Ownership Map

COLUMBUS STUDY AREA

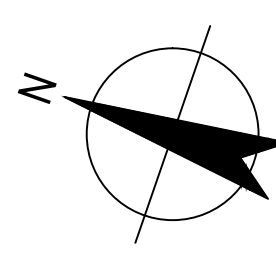
OWNERSHIP PLAN



LEGEND

- LIVING AREAS
- EMPLOYMENT AREAS
- MAJOR OPEN SPACE AREAS
- REGIONAL CENTRE
- HWY 407
- GREENBELT
- HYDRO CORRIDOR
- PRIME AGRICULTURE
- PARTICIPATING LANDOWNERS
- STUDY AREA
- SPECIAL POLICY AREA

No.	Landowner
1	3950 SIMCOE STREET NORTH INC (SORBARA/TRIBUTE)
2	3950 SIMCOE STREET NORTH INC (SORBARA/TRIBUTE)
3	3950 SIMCOE STREET NORTH INC (SORBARA/TRIBUTE)
4	POWELL, ROBERT
5	POWELL 89 ACRES DEVELOPMENTS INC (SORBARA/TRIBUTE)
6	3950 SIMCOE STREET NORTH INC (SORBARA/TRIBUTE)
7	MACKIEY, ROBERT
8	3950 SIMCOE STREET NORTH INC (SORBARA/TRIBUTE)
9	VALLEMEDE (AMA) COLUMBUS DEVELOPMENT CORPORATION
10	POWELL 89 ACRES DEVELOPMENTS INC (SORBARA/TRIBUTE)
11	MENKES COLUMBUS ROAD INC.
12	MENKES COLUMBUS ROAD INC.
13	POLIACKI, LUBOMIR
14	HALLOWAY HOLDINGS LIMITED
15	SETCON INVESTMENTS INC.
16	3950 SIMCOE ST N INC. (SORBARA/TRIBUTE)
17	SETCON INVESTMENTS INC.
18	G8 OSHAWA INVESTMENTS LIMITED
19	SETCON INVESTMENTS INC.
20	POWELL, DONALD JOHN
21	OSHAWA COLUMBUS HOLDINGS INC. (TERCOI)
22	MTO
23	MTO
24	MTO
25	MTO
26	DELPARK HOMES (COLUMBUS) INC.
27	DELPARK HOMES (COLUMBUS) INC.
28	DELPARK HOMES (COLUMBUS) INC.
29	MYKINDER HOLDING CORPORATION
30	711371 ONTARIO CORP (Oxford Developments)
31	GRANDY, SAMUEL
32	276 Columbus Road West Inc.
33	GRANDY, SAMUEL(BELL)



date: **MAY 2023**
 job no: **8812199**
 drawing: **FIG 1**

N.T.S.

ATTACHMENT 2

The below list includes all the landowners that are members of the Columbus Landowners Group.

Legal Entity
3950 SIMCOE STREET NORTH INC.
POWELL 89 ACRES DEVELOPMENTS INC.
MENKES COLUMBUS ROAD INC.
HALLOWAY HOLDINGS LIMITED
G8 OSHAWA INVESTMENTS LIMITED
SETCON INVESTMENTS INC.
711371 ONTARIO CORP.
276 COLUMBUS ROAD WEST INC.
VALLEYMEDE (AMA) COLUMBUS DEVELOPMENT CORPORATION
OSHAWA COLUMBUS HOLDINGS INC.
MYKINDER HOLDING CORPORATION
DELPARK HOMES (COLUMBUS) INC.

ATTACHMENT 3
SCS Consulting Group Ltd.
Letter Dated May 23rd, 2024



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".

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

File #: 2163
May 23, 2024
Page 4 of 4

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

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**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



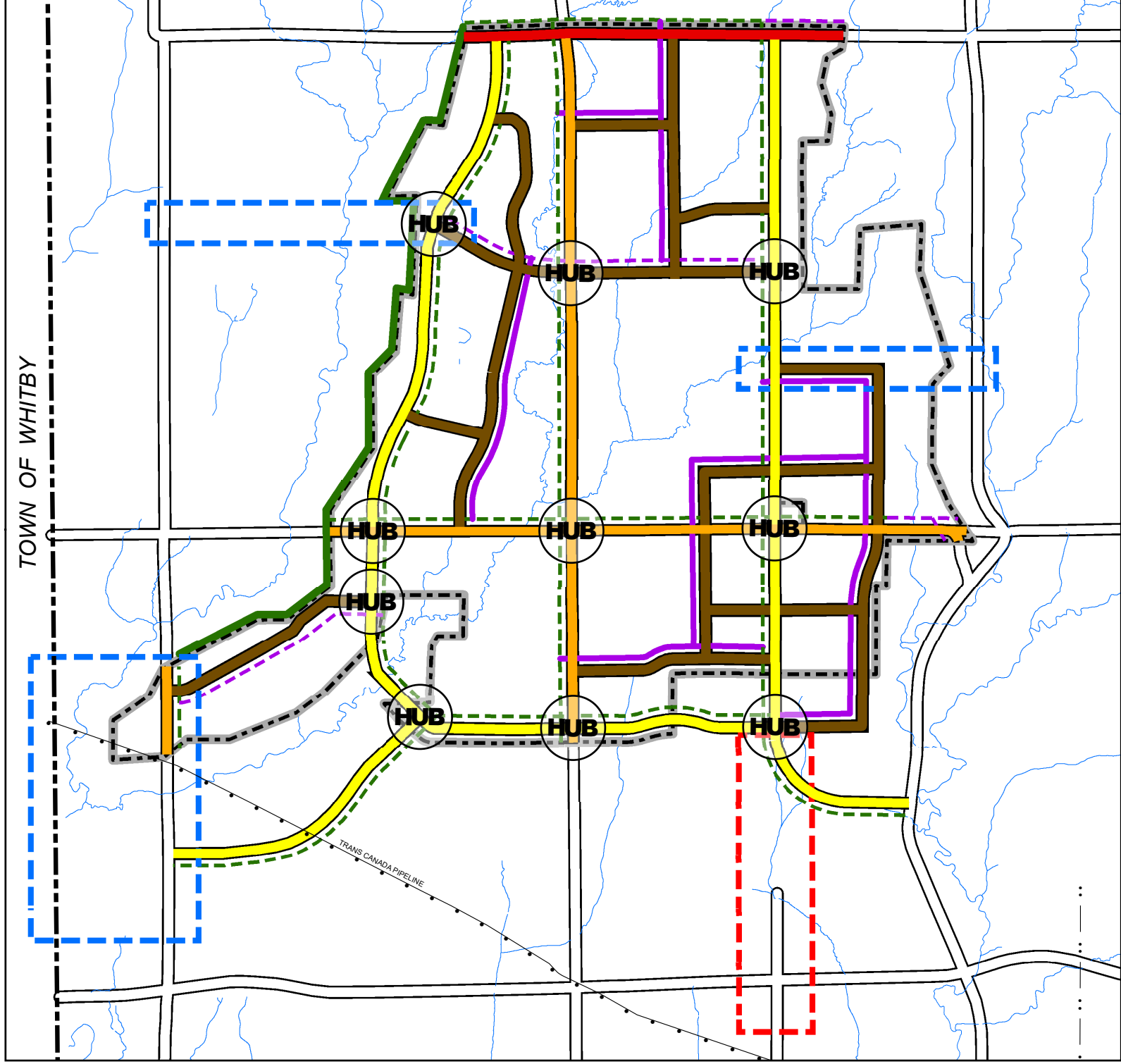
Table 5-6 (continued)
City of Oshawa
Infrastructure Costs Included in the Development Charge Calculation
for Services Related to a Highway

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 BRIT1 & 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



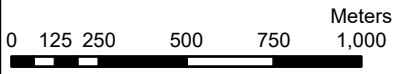
**Table 5-7
City of Oshawa
Infrastructure Costs Included in the Development Charge Calculation
For Stormwater Drainage Services**

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



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

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