



 **Watson  
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# Addendum to the 2024 Development Charges Background Study

City of Oshawa

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For Public Circulation and Comment

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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

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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
<b>Total</b>	<b>166</b>	<b>166</b>	<b>167</b>	<b>169</b>	<b>171</b>	<b>172</b>	<b>174</b>	<b>175</b>	<b>176</b>	<b>176</b>	<b>173</b>	<b>177</b>	<b>180</b>	<b>183</b>	<b>183</b>	

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

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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
<b>Total</b>	<b>1,103</b>	<b>1,114</b>	<b>1,116</b>	<b>1,151</b>	<b>1,151</b>	<b>1,160</b>	<b>1,161</b>	<b>1,170</b>	<b>1,171</b>	<b>1,171</b>	<b>1,171</b>	<b>1,171</b>	<b>1,177</b>	<b>1,196</b>	<b>1,229</b>	
Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906	
Per Capita Standard	0.0075	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	
<b>15 Year Average</b>	<b>2009 to 2023</b>															
Quantity Standard	0.0072															
Quality Standard	\$102,239															
Service Standard	\$736															
<b>D.C. Amount (before deductions)</b>	<b>10 Year</b>															
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

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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

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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
	<b>Reserve Fund Adjustment</b>			261,349	-	-	261,349	-	-	261,349	207,880	53,469
	<b>Total</b>			<b>6,390,349</b>	<b>-</b>	<b>210,000</b>	<b>6,180,349</b>	<b>1,756,700</b>	<b>-</b>	<b>4,423,649</b>	<b>3,518,621</b>	<b>905,028</b>



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.**

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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)
<b>City-Wide Services:</b>									
Services Related to a Highway	18,617	13,901	11,705	7,350	6,011	4.92	52.96	13.12	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
<b>City-Wide Class of Services:</b>									
Growth-Related Studies	291	217	183	115	94	0.07	0.75	0.19	2.05
<b>Total City-Wide Services and Class of Services</b>	<b>\$38,227</b>	<b>\$28,542</b>	<b>\$24,033</b>	<b>\$15,091</b>	<b>\$12,343</b>	<b>\$7.30</b>	<b>\$78.58</b>	<b>\$17.61</b>	<b>\$189.61</b>



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
<b>City-Wide Services/Classes:</b>			
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
<b>Total City-Wide Services/Class of Services</b>	<b>\$35,591</b>	<b>\$37,782</b>	<b>\$38,227</b>



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
<b>City-Wide Services/Classes:</b>			
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
<b>Total City-Wide Services/Class of Services</b>	<b>\$182.56</b>	<b>\$186.27</b>	<b>\$189.61</b>

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
<b>City-Wide Services/Classes:</b>			
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
<b>Total City-Wide Services/Class of Services</b>	<b>\$76.80</b>	<b>\$77.39</b>	<b>\$78.58</b>





### 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.

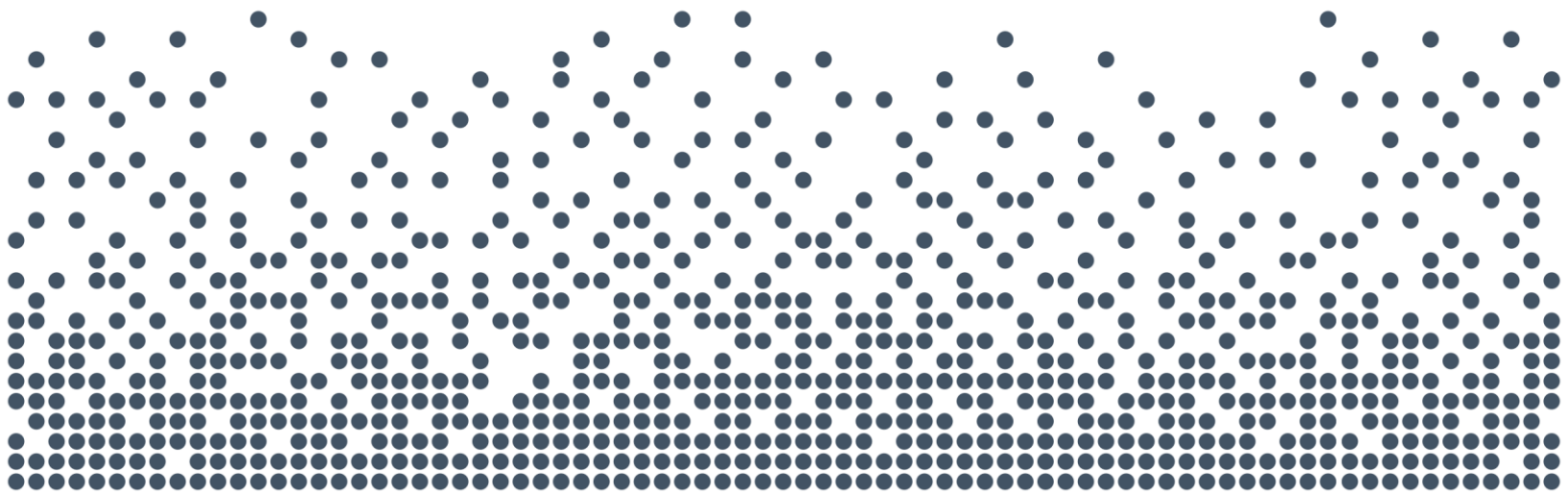


## 4. Process for Adoption of the D.C. By-law

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 determination<sup>1</sup> 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%;

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<sup>1</sup> With charges determined at the time of planning application.

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- 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
<b>Net costs to be recovered from D.C.s.</b>	<b>\$695,510,922</b>

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

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

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

The following services 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)
<b>City-Wide Services:</b>									
Services Related to a Highway	18,617	13,901	11,705	7,350	6,011	4.92	52.96	13.12	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
<b>City-Wide Class of Services:</b>									
Growth-Related Studies	291	217	183	115	94	0.07	0.75	0.19	2.05
<b>Total City-Wide Services and Class of Services</b>	<b>\$38,227</b>	<b>\$28,542</b>	<b>\$24,033</b>	<b>\$15,091</b>	<b>\$12,343</b>	<b>\$7.30</b>	<b>\$78.58</b>	<b>\$17.61</b>	<b>\$189.61</b>



- (i) Tables ES-5, ES-6, and ES-7 provide a comparison of the current and calculated rates for a single-detached dwelling and non-residential development on a per sq.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
<b>City-Wide Services/Classes:</b>			
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
<b>Total City-Wide Services/Class of Services</b>	<b>\$35,591</b>	<b>\$37,782</b>	<b>\$38,227</b>

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
<b>City-Wide Services/Classes:</b>			
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
<b>Total City-Wide Services/Class of Services</b>	<b>\$182.56</b>	<b>\$186.27</b>	<b>\$189.61</b>



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
<b>City-Wide Services/Classes:</b>			
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
<b>Total City-Wide Services/Class of Services</b>	<b>\$76.80</b>	<b>\$77.39</b>	<b>\$78.58</b>

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

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

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

As the D.C.A. does not allow for any exempted or reduced amount to be made up through higher D.C.s from other development, any such decision would



require the consideration of an alternative (i.e., non-D.C.) funding source provided by the City.



## 1.2 Summary of the Process

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The public meeting required under section 12 of the D.C.A., has been scheduled for May 24, 2024. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-laws.

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

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

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

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

Figure 1-1  
Schedule of Key D.C. Process Dates

Process Steps	Dates
Data collection, growth forecast development, staff review, engineering work, D.C. calculations and policy work	Late 2023 to Early 2024
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

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

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

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

- a) whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law;



- 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"> <li>i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and</li> <li>ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.</li> </ol>
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"> <li>(a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60<sup>th</sup> percentile of gross annual incomes for renter households in the applicable local municipality</u>; and</li> <li>(b) identify the <u>rent</u> that, in the Minister's opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).</li> </ol>
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"> <li>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</li> <li>ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.</li> </ol>





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>60<sup>th</sup> 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	<b>\$362,900</b>
Semi-Detached House	\$621,000	<b>\$362,900</b>
Row/townhouse	\$585,000	<b>\$362,900</b>
Condominium Apartment	\$504,000	<b>\$362,900</b>

- 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	<b>\$1,068</b>	\$1,940
1-Bedroom unit	<b>\$1,425</b>	\$1,940
2-Bedroom unit	<b>\$1,653</b>	\$1,940
3 or more Bedrooms	\$1,946	<b>\$1,940</b>

### ***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

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The City adopted by-law number 60-2019 on July 1, 2019, which provides for City-wide D.C.s to be imposed in the City. The City then amended by-law 60-2019 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

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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

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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

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

## 4.5 Capital Forecast

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

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

The capital costs include:

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



- 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

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

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

## 4.7 Class of Services

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

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

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



## 4.13 Asset Management

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

## 4.14 Mandatory Discount for Rental Housing Development

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

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

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



# Chapter 5

## D.C. Eligible Cost Analysis by Service





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

### 5.1 Introduction

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

The service component is evaluated on two format sheets:

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

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

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

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This section evaluates the development-related capital requirements for Fire Protection, Parks and Recreation, Library, Provincial Offences Act (P.O.A) including By-law Enforcement, 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
	<b>Adjustments:</b>										
14	Reserve Fund Adjustment		3,132,080	-		3,132,080	-		3,132,080	2,443,022	689,058
	<b>Total</b>		<b>63,710,680</b>	<b>28,872,800</b>	<b>-</b>	<b>34,837,880</b>	<b>7,593,100</b>	<b>5,979,000</b>	<b>21,265,780</b>	<b>16,587,308</b>	<b>4,678,472</b>



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

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



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

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





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

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



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

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



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

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
	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
	<b>Outstanding Growth-Related Debt &amp;</b>										
81	Consolidated Operations Depot Outstanding	2024-2033	1,238,172	-		1,238,172	61,900		1,176,272	1,117,459	58,814
82	Consolidated Operations Depot Outstanding	2024-2033	140,874	-		140,874	7,000		133,874	127,180	6,694
83	Unfunded Delpark Homes Centre Debt	2024-2027	816,722	-		816,722	-		816,722	775,886	40,836
84	Unfunded Delpark Homes Centre Debt Interest - Discounted	2024-2027	50,931	-		50,931	-		50,931	48,385	2,547
	<b>Adjustments:</b>										
85	Reserve Fund Adjustment			-			29,643,786		(29,643,786)	(28,161,597)	(1,482,189)
	<b>Total</b>		<b>308,831,373</b>	<b>34,390,200</b>	<b>-</b>	<b>274,441,173</b>	<b>87,941,786</b>	<b>-</b>	<b>186,499,387</b>	<b>177,174,418</b>	<b>9,324,969</b>



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

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



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

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

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

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



**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
	<b>Reserve Fund Adjustment</b>			261,349	-	-	261,349	-	-	261,349	207,880	53,469
	<b>Total</b>			<b>6,390,349</b>	<b>-</b>	<b>210,000</b>	<b>6,180,349</b>	<b>1,756,700</b>	<b>-</b>	<b>4,423,649</b>	<b>3,518,621</b>	<b>905,028</b>



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
<b>Total</b>	<b>4,423,649</b>	<b>3,518,621</b>	<b>905,028</b>
<b>Overall Growth Studies Class of Services Residential/Non-Residential %</b>		<b>80%</b>	<b>20%</b>



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

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This section evaluates the development-related capital requirements for Services Related to a Highway and Stormwater 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%
<b>Roads:</b>											
1	(DANTONBURY) BRITANNIA AVE W	West Limit to Thornton Rd N	2024-2028	3,806,000	-	3,806,000	-	-	3,806,000	2,930,620	875,380
2	(KEDRON) GRANDVIEW ST N	50M N Of Britannia Ave to (Kedron) ARTC3	2024-2028	8,095,000	-	8,095,000	-	-	8,095,000	6,233,150	1,861,850
3	(KEDRON) GRANDVIEW ST N	(Kedron) ARTC3 to Winchester Rd E	2034-2051	8,238,000	-	8,238,000	-	-	8,238,000	6,343,260	1,894,740
4	(KEDRON) TOWNLINE RD N	280M North Of Conlin Rd E to Britannia Ave	2024-2028	8,077,000	-	8,077,000	-	-	8,077,000	6,219,290	1,857,710
5	(KEDRON) TOWNLINE RD N	Britannia Ave to Winchester Rd E	2034-2051	13,494,000	-	13,494,000	-	-	13,494,000	10,390,380	3,103,620
6	(KEDRON) WILSON RD N	Conlin Rd E to (Kedron) ARTC3	2024-2028	11,788,000	-	11,788,000	1,067,600	-	10,720,400	8,254,708	2,465,692
7	(NORTHWOOD) STEVENSON RD N	Taunton Rd W to (Northwood) Mid-Block Arterial	2029-2033	15,534,000	8,699,000	6,835,000	621,400	-	6,213,600	4,784,472	1,429,128
8	(PINECREST) BEATRICE ST E	Harmony Rd N to Ridgemount Blvd	2034-2051	10,636,000	-	10,636,000	-	-	10,636,000	8,189,720	2,446,280
9	(WINDFIELDS) BRITANNIA AVE W	Thornton Rd N to Windfields Farm Dr	2024-2028	17,621,000	-	17,621,000	-	-	17,621,000	13,568,170	4,052,830
10	AIRPORT BLVD	Keith Ross Dr to Taunton Rd W	2024-2028	1,132,000	-	1,132,000	-	-	1,132,000	871,640	260,360
11	ALBERT ST	At CPR to 20M S Of Fisher ST	2024-2028	18,693,000	-	18,693,000	3,851,200	6,750,000	8,091,800	6,230,686	1,861,114
12	COLUMBUS RD	At Oshawa Creek & At Harmony Creek to Various Locations East of Simcoe St. N. & Mary St. N.	2034-2051	15,892,000	-	15,892,000	-	-	15,892,000	12,236,840	3,655,160
13	COLUMBUS RD E	At Oshawa Creek to 23M E OF RITSON RD N	2024-2028	28,119,000	-	28,119,000	1,222,700	-	26,896,300	20,710,151	6,186,149
14	COLUMBUS RD E	SIMCOE ST N to GRASS GROVE LANE	2029-2033	13,642,000	-	13,642,000	1,001,700	28,500	12,611,800	9,711,086	2,900,714
15	COLUMBUS RD E	At Oshawa Creek to 113M E Of Wilson Rd N	2034-2051	17,633,000	-	17,633,000	2,033,600	-	15,599,400	12,011,538	3,587,862
16	COLUMBUS RD W	AT OSHAWA CREEK to 207M W OF SIMCOE ST N	2029-2033	14,435,000	-	14,435,000	1,321,500	-	13,113,500	10,097,395	3,016,105
17	COLUMBUS RD W	AT OSHAWA CREEK to 207M W OF SIMCOE ST N	2034-2051	18,002,000	-	18,002,000	1,644,600	-	16,357,400	12,595,198	3,762,202
18	CONLIN RD E	AT HARMONY CREEK to 187M W OF TOWNLINE RD N & 60M E OF COPPERMINE ST	2024-2028	67,919,000	-	67,919,000	6,791,900	-	61,127,100	47,067,867	14,059,233
19	AT CONLIN RD E	80M E of Wilson Rd N	2024-2028	12,227,000	-	12,227,000	1,222,700	-	11,004,300	8,473,311	2,530,989
20	HOWDEN RD E	AT OSHAWA CREEK - 422M E OF RITSON RD N	2034-2051	21,158,000	-	21,158,000	2,769,200	-	18,388,800	14,159,376	4,229,424
21	HOWDEN RD W	At Oshawa Creek - 817M E of Thornton Rd N	2034-2051	13,823,000	-	13,823,000	1,009,200	-	12,813,800	9,866,626	2,947,174
22	AT RITSON RD N	872M N of Columbus Rd E	2034-2051	2,192,000	-	2,192,000	-	-	2,192,000	1,687,840	504,160
23	RITSON RD N	AT OSHAWA CREEK - Various Locations	2034-2051	88,934,000	-	88,934,000	5,997,800	-	82,936,200	63,860,874	19,075,326
24	THORNTON RD N	AT OSHAWA CREEK - Various Locations	2024-2028	45,153,000	-	45,153,000	2,838,200	-	42,314,800	32,582,396	9,732,404
25	THORNTON RD N	At Various Locations	2029-2033	316,000	-	316,000	-	-	316,000	243,320	72,680
26	THORNTON RD N	(NORTHERN) ARTC6 - COLUMBUS RD W	2034-2051	819,400	-	819,400	-	-	819,400	630,938	188,462
27	THORNTON RD N	At Various Locations	2034-2051	41,527,000	-	41,527,000	4,833,500	-	36,693,500	28,253,995	8,439,505
28	BEATRICE ST E	At Harmony Creek - 84M E Of Simcoe St N	2034-2051	48,618,000	-	48,618,000	2,181,300	-	46,436,700	35,756,259	10,680,441
29	BEATRICE ST W	Various Locations	2052	41,793,000	41,793,000	-	-	-	-	-	-
30	BRIDLE2	At Various Locations	2029-2033	13,482,000	-	13,482,000	-	-	13,482,000	10,381,140	3,100,860
30	BRIDLE3	At Various Locations	2029-2033	17,843,000	-	17,843,000	-	-	17,843,000	13,739,110	4,103,890
30	JOHN ST EULALIE AVE CONNECTION	John St E to Eulalie Ave	2024-2028	3,333,000	-	3,333,000	-	-	3,333,000	2,566,410	766,590
31	KING/BOND CORRIDOR	CITY WIDE	2024-2028	1,271,000	-	1,271,000	-	-	1,271,000	978,670	292,330
32	KING/BOND CORRIDOR	CITY WIDE	2029-2033	12,500,000	-	12,500,000	6,250,000	-	6,250,000	4,812,500	1,437,500
33	MARY ST N	Various Locations	2029-2033	2,977,000	-	2,977,000	272,200	-	2,704,800	2,082,696	622,104
34	RAGLAN RD E	Simcoe St N - Townline Rd N	2034-2051	17,088,000	-	17,088,000	2,563,200	-	14,524,800	11,184,096	3,340,704
35	SIMCOE ST S	SOUTH LIMIT to HARBOUR RD	2029-2033	19,962,000	-	19,962,000	1,923,200	-	18,038,800	13,889,876	4,148,924
36	STEVENSON RD N	Various Locations	2029-2033	5,324,000	-	5,324,000	-	-	5,324,000	4,099,880	1,224,520
37	STEVENSON RD N	STEVENSON RD N to AIRPORT BLVD	2034-2051	11,051,000	-	11,051,000	-	-	11,051,000	8,509,270	2,541,730
38	SURVEY EQUIPMENT UPGRADES	City Wide	2024-2028	50,000	-	50,000	2,500	-	47,500	36,575	10,925



Table 5-8 (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 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
	<b>Active Transportation: Sidewalks and Multi-use on City Roads:</b>										
55	LAVAL DR	THORNTON RD S to STEVENSON RD S	2029-2033	415,000	-	415,000	41,500	-	373,500	287,595	85,905
56	ACTIVE TRANSPORTATION NETWORK CONNECTIVITY	CITY WIDE - VARIOUS LOCATIONS	2024-2028	5,000,000	-	5,000,000	-	-	5,000,000	3,850,000	1,150,000
	<b>Active Transportation: Sidewalks and Multi-use Paths on Regional Roads:</b>										
57	(EASTDALE) ROSSLAND RD E	GRANDVIEW ST N to TOWNLINE RD N	2024-2028	1,453,000	-	1,453,000	-	-	1,453,000	1,118,810	334,190
58	(KEDRON) HARMONY RD N	CONLIN RD E to WINCHESTER RD E and CONLIN RD E to 343M N OF CONLIN RD E	2024-2028	450,000	-	450,000	-	-	450,000	346,500	103,500
59	ACTIVE TRANSPORTATION CONNECTIVITY (MTO)	CITY WIDE - VARIOUS LOCATIONS	2024-2028	12,250,000	-	12,250,000	6,125,000	-	6,125,000	4,716,250	1,408,750
60	ADELAIDE AVE W	OSHAWA/WHITBY BOUNDARY - THORNTON RD N	2024-2028	273,000	-	273,000	-	-	273,000	210,210	62,790
61	BLOOR ST E	Various Locations	2024-2028	1,333,000	-	1,333,000	-	-	1,333,000	1,026,410	306,590
62	BLOOR ST W	Various Locations	2024-2028	966,000	-	966,000	-	-	966,000	743,820	222,180
63	BLR1	50M N OF BRITANNIA AVE - (KEDRON) ARTC3	2024-2028	778,000	-	778,000	-	-	778,000	599,060	178,940
64	CHAMPLAIN AVE	Various Locations	2029-2033	1,300,000	-	1,300,000	-	-	1,300,000	1,001,000	299,000
65	GIBB ST	Various Locations	2024-2028	1,513,000	-	1,513,000	-	-	1,513,000	1,165,010	347,990
66	GIBB ST E	SIMCOE ST S to RITSON RD S	2024-2028	701,000	-	701,000	-	-	701,000	539,770	161,230
67	HARMONY RD N	CONLIN RD E to BRITANNIA AVE E and 1131 M N OF WINCHESTER RD E to COLUMBUS RD E	2024-2028	666,000	-	666,000	-	-	666,000	512,820	153,180
68	OLIVE AVE	DREW ST to RITSON RD S	2024-2028	85,100	-	85,100	-	-	85,100	65,527	19,573
69	RITSON RD N	Various Locations	2034-2051	1,698,000	-	1,698,000	-	-	1,698,000	1,307,460	390,540
70	ROSSLAND RD E	Various Locations	2024-2028	2,353,000	-	2,353,000	-	-	2,353,000	1,811,810	541,190
71	ROSSLAND RD W	Various Locations	2024-2028	966,000	-	966,000	-	-	966,000	743,820	222,180
72	SIMCOE ST N	Various Locations	2034-2051	3,117,000	-	3,117,000	-	-	3,117,000	2,400,090	716,910
73	TAUNTON RD E	Various Locations	2024-2028	1,751,000	-	1,751,000	-	-	1,751,000	1,348,270	402,730
74	TAUNTON RD W	WEST CITY LIMITS to THORNTON RD N and SOMERVILLE ST to SIMCOE ST N	2024-2028	369,000	-	369,000	-	-	369,000	284,130	84,870



Table 5-8 (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	TOWNLIN RD N	Various Locations	2024-2028	1,916,000	-	1,916,000	-	-	1,916,000	1,475,320	440,680
78	TOWNLIN RD S	OLIVE AVE to KING ST E	2029-2033	327,000	-	327,000	-	-	327,000	251,790	75,210
79	WILSON RD N	Various Locations	2029-2033	806,000	-	806,000	-	-	806,000	620,620	185,380
	<b>Programs:</b>										
80	GEODETC CONTROL SURVEY MONUMENTS	City Wide	2024-2028	207,800	-	207,800	-	-	207,800	160,006	47,794
81	GEODETC CONTROL SURVEY MONUMENTS	City Wide	2029-2033	166,200	-	166,200	-	-	166,200	127,974	38,226
82	GEODETC CONTROL SURVEY MONUMENTS	City Wide	2034-2051	706,500	-	706,500	-	-	706,500	544,005	162,495
83	City Wide - Misc Land	City Wide	2024-2033	2,500,000	-	2,500,000	-	-	2,500,000	1,925,000	575,000
84	City Wide - Misc Land	City Wide	2034-2051	4,250,000	-	4,250,000	-	-	4,250,000	3,272,500	977,500
85	City Wide - Misc Design & Engineering costs	City Wide	2024-2033	800,000	-	800,000	-	-	800,000	616,000	184,000
86	City Wide - Misc Design & Engineering costs	City Wide	2034-2051	1,360,000	-	1,360,000	-	-	1,360,000	1,047,200	312,800
87	Neighbourhood Traffic Management Projects	City Wide	2024-2033	500,000	-	500,000	50,000	-	450,000	346,500	103,500
88	Neighbourhood Traffic Management Projects	City Wide	2034-2051	850,000	-	850,000	85,000	-	765,000	589,050	175,950
	<b>Traffic Signals:</b>										
89	Accessible Pedestrian Signals	King/Gibbons	2024	85,000	-	85,000	4,300	-	80,700	62,139	18,561
90	New Traffic Control Signals	Grandview St N & Ridgemount Blvd	2029	250,000	-	250,000	12,500	-	237,500	182,875	54,625
91	New Traffic Control Signals	Laval Dr & Smartcentres	2027	250,000	-	250,000	12,500	-	237,500	182,875	54,625
92	New Traffic Control Signals	Hillcroft & Mary St N	2026	250,000	-	250,000	12,500	-	237,500	182,875	54,625
93	Accessible Pedestrian Signals	Bond & Claymore	2024	100,000	-	100,000	5,000	-	95,000	73,150	21,850
94	New Traffic Control Signals	Coldstream Dr & Townline Rd N	2025	250,000	-	250,000	12,500	-	237,500	182,875	54,625
95	New Traffic Control Signals	Laval Drive & Fox St	2028	250,000	-	250,000	12,500	-	237,500	182,875	54,625
96	New PXD Pedestrian Signal	TBD - multiyear	2024-2032	362,500	-	362,500	18,100	-	344,400	265,188	79,212
97	Control&Warning Signals Conlin	Conlin Rd W & Stevenson Rd N	2031-2035	250,000	-	250,000	12,500	-	237,500	182,875	54,625
98	New Intersection Pedestrian Signals Traffic Control Signals	Conlin Rd E & Riverton St/Verne Bowen Street	2024	225,000	-	225,000	11,300	-	213,700	164,549	49,151
99	Traffic Signal Uninterruptible Power Supply	TBD - multiyear (2024-2033)	2024-2033	600,000	-	600,000	30,000	-	570,000	438,900	131,100
100	Accessible Pedestrian Signals	TBD - multiyear	2024-2033	1,233,000	-	1,233,000	61,700	-	1,171,300	901,901	269,399
101	Accessible Pedestrian Signals	TBD - multiyear (2034-2051)	2034-2051	1,700,000	-	1,700,000	85,000	-	1,615,000	1,243,550	371,450
102	New PXD Pedestrian Signal	TBD - multiyear (2034-2051)	2034-2051	616,300	-	616,300	30,800	-	585,500	450,835	134,665
103	New Traffic Control Signals	TBD - multiyear (2034-2051)	2034-2051	1,416,700	-	1,416,700	70,800	-	1,345,900	1,036,343	309,557
	<b>Streetlights on Regional Roads:</b>										
104	Gibb St - Streetlighting Upgrades	East of Stevenson Rd to Simcoe St S	2024	987,000	-	987,000	148,100	-	838,900	645,953	192,947
105	Ritson Rd N - Streetlighting Upgrades	Taunton to Conlin	2025	1,186,000	-	1,186,000	177,900	-	1,008,100	776,237	231,863
106	Rossland Rd E - Streetlighting Upgrades	Ritson to Harmony Rd	2026	990,000	-	990,000	148,500	-	841,500	647,955	193,545
107	Stevenson Rd	330M S of Gibb St to Bond St W	2026	744,000	-	744,000	111,600	-	632,400	486,948	145,452
108	Bloor St W	West city limits to west of Stevenson Rd S	2025-2030	1,191,400	-	1,191,400	178,700	-	1,012,700	779,779	232,921
109	Adelaide Ave W	West city limits to Thornton Rd N	2025	261,000	-	261,000	39,200	-	221,800	170,786	51,014
110	Harmony Rd N	Conlin Rd E to Winchester Rd E	2033	1,346,000	-	1,346,000	201,900	-	1,144,100	880,957	263,143



Table 5-8 (continued)  
City of Oshawa  
Infrastructure Costs Included in the Development Charge Calculation  
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Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2051	Location	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 77%	Non-Residential Share 23%
111	Champlain Ave	Whitby/Oshawa Boundary to Thornton Rd S	2025	215,000	-	215,000	32,300	-	182,700	140,679	42,021
112	Ritson Rd N	Maine St to Winchester Rd E	2031	1,138,000	-	1,138,000	170,700	-	967,300	744,821	222,479
113	Thornton Rd - Streetlighting	Champlain Ave to King St	2027	1,116,000	-	1,116,000	167,400	-	948,600	730,422	218,178
114	Stevenson Rd - Streetlighting Upgrades	Bond St to Rossland Rd	2027	1,156,000	-	1,156,000	173,400	-	982,600	756,602	225,998
115	Bloor St E - Streetlighting Upgrade	Harmony Rd to Townline Rd	2025	1,044,000	-	1,044,000	156,600	-	887,400	683,298	204,102
116	Rossland Rd E - Streetlighting	Harmony Rd to Townline Rd	2029	978,000	-	978,000	146,700	-	831,300	640,101	191,199
117	Gibb St/Olive Ave	Simcoe St S to Ritson Rd S	2025	522,000	-	522,000	78,300	-	443,700	341,649	102,051
118	Bloor St E	Ritson Rd S to Farewell St	2031	735,000	-	735,000	110,300	-	624,700	481,019	143,681
119	Wilson Rd N	Rossland Rd to Taunton Rd	2031-2035	1,813,000	-	1,813,000	-	-	1,813,000	1,396,010	416,990
120	Townline Rd N	King St E to Conlin Rd	2025-2030	3,519,300	-	3,519,300	-	-	3,519,300	2,709,861	809,439
121	Townline Rd S	King St E to Olive Ave	2031-2035	728,700	-	728,700	-	-	728,700	561,099	167,601
122	Simcoe St N	Taunton Rd W to 307m north of Glovers Rd	2036-2051	641,600	-	641,600	-	-	641,600	494,032	147,568
123	Harmony Rd N	Conlin Rd E to Winchester Rd E	2025-2030	1,981,800	-	1,981,800	-	-	1,981,800	1,525,986	455,814
124	Stevenson Rd N	Gibb St to Rossland Rd W	2031-2035	2,532,800	-	2,532,800	-	-	2,532,800	1,950,256	582,544
125	Winchester Road East	Simcoe St N to Townline Rd N	2031-2035	4,354,700	-	4,354,700	-	-	4,354,700	3,353,119	1,001,581
126	Winchester Road West	Thornton Rd N to Simcoe St N	2031-2035	1,421,900	-	1,421,900	-	-	1,421,900	1,094,863	327,037
127	Thornton Rd S	Champlain Rd to King St W	2025-2030	1,724,100	-	1,724,100	-	-	1,724,100	1,327,557	396,543
128	Thornton Rd S	Dryden Blvd to Taunton Rd W	2025-2030	728,700	-	728,700	-	-	728,700	561,099	167,601
129	Ritson Rd N	Ormond Dr to Conlin Rd W	2036-2051	1,466,400	-	1,466,400	-	-	1,466,400	1,129,128	337,272
130	Wilson Rd N	Bloor St E to Olive Ave	2031-2035	844,300	-	844,300	-	-	844,300	650,111	194,189
131	Rossland Rd W	West City Limits to Somerville St	2025-2030	2,221,800	-	2,221,800	-	-	2,221,800	1,710,786	511,014
132	Rossland Rd E	Ritson Rd N to Grandview St N	2025-2030	1,733,000	-	1,733,000	-	-	1,733,000	1,334,410	398,590
133	Taunton Rd E	Simcoe St N to Townline Rd N	2025-2030	3,643,700	-	3,643,700	-	-	3,643,700	2,805,649	838,051
134	Taunton Rd W	Somerville St to Simcoe St N	2025-2030	319,900	-	319,900	-	-	319,900	246,323	73,577
135	Phillip Murray Ave	Stevenson Rd S to Park Rd S	2025-2030	737,600	-	737,600	-	-	737,600	567,952	169,648
136	Park Rd S	Phillip Murray Ave to Fenelon Cres	2025-2030	311,000	-	311,000	-	-	311,000	239,470	71,530
137	Wentworth St W	Boundary Rd to Stevenson Rd S	2025-2030	1,066,500	-	1,066,500	-	-	1,066,500	821,205	245,295
<b>Facilities:</b>											
138	Northern Depot (land and construction)		2027-2028	46,705,000	-	46,705,000	11,008,000	-	35,697,000	27,486,690	8,210,310
<b>Vehicles &amp; Equipment:</b>											
139	1/2 Ton Pickup		2024	100,000	-	100,000	-	-	100,000	77,000	23,000
140	1/2 Ton Pickup		2029	100,000	-	100,000	-	-	100,000	77,000	23,000
141	3/4 Ton Pickup		2025	120,000	-	120,000	-	-	120,000	92,400	27,600
142	1 Ton Pickup		2025	125,000	-	125,000	-	-	125,000	96,250	28,750
143	1 Ton Pickup		2029	125,000	-	125,000	-	-	125,000	96,250	28,750
144	Vactor Truck		2034	700,000	-	700,000	-	-	700,000	539,000	161,000
145	Road Sweeper		2026	600,000	-	600,000	-	-	600,000	462,000	138,000
146	Tandum Plow		2026	659,000	-	659,000	-	-	659,000	507,430	151,570
147	Tandum Plow		2031	659,000	-	659,000	-	-	659,000	507,430	151,570
148	Sidewalk Plow		2028	190,000	-	190,000	-	-	190,000	146,300	43,700
149	1/2 Ton Pickup		2031	100,000	-	100,000	-	-	100,000	77,000	23,000



Table 5-8 (continued)  
City of Oshawa  
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Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2051	Location	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 77%	Non-Residential Share 23%
150	1/2 Ton Pickup		2036	100,000	-	100,000	-	-	100,000	77,000	23,000
151	3/4 Ton Pickup		2031	120,000	-	120,000	-	-	120,000	92,400	27,600
152	3/4 Ton Pickup		2036	120,000	-	120,000	-	-	120,000	92,400	27,600
153	3/4 Ton Pickup		2041	120,000	-	120,000	-	-	120,000	92,400	27,600
154	1 Ton Pickup		2032	125,000	-	125,000	-	-	125,000	96,250	28,750
155	1 Ton Pickup		2037	125,000	-	125,000	-	-	125,000	96,250	28,750
156	1 Ton Pickup		2043	125,000	-	125,000	-	-	125,000	96,250	28,750
157	Large Excavator		2038	425,000	-	425,000	-	-	425,000	327,250	97,750
158	Road Sweeper		2037	600,000	-	600,000	-	-	600,000	462,000	138,000
159	Sidewalk Plow		2031	190,000	-	190,000	-	-	190,000	146,300	43,700
160	Sidewalk Plow		2038	190,000	-	190,000	-	-	190,000	146,300	43,700
161	Sidewalk Plow		2045	190,000	-	190,000	-	-	190,000	146,300	43,700
162	Single axle plow		2033	450,000	-	450,000	-	-	450,000	346,500	103,500
163	Single axle plow		2038	450,000	-	450,000	-	-	450,000	346,500	103,500
164	Tandem Plow		2043	659,000	-	659,000	-	-	659,000	507,430	151,570
165	Tandem Plow		2048	659,000	-	659,000	-	-	659,000	507,430	151,570
166	Loader		2035	350,000	-	350,000	-	-	350,000	269,500	80,500
167	Loader		2045	350,000	-	350,000	-	-	350,000	269,500	80,500
	<b>Outstanding Growth-Related Debt and Adjustments:</b>										
168	Consolidated Operations Depot Outstanding D.C. Recoverable Share (Outstanding Debt Principal)		2024-2033	1,539,497	-	1,539,497	77,000	-	1,462,497	1,126,123	336,374
169	Consolidated Operations Depot Outstanding D.C. Recoverable Share (Outstanding Debt Interest - Discounted)		2024-2033	175,158	-	175,158	8,800	-	166,358	128,095	38,262
170	Reserve Fund Adjustment			-			42,719,264	-	(42,719,264)	(32,893,834)	(9,825,431)
	<b>Total</b>			<b>1,013,565,355</b>	<b>65,795,300</b>	<b>947,770,055</b>	<b>142,749,964</b>	<b>7,206,000</b>	<b>797,814,091</b>	<b>614,316,850</b>	<b>183,497,241</b>



**Table 5-9  
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
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)
	<b>Total</b>		<b>123,657,200</b>	<b>-</b>	<b>-</b>	<b>123,657,200</b>	<b>46,032,486</b>	<b>160,400</b>	<b>77,464,314</b>	<b>51,798,327</b>	<b>9,102,830</b>	<b>16,563,157</b>



# Chapter 6

## D.C. Calculation



## 6. D.C. Calculation

Tables 6-1 and 6-2 calculate the proposed D.C.s to be imposed for City-wide services on development area over the 27-year forecast period (2024-2051) and the 10-year forecast period (2024-2033), respectively. The D.C. eligible costs for each service were determined in Chapter 5 for all City-wide services, based on their associated proposed capital programs. 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
<b>TOTAL</b>	<b>\$666,115,177</b>	<b>\$209,163,228</b>	<b>\$20,187</b>	<b>\$8.97</b>	<b>\$89,962,053</b>	<b>\$119,201,175</b>	<b>\$6.03</b>	<b>\$14.21</b>
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		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$5,925.18</b>	<b>\$8.97</b>			<b>\$6.03</b>	<b>\$14.21</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>							
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
<b>TOTAL</b>	<b>\$214,667,397</b>	<b>\$15,357,306</b>	<b>\$17,749</b>	<b>\$1.89</b>	<b>\$6,450,068</b>	<b>\$8,907,238</b>	<b>\$1.20</b>	<b>\$3.21</b>
D.C.-Eligible Capital Cost	\$214,667,397	\$15,357,306			6,450,068	\$8,907,238		
10-Year Gross Population/GFA Growth (sq.ft.)	41,206	8,144,300			5,370,800	2,773,500		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$5,209.62</b>	<b>\$1.89</b>			<b>\$1.20</b>	<b>\$3.21</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>							
Single and Semi-Detached Dwelling	3.407	\$17,749						
Other Multiples	2.544	\$13,253						
Apartments - 2 Bedrooms +	2.142	\$11,159						
Apartments - Bachelor and 1 Bedroom	1.345	\$7,007						
Special Care/Special Dwelling Units	1.100	\$5,731						



Table 6-3  
City of Oshawa  
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
<b>TOTAL</b>	<b>\$3,518,621</b>	<b>\$905,028</b>	<b>\$291</b>	<b>\$0.11</b>	<b>\$380,113</b>	<b>\$524,915</b>	<b>\$0.07</b>	<b>\$0.19</b>
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		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$85.39</b>	<b>\$0.11</b>			<b>\$0.07</b>	<b>\$0.19</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>							
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)
<b>City-Wide Services:</b>									
Services Related to a Highway	18,617	13,901	11,705	7,350	6,011	4.92	52.96	13.12	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
<b>City-Wide Class of Services:</b>									
Growth-Related Studies	291	217	183	115	94	0.07	0.75	0.19	2.05
<b>Total City-Wide Services and Class of Services</b>	<b>\$38,227</b>	<b>\$28,542</b>	<b>\$24,033</b>	<b>\$15,091</b>	<b>\$12,343</b>	<b>\$7.30</b>	<b>\$78.58</b>	<b>\$17.61</b>	<b>\$189.61</b>



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
<b>Total Expenditures &amp; Revenues (Services)</b>	<b>\$953,371,873</b>	<b>\$1,332,240</b>	<b>\$212,029,660</b>	<b>\$13,185,000</b>	<b>\$35,737,700</b>	<b>\$568,924,294</b>	<b>\$122,162,980</b>
8. Growth-Related Studies	6,390,349	210,000	1,756,700	0	0	3,518,621	905,028
<b>Total Expenditures &amp; Revenues (Services/Class of Service)</b>	<b>\$959,762,223</b>	<b>\$1,542,240</b>	<b>\$213,786,360</b>	<b>\$13,185,000</b>	<b>\$35,737,700</b>	<b>\$572,442,915</b>	<b>\$123,068,008</b>





## 7.2 D.C. By-law Structure

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It is recommended that:

- The City uses a uniform City-wide D.C. calculation for all services 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

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

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

### 7.3.1 *Payment in any Particular Case*

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

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

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

The following convention be adopted:

1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type



constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., primary, industrial, commercial, and institutional).

2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:
  - For Fire Protection Services, P.O.A. including By-law Enforcement, Waste Diversion 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 1<sup>st</sup> and July 1<sup>st</sup>, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index, as may be amended from time to time, for the most recent year-over-year period.

### **7.3.7 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**

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**It is recommended that:**

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

It is recommended that the City's D.C. collections be contributed into 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

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### It is recommended that Council:

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

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

“Adopt the D.C. approach to calculate the charges on a uniform City-wide basis for all services 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
<b>Total</b>	<b>166</b>	<b>166</b>	<b>167</b>	<b>169</b>	<b>171</b>	<b>172</b>	<b>174</b>	<b>175</b>	<b>176</b>	<b>176</b>	<b>173</b>	<b>177</b>	<b>180</b>	<b>183</b>	<b>183</b>	

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.0011	0.0011	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
<b>Total</b>	<b>1,103</b>	<b>1,114</b>	<b>1,116</b>	<b>1,151</b>	<b>1,151</b>	<b>1,160</b>	<b>1,161</b>	<b>1,170</b>	<b>1,171</b>	<b>1,171</b>	<b>1,171</b>	<b>1,171</b>	<b>1,177</b>	<b>1,196</b>	<b>1,229</b>	

Population	147,362	148,130	149,607	150,781	152,320	154,315	156,158	159,458	162,708	167,544	170,758	172,565	175,383	179,238	183,906
Per Capita Standard	0.0075	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
<b>1. Services Related to a Highway</b>				
1.1 Roads and Related, Public Works facilities, vehicles & equipment	870,815,391	35,892,422	14,748,481	50,640,903
<b>2. Stormwater Drainage and Control Services</b>				
2.1 Channels, drainage and ponds	77,624,714	1,291,774	1,371,307	2,663,081
<b>3. Fire Protection Services</b>				
3.1 Fire facilities, vehicles & equipment	56,117,580	1,436,186	7,785,722	9,221,908
<b>4. Parks and Recreation Services</b>				
4.1 Park development, amenities, trails, recreation facilities, vehicles & equipment	220,889,587	7,309,120	8,013,989	15,323,109
<b>5. Library Services</b>				
5.1 Library facilities, materials and vehicles	20,842,545	679,216	1,835,228	2,514,444
<b>6. Provincial Offences Act including By-Law Enforcement</b>				
6.1 Facilities, vehicles and equipment	778,200	102,412	1,770,996	1,873,408
<b>7. Waste Diversion Services</b>				
7.1 Waste diversion facilities, vehicles, equipment and other	2,098,231	117,940	1,138,363	1,256,303
<b>8. Growth-Related Studies</b>				
	4,633,649	-	-	-
<b>Total</b>	<b>\$1,253,799,897</b>	<b>\$46,829,069</b>	<b>\$36,664,085</b>	<b>\$83,493,155</b>



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

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

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

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

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



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

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

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

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

<sup>4</sup> 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 m<sup>2</sup>) of Gross Floor Area is used by physicians, surgeons, dentists, drugless practitioners or any other health care professionals, their staff, and their patients, for the purpose of consultation, diagnosis or treatment of humans and may include medical laboratories or an ancillary pharmacy;
- 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.

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Mayor Carter

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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)
<b>City-Wide Services:</b>									
Services Related to a Highway	18,617	13,901	11,705	7,350	6,011	4.92	52.96	13.12	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
<b>City-Wide Class of Services:</b>									
Growth-Related Studies	291	217	183	115	94	0.07	0.75	0.19	2.05
<b>Total City-Wide Services and Class of Services</b>	<b>\$38,227</b>	<b>\$28,542</b>	<b>\$24,033</b>	<b>\$15,091</b>	<b>\$12,343</b>	<b>\$7.30</b>	<b>\$78.58</b>	<b>\$17.61</b>	<b>\$189.61</b>



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

1. Where a Development is proposed which requires any of the actions set out in section 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



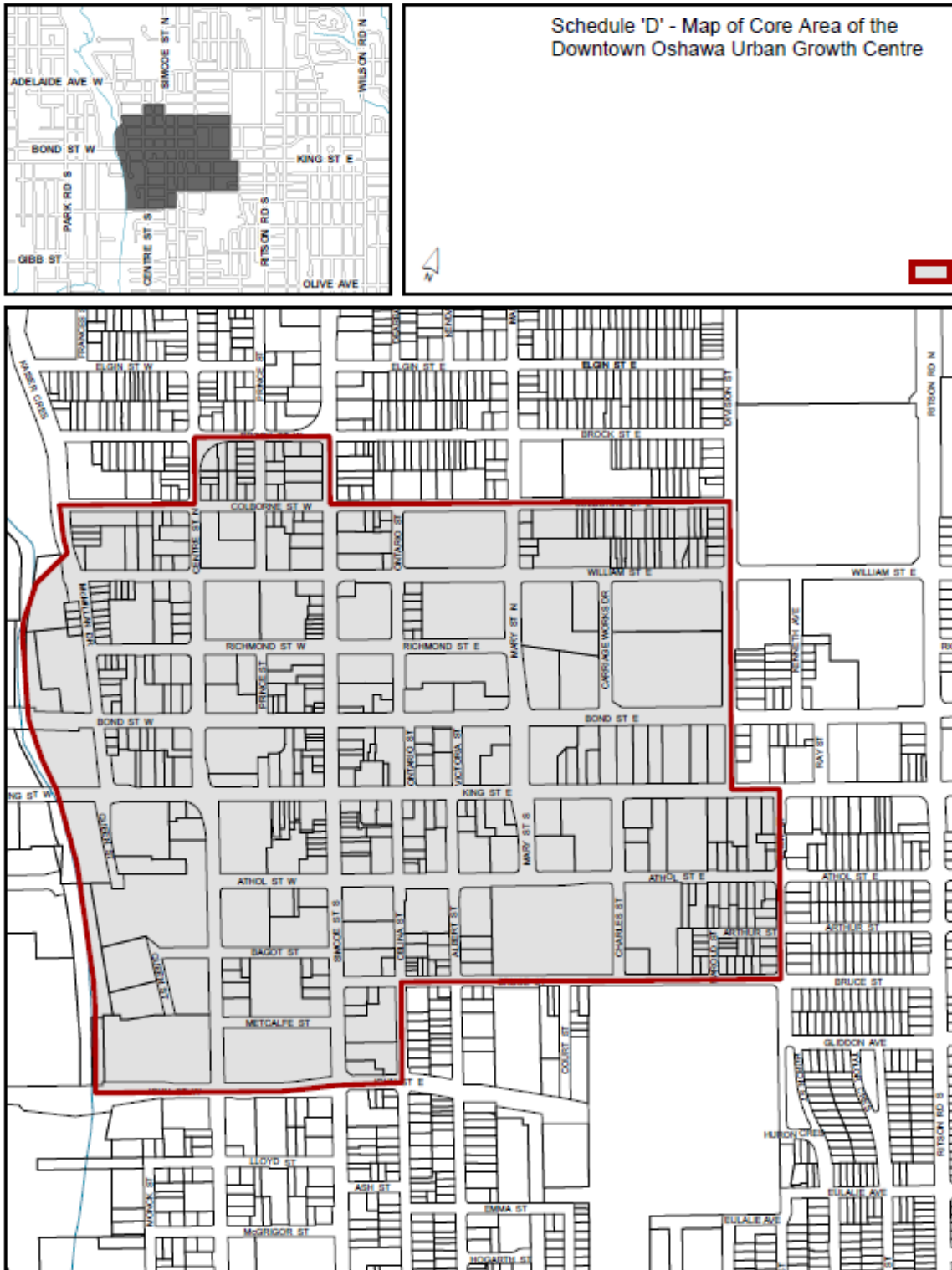
into force shall be adjusted on the first day of January, 2025 to the rate established by the Bank of Canada on that date, and shall be adjusted quarterly thereafter on the first business day of each of April, July, October and January, to the rate established by the Bank of Canada on the day of the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



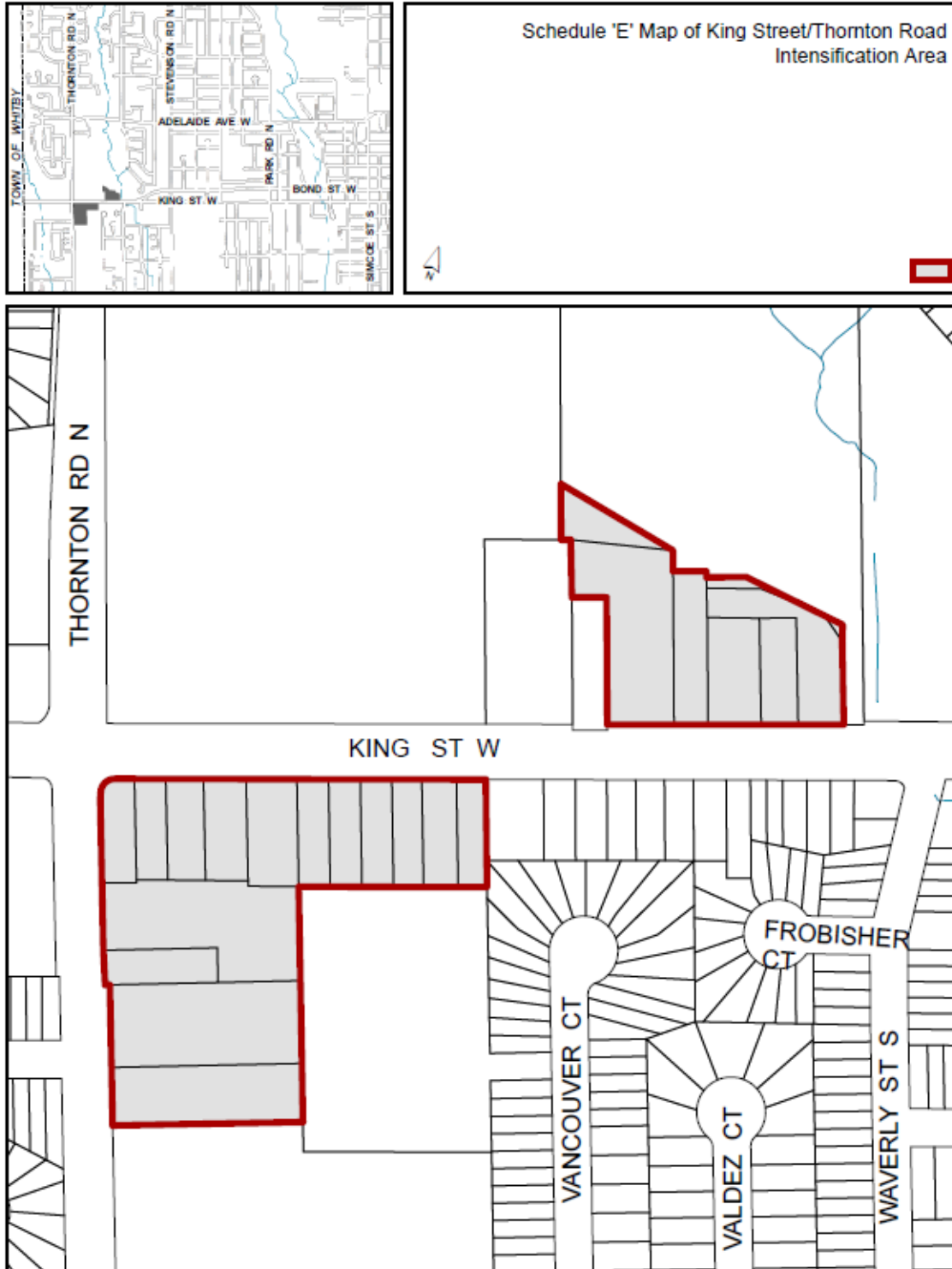
# SCHEDULE "D" TO BY-LAW

## 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

