



 **Watson
& Associates**
ECONOMISTS LTD.

Mayfield West Phase 2 Secondary Plan Fiscal Impact of Mayfield West Phase 2 – Stage 2 Lands re: The Town of Caledon Town of Caledon

October 4, 2019

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Report



Chapter 1

Introduction



1. Introduction

1.1 Background

Watson & Associates Economists Ltd. (Watson) prepared the “Mayfield West Phase 2 Secondary Plan Fiscal Impact Assessment re the Town of Caledon”, dated October 16, 2015 (2015 Study). The assessment within the 2015 Study focused primarily on the Mayfield West Phase 2 (MW2) Stage 1 lands to provide an indication of the anticipated long-range fiscal impacts of development on the Town of Caledon (Town).

The 2015 Study broadly assessed the development charge (D.C.) funding impacts for the increase in needs for Town services (i.e. Roads, Parks & Recreation, Library, Fire, and Studies) attributable to MW2. The analysis focussed on Town projects that were fully or partially attributable to MW2. The 2015 study concluded that while there would be financing pressures for MW2 growth-related projects within each of the service areas (i.e. small D.C. reserve fund deficits in 2016, 2018, and 2019), surplus D.C. revenues arising from the average Town-wide D.C. of approximately \$7.0 million would be realized by the end of the forecast period (i.e. 2027). The 2015 Study identified that interim funding between D.C. reserve funds was a concern, as it was the Town’s preference that the D.C. reserve fund for roads service be self-sustaining without the need for interim financing from other reserve funds.

Town property tax supported impacts were also assessed as part of the 2015 Study. The property tax supported assessment showed that the anticipated operating fund impacts associated with the buildout of MW2 would result in annual deficits of between \$0.4 million to \$12.1 million, with a cumulative deficit of \$47.3 million by 2031.

The Town of Caledon is considering an application to the Region for an urban boundary expansion to the MW2 Stage 2 lands. As such, the 2015 Study is being updated to assess the fiscal impact of the updated development potential of the MW2 lands, including both Stage 1 and Stage 2 lands.



1.2 2019 Fiscal Impact Assessment

To understand the potential development yield of MW2 lands, a technical assessment of the revised population, housing and employment projections for the area has been prepared (Chapter 2). The fiscal impact assessment includes a broad assessment of the development charge impacts related to the increase in need for Town services attributable to the MW2 lands, including the Stage 2 lands (Chapter 3). The fiscal impact assessment also addresses the implications on the Town's operating budget for tax supported services (Chapter 4). In this regard, a comparison of the property tax yield to be generated by the development and occupancy of the MW2 lands at full buildout of the Stage 2 lands has been compared to the anticipated annual operating expenditures. These annual operating expenditures include both the program/service operating demands of the incremental population and employment for the area, as well as the annual lifecycle capital requirements of incremental capital infrastructure.



Chapter 2

MW2 Stage 2 Anticipated Development



2. MW2 State 2 Anticipated Development

2.1 Introduction

This chapter provides our technical assessment of the revised population, housing and employment projections for the MW2 lands, in accordance with the current provincial, regional and local planning policy framework. Furthermore, our technical assessment of the MW2 growth has been updated to align with the August 8, 2019 Mayfield West Phase 2 Proposed Stages 1 & 2 Development Concept Plan (Appendix C).

2.2 Background

The 2015 Study provided a development description for the MW2 lands, consistent with Schedule "A" to the Development Approval and Planning Policy Report DP-2013-092, dated September 3, 2013. Table 2-1 summarizes the anticipated residential and non-residential development included in the 2015 Study.

Table 2-1
Summary of MW2 Population and Employment Forecast
as per 2015 Study

	Mayfield West Stage 1	Mayfield West Stage 2	Total Mayfield West
<u>Residential Dwelling Units</u>			
• Singles	1,464	967	2,431
• Semis	366	415	781
• Townhouses	1,133	382	1,515
• Apartments	307	-	307
• Live/Work	<u>83</u>	<u>-</u>	<u>83</u>
Total	3,353	1,764	5,117
Population (excluding Census undercount)	9,957	5,615	15,572



	Mayfield West Stage 1	Mayfield West Stage 2	Total Mayfield West
Employment			
• Employment Land	1,164	-	1,164
• Commercial	1,537	252	1,789
• Institutional	296	25	321
• Work at Home and No Fixed Place of Work	<u>421</u>	<u>296</u>	<u>717</u>
Total	3,418	573	3,991
Gross Floor Area (sq.ft.)	1,831,240	143,500	1,974,740

2.3 Implications of 2031(B) Population and Employment Growth Allocation to Peel Region

In June 2013, the Ministry of Infrastructure released Amendment No. 2 to update and extend the Growth Plan population and employment forecasts to 2041, and revise the interim forecasts (i.e. 2031B). An updated office consolidation was released at the same time.

As set out in Schedule 3 of the June 2013 Growth Plan, Peel Region’s population and employment base is forecast to reach 1,770,000 and 880,000, respectively, by 2031 (2031B). This represents an increase of 130,000 residents and 10,000 employees in comparison to the original 2031 population forecasts provided in Schedule 3 of the Growth Plan (2031A).

In 2013 the Peel Region Growth Management Committee was established to implement the population and employment allocations provided in Amendment 2 to the Growth Plan. Through this process, the Region has developed a series of long-term population and employment growth scenarios for Peel Region by municipality and planning area to the year 2041. In October 2017, Peel Region released the “Peel Region 2041 Growth Allocation and Growth Management Regional Official Plan Amendment”, which sets out a total 2031 population and employment forecast for the Town of Caledon of 116,000

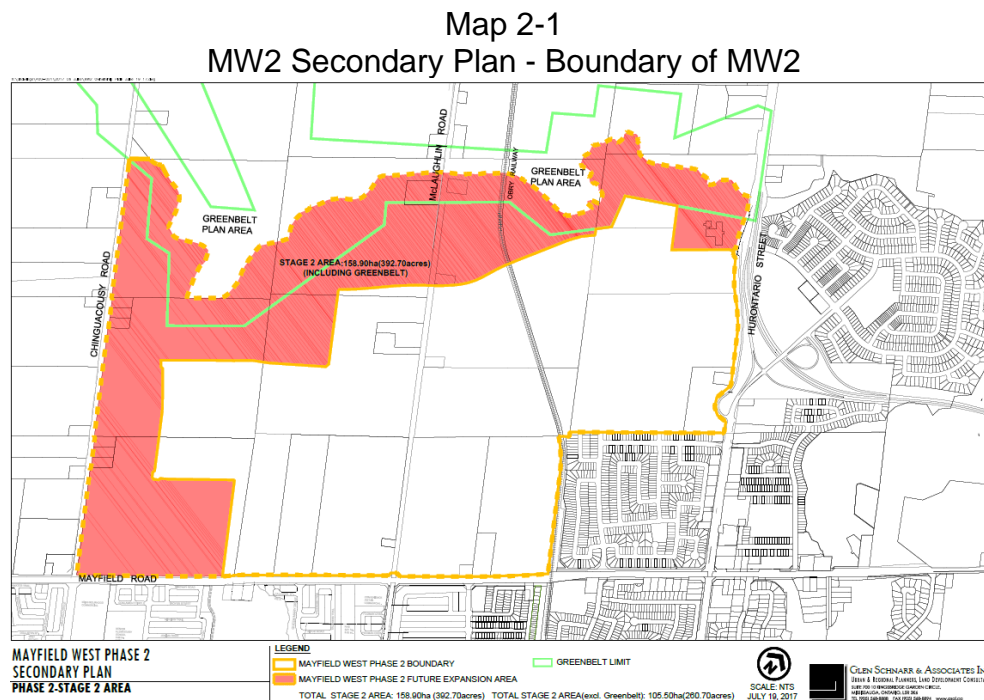


and 51,000, respectively.¹ By 2041, the Town of Caledon is forecast to reach 160,000 persons and 80,000 jobs.

Under the higher municipal-wide 2031B and 2041 population and employment allocations for the Town of Caledon, it was determined through study, appropriate to re-adjust the boundary of the MW2 area to include the Stage 2 lands.

Contained within the Region's 2041 Growth Allocation and Growth Management Regional Official Plan Amendment are forecasts by municipality and planning community areas for population, households, and employment. Based on these forecasts, 5,790 additional persons and 650 jobs should be allocated to the MW2 Stage 2 lands by 2031. During the post-2031 period, it is estimated that the MW2 Stage 2 lands could accommodate an additional 1,680 persons (7,470 population yield less 5,790 allocated people by 2031) and 190 jobs (840 employment yield less 650 jobs allocated by 2031).

Map 2-1 illustrates the geographic location of the refined MW2 boundary, with an underlying framework plan identifying how the lands within MW2 and Stage 2 would be planned.



¹ Peel Region Growth Management ROPA, Summary of Major Policy Changes – Draft July 2017. Population figures include the net Census undercount.



2.4 Revised Population and Employment Yield for MW2 Stage 2 Lands (2017)

Tables 2-2 and 2-3 summarize the total population, households and employment yield for MW2 Stage 2 lands that were being planned for on approximately 105 hectares of land. Table 2-2 also provides additional details regarding the households growth forecast by dwelling unit type for the MW2 Stage 2 lands.

Table 2-2
MW2 Stage 2 Population and Household Forecast, 2041

Forecast Period	Population (Excluding Census Undercount)	Population (Including Census Undercount)	Households				Population Per Unit (Excluding Census Undercount)	Population Per Unit (Including Census Undercount)
			Low-Density	Medium Density	High Density	Total		
2031	5,550	5,790	1,220	430	70	1,720	3.23	3.37
2041	7,160	7,470	1,340	680	150	2,170	3.30	3.44

Source: Peel Region 2041 Growth Allocation and Growth Management Regional Official Plan Amendment (PFF). Appendix IV: Population and Employment Summary by Planning Community, October 2017

Table 2-3
MW2 Stage 2 Employment Forecast, 2041

Forecast Period	Population-Related Employment	Institutional	Total
2031	450	200	650
2041	610	230	840

Source: Peel Region 2041 Growth Allocation and Growth Management Regional Official Plan Amendment (PFF). Appendix IV: Population and Employment Summary by Planning Community,

2.5 MW2 Proposed Stages 1 & 2 Development Concept Plan, August 8, 2019

The development concept plan for MW2 has been revised since the preparation of the analysis above. The updated Development Concept Plan, dated August 8, 2019, identifies Stage 1 population growth of 10,373 and employment growth of 3,799 (including 445 work at home and no fixed of place of work employment).

Stage 2 has been revised since 2017 to yield a lower development density (71.1 people and jobs per hectare) than presented in Section 2.4 above (80 people and jobs per hectare). The revised concept plan would yield 6,953 population growth and 549



employment growth for a total of 7,502 population and jobs. This compares to 7,470 population growth and 840 employment growth, for a total of 8,440 population and jobs, as summarized above.

Tables 2-4 through 2-7 present the revised population and employment forecast to 2031 and 2041, respectively, for the MW2 lands, Stage 1 and Stage 2. For the MW2 Stage 2 lands, the population forecast to 2031 remains unchanged from the 2017 analysis, while the employment forecast to 2031 has been reduced to reflect the total employment yield in the revised concept plan.

Table 2-4
Revised MW2 Stage 1 Population and Household Forecast

Forecast Period	Population (Including Census Undercount)	Households				Unit (Including Census Undercount)	
		Low-Density	Medium Density	High Density	Live Work		Total
2031	10,373	2,082	1,126	172	8	3,388	3.06
PPU ¹		3.21	2.97	2.16	2.97		

1. Source: 2019 Mayfield West Phase 2: Proposed Stages 1&2 Development Concept Plan

Table 2-5
Revised MW2 Stage 1 Employment Forecast

Forecast Period	Population-Related Employment	Institutional	Prestige Industrial	WAH/NFPOW	Total
2031	1,380	810	1,164	445	3,799
2041					-

1. Source: 2019 Mayfield West Phase 2: Proposed Stages 1&2 Development Concept Plan

Table 2-6
Revised MW2 Stage 2 Population and Household Forecast

Forecast Period	Population (Including Census Undercount)	Households				Population Per Unit (Including Census)
		Low-Density	Medium Density	High Density	Total	
2031	5,790	1,200	531		1,731	3.34
2041	6,953	1,441	638		2,079	3.34
PPU ¹		3.51	2.97			

1. Source: 2019 Mayfield West Phase 2: Proposed Stages 1&2 Concept Plan

Table 2-7
Revised MW2 Stage 2 Employment Forecast

Forecast Period	Population-Related Employment	Institutional	WAH/NFPOW	Total
2031	148	115	286	549
2041	-	-		-
FSW ¹	550	650	0	

1. Source: 2019 D.C. Background Study (sq.ft.)



2.6 MW2 – Stage 2 Lands Development Timing

For the purposes of assessing the annual development charge impacts, an estimation of the MW2 Stage 2 Lands development must be prepared. In the 2018 Region of Peel Fiscal Impact Study, it was expected that MW2 Stage 2 Lands would be developed as the MW2 Stage 1 Lands were completed (i.e. approximately 2023). Moreover, the anticipated timing of the MW2 urban boundary expansion and required updates to planning policy documents (e.g. Official Plan) prior to development occurring support the 2018 Regional Fiscal Impact Study timing estimate for development of the MW2 Stage 2 lands. As such, the MW2 Stage 2 pre-2031 development has been modeled to occur in a linear fashion between 2023 and 2031 with all MW2 Stage 1 development occurring prior to 2023. The forecast take-up of residential dwelling units and non-residential employment (industrial, commercial, and institutional), are shown in Tables 2-8 and 2-9 respectively.



**Table 2-8
MW2 Stage 1 and Stage 2 Residential Housing Units Forecast**

Residential Dwelling Units	Stage 1				Stage 2									Total	Post 2031
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
Low-Density ¹	521	521	521	521	133	133	133	133	133	133	133	133	133	3,282	241
<i>Single Detached</i>	260	260	260	260	67	67	67	67	67	67	67	67	67	1,641	120
<i>Semi-Detached</i>	260	260	260	260	67	67	67	67	67	67	67	67	67	1,641	120
Medium Density	282	282	282	282	59	59	59	59	59	59	59	59	59	1,657	107
High Density	43	43	43	43	-	-	-	-	-	-	-	-	-	172	-
Live Work	2	2	2	2										8	
Total	847	847	847	847	192	192	192	192	192	192	192	192	192	5,119	348
SDE	812	812	812	812	183	183	183	183	183	183	183	183	183	4,897	331

1. Low density units assumed to be 50% single detached and 50% semi-detached dwelling units

**Table 2-9
MW2 Stage 1 and Stage 2 Non-Residential Employment Forecast**

Non-Residential Employment	Stage 1				Stage 2									Total	Post 2031
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
Commercial	345	345	345	345	16	16	16	16	16	16	16	16	16	1,528	
Institutional	203	203	203	203	13	13	13	13	13	13	13	13	13	925	
Industrial	291	291	291	291										1,164	
Total	839	839	839	839	29	29	29	29	29	29	29	29	29	3,617	-



Chapter 3

Town of Caledon Capital Forecast and Development Charge Impacts



3. Town of Caledon Capital Forecast and Development Charge Impacts

3.1 Introduction

The Town's growth-related capital funding requirements are addressed through its D.C. Background Study and the approval of its 10-year capital forecast. The D.C. Background Study, and corresponding D.C. By-Law, includes the following services:

- Parkland and Trail Development;
- Indoor Recreation Facilities;
- Library;
- Development Related Studies;
- Animal Control;
- Provincial Offenses Act;
- Services Related to a Highway;
- Operations; and
- Fire Protection.

The development of the MW2 lands will increase the need for all services identified above. The largest impact is expected for Roads (i.e. Services Related to a Highway), which represents 51% of the existing residential charge. Section 3.2 outlines the primary capital projects which are wholly or partially attributable to the development of the MW2 lands. The occupants of the developments can be expected to make use of existing and new assets throughout the Town; however, the focus herein is on those future projects where a clear and direct MW2 requirement is evident.

It is noted that local road, sidewalk, streetlight, stormwater management and related services are not directly referenced in this analysis, as they are to be provide separately by the landowners, pursuant to subdivision agreement conditions. They are, however, addressed in the replacement reserve analysis, as the Town is responsible for the ongoing lifecycle costs once assumed by the Town and these funds should notionally come from future MW2 property tax revenues.

It is further noted that at the time of writing, the *Development Charges Act (D.C.A.)* will be amended to remove soft services as eligible services (allowing for these services to



be funded through a Community Benefits Charge under the authority of the *Planning Act*), modify the imposition and collection of the charges (i.e. freezing charges for timing of certain planning applications, and deferring the timing of collections for specific types of development). As regulations are required to better quantify the impacts under these amendments, this study is drafted based on current reading of the D.C.A.

3.2 Capital Program for the MW2 Lands

Table 3-1 summarizes the capital projects (or portions thereof) that are considered to be the sole requirements of the development of the MW2 lands. In most cases the projects would not be required absent the development of the MW2 lands and do not provide significant benefits to developments outside of MW2 lands (beyond the general distribution of users that applies to virtually any municipal systems/works where the use is not strictly confined to an invariable geographic drainage shed benefiting area). The timing and capital cost estimates have been updated based on the Town's 2019 D.C. Background Study.

In the case of the 311 Mayfield West Fire Station, vehicles, and equipment, the capital forecast includes only the MW2 share (51.4%) of the Mayfield West share of the total costs. Similarly, only 50% of the new library capital cost has been attributed to the MW2 lands.

In total, \$143.2 million in capital costs have been identified. Of these total capital costs, 92% or \$132.4 million are directly attributed to the development of the MW2 lands. Approximately \$104.7 million (79%) of these capital costs are recoverable under the Town's current D.C.

Subsequent to the preparation of the 2015 Study, the Town entered into an agreement with the Mayfield Station Developers Group (Owners) on November 10, 2015 to provide front-end financing of the growth-related share of the public infrastructure requirements for roads services, parks services, and development-related studies. This agreement also provided for additional securities to sustain financing of the Mayfield West Recreation Facility. Moreover, the agreement requires that the Owners contribute additional funds towards the non-D.C. eligible cost share of the roads projects as financial impact mitigation measures.



Schedules C and C-1 from the November 10, 2015 agreement have been extracted below as Figures 3-1 and 3-2. These schedules identify the roads and parks projects for which front-end financing is to be provided.

Tables 3-2 to 3-7 compare the projected D.C. revenues from the development of the MW2 lands with the D.C. recoverable portion of the MW2 capital expenditures. It should be noted that deductions from the MW2 capital expenditures for benefit to existing, 10% statutory deduction, post period capacity, and other deductions are not D.C. recoverable costs, with tax funding for these costs addressed in Chapter 4 of this study. Furthermore, for services where landowner front-end financing is anticipated through agreement (i.e. roads, parks, recreation, and studies), the costs to be funded directly by landowners has been omitted as has the associated D.C. revenue that will be foregone until the corresponding D.C. credit obligations are repaid.

Capital costs for operations, animal shelter, and provincial offences act courts services have not been included in the capital cost comparison, as it is assumed that the Town-wide average D.C. will be applicable and adequate to fund these service demands.

As a result, the analysis within this section comprise D.C. revenue and expenditure comparison (on a cumulative basis) for the following municipal services:

- Roads;
- Parks;
- Recreation;
- Fire;
- Library; and
- Development Related Studies.

The analysis which follows represents a D.C. reserve fund forecast based on the simplified assumption that reserve fund interest earnings and capital expenditure inflation are matched. No provision has been made for the issuance of long-term debt to support D.C. recoverable costs, as the Town's 10% (of revenues) internal debt limit is planned to be fully subscribed for other purposes. As a result, no provision has been made in the Town's D.C. calculation for interest costs. Lastly, the assumption has been maintained from the 2015 Study that the D.C. reserve fund for roads services must be self-sustaining from D.C.s and landowner front-end financing, without the benefit of borrowing from reserve funds for other services. This is in order to safeguard those



various programs from under-recovery risks and to avoid the need for the Town to fund the interest costs required, as part of the D.C.



**Table 3-1
Growth-Related Capital Cost Fully or Partially Attributable to MW2**

			Front-End Financing	Timing	Gross Cost	Cost Share	BTE (or service level constraint)	Other Deductions	Post Period Capacity	Less 10% (where applicable)	MW2 Attrib. DC Recovery
Roads											
The Spine Road	McLaughlin	Collector Road F (north leg)	Full Cost	2023-2026	13,361,301	13,361,301	-			N/A	13,361,301
The Spine Road	Chinguacousy	McLaughlin	Full Cost	2023-2026	12,957,573	12,957,573	-			N/A	12,957,573
McLaughlin Road	Mayfield Road	265m North of Spine Road	Full Cost	2019	21,832,423	21,832,423	11,099,454			N/A	10,732,969
McLaughlin Road	265m North of Spine Road	MW2 Limit	Full Cost	2019	952,853	952,853	47,643			N/A	905,210
Modified Interchange	New Arterial/Spine Road and Collector Road F (north leg)	Hurontario/Hwy 410	Full Cost	2023-2026	35,000,000	35,000,000	1,750,000			N/A	33,250,000
Chinguacousy Road	Mayfield Road	Spine Road		2023-2026	3,798,913	3,798,913	189,946			N/A	3,608,967
Pedestrian Crossings				2023-2026	62,500	62,500	6,250			N/A	56,250
Traffic Calming				2023-2026	62,500	62,500	6,250			N/A	56,250
Roads sub-total					88,028,063	88,028,063	13,099,542	-	-	-	74,928,521
Parks											
Neighbourhood Park (1 acre) - Mayfield West II			D.C. Share	2023	400,000	400,000	-		-	40,000	360,000
Community Park (5 Acres) - Mayfield West II			D.C. Share	2023	1,200,000	1,200,000	60,000		-	114,000	1,026,000
Tournament Sports Park (15 Acres) - Mayfield West II by Rec Facility			D.C. Share	2026	2,000,000	2,000,000	300,000		-	170,000	1,530,000
Neighbourhood Park - Mayfield West II			D.C. Share	2028	400,000	400,000	-		-	40,000	360,000
Community Park - Mayfield West II			D.C. Share	2027	1,200,000	1,200,000	120,000		-	108,000	972,000
Mayfield West II Skatepark				2024	500,000	500,000	50,000		-	45,000	405,000
Parks sub-total					5,700,000	5,700,000	530,000	-	-	517,000	4,653,000
Recreation											
Mayfield West Facility 2				2023-2026	30,000,000	30,000,000	1,500,000	4,347,500	4,480,889	1,967,161	17,704,450
Recreation sub-total					30,000,000	30,000,000	1,500,000	4,347,500	4,480,889	1,967,161	17,704,450
Library											
Mayfield West 2 Branch				2023-2026	6,950,000	3,475,000	173,750		-	165,063	3,136,188
Mayfield West 2 Branch - Materials				2023	800,000	400,000	20,000		-	19,000	361,000
Library sub-total					7,750,000	3,875,000	193,750	-	-	184,063	3,497,188
Fire											
New Fire Station 311 - Mayfield West				2023-2026	6,500,000	1,670,500	167,050			N/A	1,503,450
New Pumper/Tanker Vehicle - Station 311 Mayfield West				2023	700,000	179,900	17,990			N/A	161,910
New Pumper/Rescue Vehicle - Station 311 Mayfield West				2023	700,000	179,900	17,990			N/A	161,910
Equipment - Station 311 Mayfield West				2023	1,400,000	359,800	35,980			N/A	323,820
Fire sub-total					9,300,000	2,390,100	239,010	-	-	-	2,151,090
Studies											
Mayfield West II Studies				2020-2028	2,450,000	2,450,000	122,500		367,500	196,000	1,764,000
Studies sub-total					2,450,000	2,450,000	122,500	-	367,500	196,000	1,764,000
Total					143,228,063	132,443,163	15,684,802	4,347,500	4,848,389	2,864,224	104,698,248



Figure 3-1
Public Infrastructure Works (Roads) – Estimated Cost, Timing, and Responsibility

SCHEDULE "C"

Schedule C - PUBLIC INFRASTRUCTURE WORKS (ROADS) - ESTIMATED COST, TIMING, AND RESPONSIBILITY

Project	To be Built By	Timing of Design & Construction	Gross Cost	Security Timing	Security Amount	Type of Security	Growth Component	Non-Growth Component	Total
1. Roads									
1a - McLaughlin Road from Mayfield Road to 1.2 km north	Owners	Prior to the registration of the first plan of subdivision, condominium or the first site plan approval	\$7,032,560	Prior to any site alteration of the first plan of subdivision, condominium or the first site plan approval	\$7,032,560	Secure Works	\$2,813,024	\$4,219,536	\$7,032,560
1b - McLaughlin Road from MW2 road limit to 264.8m north of Spine Road	Owners	Prior to the registration of the first plan of subdivision, condominium or the first site plan approval	\$863,028	Prior to any site alteration of the first plan of subdivision, condominium or the first site plan approval	\$863,028	Secure Works	\$819,877	\$43,151	\$863,028
1c - Spine Road from McLaughlin to Collector Road F (as identified in the Transportation Master Plan), including signalization	Owners	Prior to the registration of the first plan of subdivision, condominium or the first site plan approval	\$1,655,357	Prior to any site alteration of the first plan of subdivision, condominium or the first site plan approval	\$1,655,357	Secure Works	\$1,655,357	\$0	\$1,655,357
1d - Spine Road from Collector Road F (as identified in the Transportation Master Plan) to Hurontario, including signalization	Owners	Prior to the registration of the plan of subdivision, condominium or site plan approval of the land identified in the DSSP requiring this road	\$1,037,686	The full security for this road will be required prior to any site alteration of the first plan of subdivision, condominium or site plan approval of any land adjacent to this road	\$1,037,686	Secure Works	\$1,037,686	\$0	\$1,037,686
1e - Spine Road from McLaughlin to Chinguacousy, including signalization	Owners	Prior to the registration of the plan of subdivision, condominium or site plan approval of the land identified in the DSSP requiring this road	\$2,779,517	The full security for this road will be required prior to any site alteration of the first plan of subdivision, condominium or site plan approval of any land adjacent to this road	\$2,779,517	Secure Works	\$2,779,517	\$0	\$2,779,517
Sub-total (Sum of 1a to 1e)			\$13,368,148		\$13,368,148		\$9,105,461	\$4,262,687	\$13,368,148

Project	To be Built By	Timing of Design & Construction	Gross Cost	Security Timing	Security Amount	Type of Security	Growth Component	Non-Growth Component	Total
1f - Spine Road Connection including signalization	Owners	On an as-soon-as-possible basis following all approvals related to proceeding with a Spine Road Connection (Subject to Spine Road Connection section of this Agreement)	\$21,000,000	No later than 15 days following MTD's approval or finalization of the design	\$21,000,000	Secure Works	\$19,950,000	\$1,050,000	\$21,000,000
Total Roads (Sum of 1a to 1f)			\$34,368,148		\$34,368,148		\$29,055,461	\$5,312,687	\$34,368,148

Note: Cost of each Spine Road segment calculated based on total cost per 2014 Development Charge Background Study, allocated evenly based on distance for each segment (e.g. 804 m, 504 m, and 1,350 m for roads 1c, 1d, and 1e, respectively).



**Figure 3-2
Public Infrastructure Works (Parks) – Estimated Cost and Responsibility**

Schedule C-1 - PUBLIC INFRASTRUCTURE WORKS (PARKS) - ESTIMATED COST AND RESPONSIBILITY

Project	To be Built By	Gross Cost	Secured Through	Security Amount	Type of Security	Growth Component	Non-Growth Component	Total
2. Parks								
2a - Neighbourhood Park (1 acre) - P3	Town*	\$300,000		\$0		\$270,000	\$30,000	\$300,000
2b - Community Park (5 acres) - P1	Town*	\$1,000,000		\$0		\$855,000	\$145,000	\$1,000,000
2c - Special Purpose Park - Part of P4	Town*	\$500,000		\$0		\$405,000	\$95,000	\$500,000
2d - Four Neighbourhood Parks - P9, P8, P, P5	Town*	\$1,200,000		\$0		\$1,080,000	\$120,000	\$1,200,000
2e - Community Park - P2	Town*	\$1,000,000		\$0		\$855,000	\$145,000	\$1,000,000
2f - Tournament Sports Park (15 acres) by Recreation Facility - Remainder of P4 & P7	Town*	\$2,000,000		\$0		\$1,530,000	\$470,000	\$2,000,000
Total Parks		<u>\$6,000,000</u>				<u>\$4,995,000</u>	<u>\$1,005,000</u>	<u>\$6,000,000</u>

*Subject to the Owners completing the base level at their sole costs, the Town having a sufficient balance in DC reserves and Town Council approval of the annual park capital budget identifying this park. The Town reserves the right to advance the timing of any park. Growth and Non-Growth Components are subject to change based on subsequent DC Background Studies and By-laws to account for considerations such as "Post Period Benefit" in the 2014 By-law shifting to DC recoverable costs as additional population/employment is allocated to Caledon.



3.2.1 Roads Services

Table 3-2
Roads D.C. Revenue/Expenditure Forecast

Roads	Estimated DC per unit or per sq.m.	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total	Post 2031
Roads DC Revenue																
MW2 - Stage 1 D.C. Roads Revenue																
Roads D.C. Revenue																
MW2 - Stage 1 SDEs																
SDEs X Road DC per SDE	15,194	811.7	811.7	811.7	811.7	-	-	-	-	-	-	-	-	-	3,247	-
Residential DC Revenue Sub-total		12,333,552	12,333,552	12,333,552	12,333,552	-	-	-	-	-	-	-	-	-	49,334,208	-
MW2 - Stage 1 GFA (sq.m.) excluding institutional																
GFA X \$ Road DC per sq.m.	41.76	55,477.10	55,477.10	55,477.10	55,477.10	-	-	-	-	-	-	-	-	-	221,908	-
Non-Residential DC Revenue Sub-total		2,316,964	2,316,964	2,316,964	2,316,964	-	-	-	-	-	-	-	-	-	9,267,854	-
Total DC Revenue - Stage 1		14,650,516	14,650,516	14,650,516	14,650,516	-	-	-	-	-	-	-	-	-	58,602,062	-
MW2 - Stage 2 SDEs																
SDEs X Road DC per SDE	15,194	-	-	-	-	133.3	133.3	133.3	133.3	133.3	133.3	133.3	133.3	133.3	1,200	241.0
Residential DC Revenue Sub-total		-	-	-	-	2,025,883	2,025,883	2,025,883	2,025,883	2,025,883	2,025,883	2,025,883	2,025,883	2,025,883	18,232,944	3,661,610
MW2 - Stage 2 GFA (sq.m.) excluding institutional																
GFA X \$ Road DC per sq.m.	41.76	-	-	-	-	840.26	840.26	840.26	840.26	840.26	840.26	840.26	840.26	840.26	7,562	-
Non-Residential DC Revenue Sub-total		-	-	-	-	35,093	35,093	35,093	35,093	35,093	35,093	35,093	35,093	35,093	315,835	-
Total DC Revenue - Stage 2		-	-	-	-	2,060,975	2,060,975	2,060,975	2,060,975	2,060,975	2,060,975	2,060,975	2,060,975	2,060,975	18,548,779	3,661,610
Total DC Revenue - Stage 1 & 2 (Cumulative)		14,650,516	29,301,031	43,951,547	58,602,062	60,663,038	62,724,013	64,784,988	66,845,964	68,906,939	70,967,915	73,028,890	75,089,866	77,150,841		80,812,451
Roads DC Capital Expenditures																
Benefit to Existing		49,116,949	12,970,372	12,970,372	12,970,372	-	-	-	-	-	-	-	-	-	88,028,063	-
Post Period Benefit		11,635,208	488,111	488,111	488,111	-	-	-	-	-	-	-	-	-	13,099,542	-
Other Deductions		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Statutory Deduction-N/A		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total (DC Program)		37,481,740	12,482,260	12,482,260	12,482,260	-	-	-	-	-	-	-	-	-	74,928,521	-
Cumulative		37,481,740	49,964,001	62,446,261	74,928,521	74,928,521	74,928,521	74,928,521	74,928,521	74,928,521	74,928,521	74,928,521	74,928,521	74,928,521		74,928,521
Roads Land Owner Front-End Financing		36,551,374	11,551,893	11,551,893	11,551,893	-	-	-	-	-	-	-	-	-	71,207,053	-
Cumulative		36,551,374	48,103,267	59,655,160	71,207,053	71,207,053	71,207,053	71,207,053	71,207,053	71,207,053	71,207,053	71,207,053	71,207,053	71,207,053		71,207,053
Annual D.C. Revenue (Net of Credits) less D.C. Expenditures (Net of Front-End Financing)		(930,367)	(930,367)	(930,367)	(930,367)	-	-	-	-	-	-	1,821,837	2,060,975	2,060,975		3,661,610
Cumulative		(930,367)	(1,860,734)	(2,791,101)	(3,721,467)	(3,721,467)	(3,721,467)	(3,721,467)	(3,721,467)	(3,721,467)	(3,721,467)	(1,899,630)	161,345	2,222,321		5,883,930
Non-D.C. Share		11,635,208	488,111	488,111	488,111	-	-	-	-	-	-	-	-	-	13,099,542	-
Cumulative		11,635,208	12,123,319	12,611,431	13,099,542	13,099,542	13,099,542	13,099,542	13,099,542	13,099,542	13,099,542	13,099,542	13,099,542	13,099,542		13,099,542
Financial Impact Mitigation Measures		11,584,597	437,500	437,500	437,500	-	-	-	-	-	-	-	-	-	12,897,097	-
Cumulative		11,584,597	12,022,097	12,459,597	12,897,097	12,897,097	12,897,097	12,897,097	12,897,097	12,897,097	12,897,097	12,897,097	12,897,097	12,897,097		12,897,097
Amount to Be Tax Funded		50,611	50,611	50,611	50,611	-	-	-	-	-	-	-	-	-	202,446	-
Cumulative		50,611	101,223	151,834	202,446	202,446	202,446	202,446	202,446	202,446	202,446	202,446	202,446	202,446		202,446



3.2.1.1 Roads Services Summary

- The D.C. recoverable cost share of the roads projects total \$74.9 million. The non-D.C. recoverable cost share totals \$13.1 million. As the 2019 D.C. Background Study did not identify timing for these projects, it has been assumed they will occur over the 2019-2022 period consistent with the anticipated timing of MW2 Stage 1 development.
- \$71.2 million (95%) of the D.C. recoverable costs will be financed through front-ending agreements. It is anticipated that the Town's D.C. credit obligations related to these works will be repaid through the development of MW2 Stage 1 and Stage 2 by 2029.
- The D.C. recoverable expenditures after deducting costs to be financed through front-ending agreements total \$3.7 million (i.e. \$74.9 million - \$71.2 million). These costs will require interim funding from a non-D.C. source or from another D.C. reserve fund.
- The full buildout of the MW2 lands will produce surplus D.C. revenues of \$2.2 million by 2031, and \$15.9 million including development beyond 2031. The surpluses that are anticipated to be generated will be available to fund the broader system-wide roads D.C. program.
- Of the \$13.1 million in non-D.C. recoverable capital costs, \$12.9 million will be funded by the Owners through the financial impact mitigation measures under the terms of the November 10, 2015 agreement. The remaining \$0.2 million will be a property tax funding requirement.



3.2.2 Parks Services

Table 3-3
Parks D.C. Revenue/Expenditure Forecast

Parks	Estimated DC per unit or per sq.m.	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total	Post 2031
Parks DC Revenue																
MW2 - Stage 1 D.C. Parks Revenue																
Parks D.C. Revenue																
MW2 - Stage 1 SDEs		811.7	811.7	811.7	811.7	-	-	-	-	-	-	-	-	-	3,247	-
SDEs X Parks DC per SDE	1,848	1,500,092	1,500,092	1,500,092	1,500,092	-	-	-	-	-	-	-	-	-	6,000,370	-
Residential DC Revenue Sub-total		1,500,092	1,500,092	1,500,092	1,500,092	-	-	-	-	-	-	-	-	-	6,000,370	-
MW2 - Stage 1 GFA (sq.m.) excluding institutional		55,477.10	55,477.10	55,477.10	55,477.10	-	-	-	-	-	-	-	-	-	221,908	-
GFA X \$ Parks DC per sq.m.	0.54	29,858	29,858	29,858	29,858	-	-	-	-	-	-	-	-	-	119,431	-
Non-Residential DC Revenue Sub-total		29,858	29,858	29,858	29,858	-	-	-	-	-	-	-	-	-	119,431	-
Total DC Revenue - Stage 1		1,529,950	1,529,950	1,529,950	1,529,950	-	-	-	-	-	-	-	-	-	6,119,801	-
MW2 - Stage 2 SDEs		-	-	-	-	133.3	133.3	133.3	133.3	133.3	133.3	133.3	133.3	133.3	1,200	241.0
SDEs X Parks DC per SDE	1,848	-	-	-	-	246,402	246,402	246,402	246,402	246,402	246,402	246,402	246,402	246,402	2,217,618	445,350
Residential DC Revenue Sub-total		-	-	-	-	246,402	246,402	246,402	246,402	246,402	246,402	246,402	246,402	246,402	2,217,618	445,350
MW2 - Stage 2 GFA (sq.m.) excluding institutional		-	-	-	-	840.26	840.26	840.26	840.26	840.26	840.26	840.26	840.26	840.26	7,562	-
GFA X \$ Parks DC per sq.m.	0.54	-	-	-	-	452	452	452	452	452	452	452	452	452	4,070	-
Non-Residential DC Revenue Sub-total		-	-	-	-	452	452	452	452	452	452	452	452	452	4,070	-
Total DC Revenue - Stage 2		-	-	-	-	246,854	246,854	246,854	246,854	246,854	246,854	246,854	246,854	246,854	2,221,688	445,350
Total DC Revenue - Stage 1 & 2 (Cumulative)		1,529,950	3,059,900	4,589,851	6,119,801	6,366,655	6,613,509	6,860,363	7,107,217	7,354,072	7,600,926	7,847,780	8,094,634	8,341,488		8,786,839
Parks DC Capital Expenditures		-	-	-	-	1,600,000	500,000	-	2,000,000	1,200,000	400,000	-	-	-	5,700,000	-
Benefit to Existing		-	-	-	-	60,000	50,000	-	300,000	120,000	-	-	-	-	530,000	-
Post Period Benefit		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Deductions		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Statutory Deduction-N/A		-	-	-	-	154,000	45,000	-	170,000	108,000	40,000	-	-	-	517,000	-
Sub-total (DC Program)		-	-	-	-	1,386,000	405,000	-	1,530,000	972,000	360,000	-	-	-	4,653,000	-
Cumulative		-	-	-	-	1,386,000	1,791,000	1,791,000	3,321,000	4,293,000	4,653,000	4,653,000	4,653,000	4,653,000		4,653,000
Parks Land Owner Front-End Financing		-	-	-	-	1,386,000	-	-	1,530,000	972,000	360,000	-	-	-	4,248,000	-
Cumulative		-	-	-	-	1,386,000	1,386,000	1,386,000	2,916,000	3,888,000	4,248,000	4,248,000	4,248,000	4,248,000		4,248,000
Annual D.C. Revenue (Net of Credits) less D.C. Expenditures (Net of Front-End Financing)		1,529,950	1,529,950	1,529,950	1,529,950	(1,139,146)	(158,146)	246,854	(1,283,146)	(725,146)	(113,146)	246,854	246,854	246,854		445,350
Cumulative		1,529,950	3,059,900	4,589,851	6,119,801	4,980,655	4,822,509	5,069,363	3,786,217	3,061,072	2,947,926	3,194,780	3,441,634	3,688,488		4,133,839
Non-D.C. Share		-	-	-	-	214,000	95,000	-	470,000	228,000	40,000	-	-	-	1,047,000	-
Cumulative		-	-	-	-	214,000	309,000	309,000	779,000	1,007,000	1,047,000	1,047,000	1,047,000	1,047,000		1,047,000
Financial Impact Mitigation Measures		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount to Be Tax Funded		-	-	-	-	214,000	95,000	-	470,000	228,000	40,000	-	-	-	1,047,000	-
Cumulative		-	-	-	-	214,000	309,000	309,000	779,000	1,007,000	1,047,000	1,047,000	1,047,000	1,047,000		1,047,000



3.2.2.1 Parks Services Summary

- The D.C. recoverable costs for parks projects total \$4.6 million. Non-D.C. recoverable costs total \$1.0 million.
- \$4.2 million (91%) of the D.C. recoverable costs will be financed through front-ending agreements. It is anticipated that the Town's D.C. credit obligations related to these works will be repaid through the buildout of the MW2 lands.
- After deducting costs to be financed through front-ending agreements approximately \$0.4 million will be recovered from future D.C. revenues (i.e. \$4.6 million - \$4.2 million). Development of the MW2 lands will produce surpluses revenues of \$3.7 million by 2031, and \$4.1 million including development beyond 2031, which will assist in funding this amount of the D.C. capital program and broader system-wide requirements.
- Figure 3-2 identifies the park requirements of MW2, which have been included in this analysis. However, if there are additional park requirements identified as the buildout of MW2 progresses, a share of the surpluses of \$4.1 million identified above may be required/
- The \$1.0 million in non-D.C. recoverable costs (i.e. benefit to existing development, and statutory 10% deductions) will require property tax funding.



3.2.3 Recreation Services

Table 3-4
Recreation D.C. Revenue/Expenditure Forecast

Recreation	Estimated DC per unit or per sq.m.	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total	Post 2031
Recreation DC Revenue																
MW2 - Stage 1 D.C. Recreation Revenue																
Recreation D.C. Revenue																
MW2 - Stage 1 SDEs		811.7	811.7	811.7	811.7	-	-	-	-	-	-	-	-	-	3,247	-
SDEs X Recreation DC per SDE	8,206	6,661,125	6,661,125	6,661,125	6,661,125	-	-	-	-	-	-	-	-	-	26,644,499	-
Residential DC Revenue Sub-total		6,661,125	6,661,125	6,661,125	6,661,125	-	-	-	-	-	-	-	-	-	26,644,499	-
MW2 - Stage 1 GFA (sq.m.) excluding institutional		55,477.10	55,477.10	55,477.10	55,477.10	-	-	-	-	-	-	-	-	-	221,908	-
GFA X \$ Recreation DC per sq.m.	2.37	131,374	131,374	131,374	131,374	-	-	-	-	-	-	-	-	-	525,497	-
Non-Residential DC Revenue Sub-total		131,374	131,374	131,374	131,374	-	-	-	-	-	-	-	-	-	525,497	-
Total DC Revenue - Stage 1		6,792,499	6,792,499	6,792,499	6,792,499	-	-	-	-	-	-	-	-	-	27,169,995	-
MW2 - Stage 2 SDEs		-	-	-	-	133.3	133.3	133.3	133.3	133.3	133.3	133.3	133.3	133.3	1,200	241.0
SDEs X Recreation DC per SDE	8,206	-	-	-	-	1,094,142	1,094,142	1,094,142	1,094,142	1,094,142	1,094,142	1,094,142	1,094,142	1,094,142	9,847,278	1,977,568
Residential DC Revenue Sub-total		-	-	-	-	1,094,142	1,094,142	1,094,142	1,094,142	1,094,142	1,094,142	1,094,142	1,094,142	1,094,142	9,847,278	1,977,568
MW2 - Stage 2 GFA (sq.m.) excluding institutional		-	-	-	-	840.26	840.26	840.26	840.26	840.26	840.26	840.26	840.26	840.26	7,562	-
GFA X Recreation DC per sq.m.	2.37	-	-	-	-	1,990	1,990	1,990	1,990	1,990	1,990	1,990	1,990	1,990	17,908	-
Non-Residential DC Revenue Sub-total		-	-	-	-	1,990	1,990	1,990	1,990	1,990	1,990	1,990	1,990	1,990	17,908	-
Total DC Revenue - Stage 2		-	-	-	-	1,096,132	1,096,132	1,096,132	1,096,132	1,096,132	1,096,132	1,096,132	1,096,132	1,096,132	9,865,186	1,977,568
Total DC Revenue - Stage 1 & 2 (Cumulative)		6,792,499	13,584,998	20,377,497	27,169,995	28,266,127	29,362,259	30,458,391	31,554,523	32,650,654	33,746,786	34,842,918	35,939,050	37,035,181		39,012,750
Recreation DC Capital Expenditures		-	-	-	-	7,500,000	7,500,000	7,500,000	7,500,000	-	-	-	-	-	30,000,000	-
Benefit to Existing		-	-	-	-	375,000	375,000	375,000	375,000	-	-	-	-	-	1,500,000	-
Post Period Benefit		-	-	-	-	1,120,222	1,120,222	1,120,222	1,120,222	-	-	-	-	-	4,480,889	-
Other Deductions		-	-	-	-	1,086,875	1,086,875	1,086,875	1,086,875	-	-	-	-	-	4,347,500	-
Statutory Deduction-N/A		-	-	-	-	491,790	491,790	491,790	491,790	-	-	-	-	-	1,967,161	-
Sub-total (DC Program)		-	-	-	-	4,426,112	4,426,112	4,426,112	4,426,112	-	-	-	-	-	17,704,450	-
Cumulative		-	-	-	-	4,426,112	8,852,225	13,278,337	17,704,450	17,704,450	17,704,450	17,704,450	17,704,450	17,704,450		17,704,450
Recreation Land Owner Front-End Financing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual D.C. Revenue (Net of Credits) less D.C. Expenditures (Net of Front-End Financing)		6,792,499	6,792,499	6,792,499	6,792,499	(3,329,981)	(3,329,981)	(3,329,981)	(3,329,981)	1,096,132	1,096,132	1,096,132	1,096,132	1,096,132		1,977,568
Cumulative		6,792,499	13,584,998	20,377,497	27,169,995	23,840,015	20,510,034	17,180,053	13,850,073	14,946,205	16,042,336	17,138,468	18,234,600	19,330,732		21,308,300
Non-D.C. Share		-	-	-	-	3,073,888	3,073,888	3,073,888	3,073,888	-	-	-	-	-	12,295,550	-
Cumulative		-	-	-	-	3,073,888	6,147,775	9,221,663	12,295,550	12,295,550	12,295,550	12,295,550	12,295,550	12,295,550		12,295,550
Financial Impact Mitigation Measures		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount to Be Tax Funded		-	-	-	-	3,073,888	3,073,888	3,073,888	3,073,888	-	-	-	-	-	12,295,550	-
Cumulative		-	-	-	-	3,073,888	6,147,775	9,221,663	12,295,550	12,295,550	12,295,550	12,295,550	12,295,550	12,295,550		12,295,550



3.2.3.1 Recreation Services Summary

- The D.C. recoverable costs for recreation services total \$17.7 million. Non-D.C. recoverable costs total \$12.3 million (i.e. cost share for benefit to existing development, post period benefit, 10% statutory, and other deductions).
- The November 10, 2015 agreement with the Owners provides for securities of up to \$10 million to be drawn for the funding of the Recreation Facility. D.C. credits against future D.C. payments will be granted for these financing amounts. It is anticipated that if these securities were required to be drawn that the Town's D.C. credit obligations related to these works will be repaid through the buildout of MW2 lands.
- In comparison to the D.C. eligible expenditures of 17.7 million, development of MW2 will produce D.C. revenues of \$37.0 million by 2031 and \$39.0 million by full buildout. This equates to surplus revenues of \$19.3 and \$21.3 million respectively, which would be available to help fund the broader system-wide recreation D.C. capital program.
- The \$12.3 non-D.C. recoverable costs of the Recreation Facility include \$4.5 million in growth related costs that have been deducted as a post period benefit. These costs have been included in the funding requirement of property taxes within this analysis, however, to the extent these costs are brought into future D.C. by-laws the anticipated surpluses would be sufficient to fund these costs and the Tax funding requirement would be \$4.8 million.
- As was identified for Parks Services, if additional indoor recreation needs are identified beyond those that were included in the 10-year forecast period for Recreation Services in the Town's 2019 D.C. Background Study, the anticipated D.C. surpluses of \$21.3 million would be available for those purposes.



3.2.4 Library Services

Table 3-5
Library D.C. Revenue/Expenditure Forecast

Library	Estimated DC per unit or per sq.m.	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total	Post 2031
Library DC Revenue																
MW2 - Stage 1 D.C. Library Revenue																
Library D.C. Revenue																
MW2 - Stage 1 SDEs		811.7	811.7	811.7	811.7	-	-	-	-	-	-	-	-	-	3,247	-
SDEs X Library DC per SDE	852	691,601	691,601	691,601	691,601	-	-	-	-	-	-	-	-	-	2,766,404	-
Residential DC Revenue Sub-total		691,601	691,601	691,601	691,601	-	-	-	-	-	-	-	-	-	2,766,404	-
MW2 - Stage 1 GFA (sq.m.) excluding institutional		55,477.10	55,477.10	55,477.10	55,477.10	-	-	-	-	-	-	-	-	-	221,908	-
GFA X \$ Library DC per sq.m.	0.22	11,943	11,943	11,943	11,943	-	-	-	-	-	-	-	-	-	47,772	-
Non-Residential DC Revenue Sub-total		11,943	11,943	11,943	11,943	-	-	-	-	-	-	-	-	-	47,772	-
Total DC Revenue - Stage 1		703,544	703,544	703,544	703,544	-	-	-	-	-	-	-	-	-	2,814,177	-
MW2 - Stage 2 SDEs		-	-	-	-	133.3	133.3	133.3	133.3	133.3	133.3	133.3	133.3	133.3	1,200	241.0
SDEs X Library DC per SDE	852	-	-	-	-	113,601	113,601	113,601	113,601	113,601	113,601	113,601	113,601	113,601	1,022,408	205,324
Residential DC Revenue Sub-total		-	-	-	-	113,601	113,601	113,601	113,601	113,601	113,601	113,601	113,601	113,601	1,022,408	205,324
MW2 - Stage 2 GFA (sq.m.) excluding institutional		-	-	-	-	840.26	840.26	840.26	840.26	840.26	840.26	840.26	840.26	840.26	7,562	-
GFA X Library DC per sq.m.	0.22	-	-	-	-	181	181	181	181	181	181	181	181	181	1,628	-
Non-Residential DC Revenue Sub-total		-	-	-	-	181	181	181	181	181	181	181	181	181	1,628	-
Total DC Revenue - Stage 2		-	-	-	-	113,782	113,782	113,782	113,782	113,782	113,782	113,782	113,782	113,782	1,024,036	205,324
Total DC Revenue - Stage 1 & 2 (Cumulative)		703,544	1,407,088	2,110,632	2,814,177	2,927,958	3,041,740	3,155,522	3,269,304	3,383,086	3,496,867	3,610,649	3,724,431	3,838,213		4,043,537
Library DC Capital Expenditures		-	-	-	-	1,268,750	868,750	868,750	868,750	-	-	-	-	-	3,875,000	-
Benefit to Existing		-	-	-	-	63,438	43,438	43,438	43,438	-	-	-	-	-	193,750	-
Post Period Benefit		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Deductions		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Statutory Deduction-N/A		-	-	-	-	60,266	41,266	41,266	41,266	-	-	-	-	-	184,063	-
Sub-total (DC Program)		-	-	-	-	1,145,047	784,047	784,047	784,047	-	-	-	-	-	3,497,188	-
Cumulative		-	-	-	-	1,145,047	1,929,094	2,713,141	3,497,188	3,497,188	3,497,188	3,497,188	3,497,188	3,497,188	3,497,188	3,497,188
Library Land Owner Front-End Financing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual D.C. Revenue (Net of Credits) less D.C. Expenditures (Net of Front-End Financing)		703,544	703,544	703,544	703,544	(1,031,265)	(670,265)	(670,265)	(670,265)	113,782	113,782	113,782	113,782	113,782		205,324
Cumulative		703,544	1,407,088	2,110,632	2,814,177	1,782,912	1,112,646	442,381	(227,884)	(114,102)	(320)	113,462	227,243	341,025		546,349
Non-D.C. Share		-	-	-	-	123,703	84,703	84,703	84,703	-	-	-	-	-	377,813	-
Cumulative		-	-	-	-	123,703	208,406	293,109	377,813	377,813	377,813	377,813	377,813	377,813	377,813	377,813
Financial Impact Mitigation Measures		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount to Be Tax Funded		-	-	-	-	123,703	84,703	84,703	84,703	-	-	-	-	-	377,813	-
Cumulative		-	-	-	-	123,703	208,406	293,109	377,813	377,813	377,813	377,813	377,813	377,813	377,813	377,813



3.2.4.1 *Library Services Summary*

- The D.C. recoverable costs for library services total \$3.5 million. Non-D.C. recoverable costs total \$0.4 million.
- In comparison to the D.C. recoverable expenditures, development of the MW2 – Stage 2 lands will produce capital funding shortfalls between 2023-2026 of \$0.6-\$1.0 million. These deficits resulting from the timing of capital needs relative to the development timing total less than \$0.2 million. The cumulative reserve fund balance by the end of the development period is projected to be in a surplus position.
- The non-D.C. recoverable costs share of \$0.4 million, arising from the benefit to existing development and 10% statutory deductions, will be funded from property taxes.
- Additional Library needs required for the buildout of MW2 beyond the 10-year period for which Library Services were assessed in the Town's 2019 D.C. Background Study could be funded from the anticipated D.C. revenue surplus of \$0.5 million



3.2.5 Fire Services

Table 3-6
Fire D.C. Revenue/Expenditure Forecast

Fire	Estimated DC per unit or per sq.m.	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total	Post 2031
Fire DC Revenue																
MW2 - Stage 1 D.C. Fire Revenue																
Fire D.C. Revenue																
MW2 - Stage 1 SDEs		811.7	811.7	811.7	811.7	-	-	-	-	-	-	-	-	-	3,247	-
SDEs X Fire DC per SDE	1,248	1,013,049	1,013,049	1,013,049	1,013,049	-	-	-	-	-	-	-	-	-	4,052,198	-
Residential DC Revenue Sub-total		1,013,049	1,013,049	1,013,049	1,013,049	-	-	-	-	-	-	-	-	-	4,052,198	-
MW2 - Stage 1 GFA (sq.m.) excluding institutional		55,477.10	55,477.10	55,477.10	55,477.10	-	-	-	-	-	-	-	-	-	221,908	-
GFA X \$ Fire DC per sq.m.	3.44	191,090	191,090	191,090	191,090	-	-	-	-	-	-	-	-	-	764,359	-
Non-Residential DC Revenue Sub-total		191,090	191,090	191,090	191,090	-	-	-	-	-	-	-	-	-	764,359	-
Total DC Revenue - Stage 1		1,204,139	1,204,139	1,204,139	1,204,139	-	-	-	-	-	-	-	-	-	4,816,557	-
MW2 - Stage 2 SDEs		-	-	-	-	133.3	133.3	133.3	133.3	133.3	133.3	133.3	133.3	133.3	1,200	241.0
SDEs X Fire DC per SDE	1,248	-	-	-	-	166,401	166,401	166,401	166,401	166,401	166,401	166,401	166,401	166,401	1,497,612	300,756
Residential DC Revenue Sub-total		-	-	-	-	166,401	166,401	166,401	166,401	166,401	166,401	166,401	166,401	166,401	1,497,612	300,756
MW2 - Stage 2 GFA (sq.m.) excluding institutional		-	-	-	-	840.26	840.26	840.26	840.26	840.26	840.26	840.26	840.26	840.26	7,562	-
GFA X Fire DC per sq.m.	3.44	-	-	-	-	2,894	2,894	2,894	2,894	2,894	2,894	2,894	2,894	2,894	26,048	-
Non-Residential DC Revenue Sub-total		-	-	-	-	2,894	2,894	2,894	2,894	2,894	2,894	2,894	2,894	2,894	26,048	-
Total DC Revenue - Stage 2		-	-	-	-	169,296	169,296	169,296	169,296	169,296	169,296	169,296	169,296	169,296	1,523,660	300,756
Total DC Revenue - Stage 1 & 2 (Cumulative)		1,204,139	2,408,278	3,612,418	4,816,557	4,985,852	5,155,148	5,324,443	5,493,739	5,663,035	5,832,330	6,001,626	6,170,921	6,340,217	6,640,973	
Fire DC Capital Expenditures		-	-	-	-	1,137,225	417,625	417,625	417,625	-	-	-	-	-	2,390,100	-
Benefit to Existing		-	-	-	-	113,723	41,763	41,763	41,763	-	-	-	-	-	239,010	-
Post Period Benefit		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Deductions		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Statutory Deduction-N/A		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total (DC Program)		-	-	-	-	1,023,503	375,863	375,863	375,863	-	-	-	-	-	2,151,090	-
Cumulative		-	-	-	-	1,023,503	1,399,365	1,775,228	2,151,090	2,151,090	2,151,090	2,151,090	2,151,090	2,151,090	2,151,090	2,151,090
Fire Land Owner Front-End Financing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual D.C. Revenue (Net of Credits) less D.C. Expenditures (Net of Front-End Financing)		1,204,139	1,204,139	1,204,139	1,204,139	(854,207)	(206,567)	(206,567)	(206,567)	169,296	169,296	169,296	169,296	169,296		300,756
Cumulative		1,204,139	2,408,278	3,612,418	4,816,557	3,962,350	3,755,783	3,549,216	3,342,649	3,511,945	3,681,240	3,850,536	4,019,831	4,189,127	4,489,883	
Non-D.C. Share		-	-	-	-	113,723	41,763	41,763	41,763	-	-	-	-	-	239,010	-
Cumulative		-	-	-	-	113,723	155,485	197,248	239,010	239,010	239,010	239,010	239,010	239,010	239,010	239,010
Financial Impact Mitigation Measures		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount to Be Tax Funded		-	-	-	-	113,723	41,763	41,763	41,763	-	-	-	-	-	239,010	-
Cumulative		-	-	-	-	113,723	155,485	197,248	239,010	239,010	239,010	239,010	239,010	239,010	239,010	239,010



3.2.5.1 *Fire Services Summary*

- The D.C. recoverable costs for fire services total \$2.1 million. Non-D.C. recoverable costs total \$0.2 million.
- In comparison to the D.C. recoverable expenditures, development of the MW2 lands will produce capital funding shortfalls between 2023-2026 of approximately \$0.2-\$0.8 million. Over the remaining buildout of the MWW lands, the D.C. reserve fund balance will remain in a positive position, peaking at \$4.2 million by 2031.
- The non-D.C. recoverable share of the costs (i.e. \$0.2 million) will be a property tax funding requirement.



3.2.6 Development Related Studies

Table 3-7
Development Related Studies D.C. Revenue/Expenditure Forecast

Studies	Estimated DC per unit or per sq.m.	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total	Post 2031
Studies DC Revenue																
MW2 - Stage 1 D.C. Studies Revenue																
Studies D.C. Revenue																
MW2 - Stage 1 SDEs		811.7	811.7	811.7	811.7	-	-	-	-	-	-	-	-	-	3,247	-
SDEs X Studies DC per SDE	798	647,767	647,767	647,767	647,767	-	-	-	-	-	-	-	-	-	2,591,069	-
Residential DC Revenue Sub-total		647,767	647,767	647,767	647,767	-	-	-	-	-	-	-	-	-	2,591,069	-
MW2 - Stage 1 GFA (sq.m.) excluding institutional		55,477.10	55,477.10	55,477.10	55,477.10	-	-	-	-	-	-	-	-	-	221,908	-
GFA X Studies DC per sq.m.	2.26	125,403	125,403	125,403	125,403	-	-	-	-	-	-	-	-	-	501,611	-
Non-Residential DC Revenue Sub-total		125,403	125,403	125,403	125,403	-	-	-	-	-	-	-	-	-	501,611	-
Total DC Revenue - Stage 1		773,170	773,170	773,170	773,170	-	-	-	-	-	-	-	-	-	3,092,679	-
MW2 - Stage 2 SDEs		-	-	-	-	133.3	133.3	133.3	133.3	133.3	133.3	133.3	133.3	133.3	1,200	241.0
SDEs X Studies DC per SDE	798	-	-	-	-	106,401	106,401	106,401	106,401	106,401	106,401	106,401	106,401	106,401	957,608	192,310
Residential DC Revenue Sub-total		-	-	-	-	106,401	106,401	106,401	106,401	106,401	106,401	106,401	106,401	106,401	957,608	192,310
MW2 - Stage 2 GFA (sq.m.) excluding institutional		-	-	-	-	840.26	840.26	840.26	840.26	840.26	840.26	840.26	840.26	840.26	7,562	-
GFA X Studies DC per sq.m.	2.26	-	-	-	-	1,899	1,899	1,899	1,899	1,899	1,899	1,899	1,899	1,899	17,094	-
Non-Residential DC Revenue Sub-total		-	-	-	-	1,899	1,899	1,899	1,899	1,899	1,899	1,899	1,899	1,899	17,094	-
Total DC Revenue - Stage 2		-	-	-	-	108,300	108,300	108,300	108,300	108,300	108,300	108,300	108,300	108,300	974,702	192,310
Total DC Revenue - Stage 1 & 2 (Cumulative)		773,170	1,546,340	2,319,510	3,092,679	3,200,980	3,309,280	3,417,580	3,525,880	3,634,180	3,742,481	3,850,781	3,959,081	4,067,381		4,259,692
Studies DC Capital Expenditures		-	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	272,222	-	-	-	2,450,000	-
Benefit to Existing		-	13,611	13,611	13,611	13,611	13,611	13,611	13,611	13,611	13,611	-	-	-	122,500	-
Post Period Benefit		-	40,833	40,833	40,833	40,833	40,833	40,833	40,833	40,833	40,833	-	-	-	367,500	-
Other Deductions		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Statutory Deduction-N/A		-	21,778	21,778	21,778	21,778	21,778	21,778	21,778	21,778	21,778	-	-	-	196,000	-
Sub-total (DC Program)		-	196,000	196,000	196,000	196,000	196,000	196,000	196,000	196,000	196,000	-	-	-	1,764,000	-
Cumulative		-	196,000	392,000	588,000	784,000	980,000	1,176,000	1,372,000	1,568,000	1,764,000	1,764,000	1,764,000	1,764,000		1,764,000
Studies Land Owner Front-End Financing		-	196,000	196,000	196,000	196,000	196,000	196,000	196,000	196,000	196,000	-	-	-	1,764,000	-
Cumulative		-	196,000	392,000	588,000	784,000	980,000	1,176,000	1,372,000	1,568,000	1,764,000	1,764,000	1,764,000	1,764,000		1,764,000
Annual D.C. Revenue (Net of Credits) less D.C. Expenditures (Net of Front-End Financing)		773,170	577,170	577,170	577,170	(87,700)	(87,700)	(87,700)	(87,700)	(87,700)	(87,700)	108,300	108,300	108,300		192,310
Cumulative		773,170	1,350,340	1,927,510	2,504,679	2,416,980	2,329,280	2,241,580	2,153,880	2,066,180	1,978,481	2,086,781	2,195,081	2,303,381		2,495,692
Non-D.C. Share		-	76,222	76,222	76,222	76,222	76,222	76,222	76,222	76,222	76,222	-	-	-	686,000	-
Cumulative		-	76,222	152,444	228,667	304,889	381,111	457,333	533,556	609,778	686,000	686,000	686,000	686,000		686,000
Financial Impact Mitigation Measures		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount to Be Tax Funded		-	76,222	76,222	76,222	76,222	76,222	76,222	76,222	76,222	76,222	-	-	-	686,000	-
Cumulative		-	76,222	152,444	228,667	304,889	381,111	457,333	533,556	609,778	686,000	686,000	686,000	686,000		686,000



3.2.6.1 *Development Related Studies Summary*

- Of the total costs for MW2 development related studies is \$2.5 million. Of these studies, \$1.8 million are D.C. recoverable, with the remaining \$0.7 million non-D.C. recoverable.
 - It is anticipated that the growth share of the study costs will be financed by the Owners and D.C. credits will be provided to be offset by the development of the MW2 lands.
 - Reserve fund surpluses of \$2.3 million are projected by the end of the forecast period that can contribute towards the funding of Town-wide D.C. eligible studies.
- Of the \$0.7 million of non-D.C. funding requirements (i.e. taxes), \$367,500 has been identified as growth-related costs which could potentially be recovered from growth in future D.C. by-laws. For the purpose of this analysis this poste period benefit share has been included within the tax based funding requirements, however, should those costs be included in a future D.C. by-law, the tax based funding impact would be lessened.



3.3 Development Charges Summary

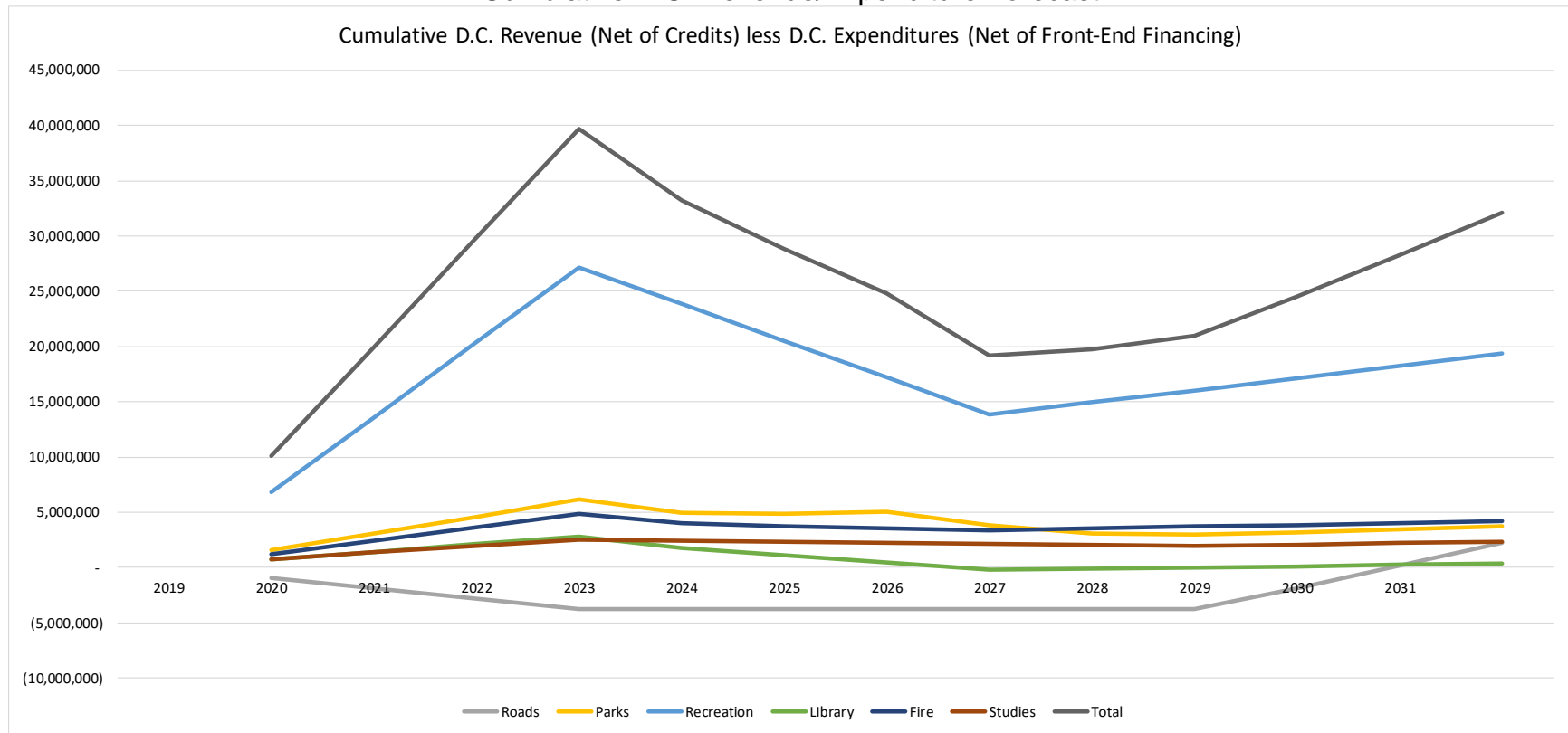
Table 3-8
Cumulative D.C. Revenue/Expenditure Forecast

Cumulative D.C. Revenue (Net of Credits) less D.C. Expenditures (Net of Front-End Financing)	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Post 2031
Roads	(930,367)	(1,860,734)	(2,791,101)	(3,721,467)	(3,721,467)	(3,721,467)	(3,721,467)	(3,721,467)	(3,721,467)	(3,721,467)	(1,899,630)	161,345	2,222,321	5,883,930
Parks	1,529,950	3,059,900	4,589,851	6,119,801	4,980,655	4,822,509	5,069,363	3,786,217	3,061,072	2,947,926	3,194,780	3,441,634	3,688,488	-
Recreation	6,792,499	13,584,998	20,377,497	27,169,995	23,840,015	20,510,034	17,180,053	13,850,073	14,946,205	16,042,336	17,138,468	18,234,600	19,330,732	-
Library	703,544	1,407,088	2,110,632	2,814,177	1,782,912	1,112,646	442,381	(227,884)	(114,102)	(320)	113,462	227,243	341,025	13,099,542
Fire	1,204,139	2,408,278	3,612,418	4,816,557	3,962,350	3,755,783	3,549,216	3,342,649	3,511,945	3,681,240	3,850,536	4,019,831	4,189,127	-
Studies	773,170	1,350,340	1,927,510	2,504,679	2,416,980	2,329,280	2,241,580	2,153,880	2,066,180	1,978,481	2,086,781	2,195,081	2,303,381	-
Total	10,072,935	19,949,871	29,826,806	39,703,742	33,261,443	28,808,785	24,761,127	19,183,468	19,749,832	20,928,195	24,484,396	28,279,735	32,075,074	18,983,473

- Overall, the development charge capital funding forecast provides surpluses over the entire forecast period (\$10.0 million to \$39.7 million) indicating that overall the Town’s average cost D.C. is sufficient to address the more direct needs of MW2 with contributions towards broader system wide D.C. projects. However, over the forecast there are anticipated reserve fund deficits anticipated within the Roads reserve fund of up to \$3.7 million. This would require that temporary surpluses in one reserve fund can be redeployed to other reserve funds at no interest cost and without jeopardizing the funding of any of the capital programs involved. This assumption is of considerable concern to Town staff, as indicated in Section 3.2.
- There would potentially be additional demands on the D.C. surpluses, beyond the broader Town-wide needs, due to the post period benefit cost share identified (i.e. \$4.8 million). Moreover, the needs that have been identified may not be exhaustive as the D.C. forecast for Parks, Recreation and Library, were assessed over the 10-year forecast period to 2028. The needs associated with the buildout of MW2 may place further demands on the projected D.C. reserve fund surpluses.
- The impacts in Table 3-8 are shown graphically in Figure 3-3 for each individual service and in aggregate.



Figure 3-3
Cumulative D.C. Revenue/Expenditure Forecast





Chapter 4

Town of Caledon Property Tax Impacts



4. Town of Caledon Property Tax Impacts

4.1 Expenditure Impacts

The scope of expenditure impacts arising from the development of the MW2 lands consist of the following:

- **Population and Employment Related Operating Costs** – annual operating costs reflective of the increase in a program and services of new constituents. These costs are net of capital-related expenditures (e.g. debt and transfers) and are forecast on a per capita and per employee basis and applied to the development of the MW2 lands;
- **Capital-Related Operating Costs** – annual costs which represent the cost of operating the incremental capital works attributable to the development of the MW2 lands;
- **Capital Funding Costs** – one-time capital cost of incremental capital costs attributable to the development of the MW2 lands that are not D.C. recoverable and will not be funded directly by the Owners through financial impact mitigation measures. These costs were identified in the prior chapter of this study; and
- **Lifecycle Capital Replacement Provisions** – annual reserve contributions required in order to make adequate provision for the ultimate lifecycle repair and replacement of capital requirements arising from the development of the MW2 lands. These capital infrastructure items include the D.C. recoverable assets identified in the prior chapter of this study, as well as the of local services to be emplaced initially by the landowners and assumed by the Town.

These expenditure requirements are set out in Appendix A for the five types of services that are involved and then compared with the tax and non-tax revenue projections from the development and occupancy of the MW2 lands on an annualized basis in Section 4.3.

4.2 Revenue Impacts

The property tax revenue projections from the development of the MW2 lands is based on the incremental taxable assessment arising from the type of development, multiplied by the Town's current tax rates for each assessment class for the taxation year under



consideration (2019). The objective of a sound fiscal impact assessment is to work with reasonable assessment and development timing assumptions and to ensure that neither are over-stated, thereby putting the Town at an unanticipated fiscal risk in the future. The following subsections of this chapter summarize the calculations of the property tax revenue projections.

4.2.1 Assessment Sample

The market assessment averages in Appendix B (and as summarized in Table 4-1 below) are based primarily on a substantial assessment sample within and in the vicinity of the MW1 lands.

Table 4-1
MW2 Market Value Assessment Assumptions

<u>Residential</u>	
• Single Detached	\$706,000
• Semi Detached	\$583,000
• Townhouse	\$470,000
• Apartment	\$376,000 ¹
• Live/Work Unit	\$376,000 ¹
<u>Non-Residential (per sq.m. of GFA)</u>	
• Employment Land	\$1,873
• Retail	\$2,809
• Institutional	\$-

The non-residential assessment per square metre assumptions from the 2015 Study were largely based on sampling in Markham and Pickering, as well as a GTA cross-section municipalities. A \$120/sq.ft. figure was used, which is beyond the employment land assessment sample, in order to reflect the targeted higher order MW2 employment

¹ Based on 80% of Townhouse value



land development type involving research, offices and multi-tenant industrial space. Based on non-residential assessment increases witnessed over a similar time frame, in municipalities such as the Town of Whitchurch-Stouffville, the per square metre assessment for 2019 has been increased by 45% over the figures used in the 2015 Study.

4.2.2 Property Tax Revenues

The estimated property tax revenues from the development of the MW2 lands is calculated in Table 4-2. This table multiplies the average assessment for each development type (Table 1) by the Town's 2019 tax rates in each case, to yield the 2019 tax revenue per unit/area. This per unit/area amount is then multiplied by the number of units/area to be developed annually within the MW2 lands by the end of Stage 1 and Stage 2 developments to 2031. The additional annual tax revenue that could be expected with the full buildout of the MW2 Stage 2 lands post 2031 is also shown. This represents an estimate of the annual Town tax revenue to 2031 and beyond. These revenues have been expressed on an annualized basis.

It is anticipated that by 2031 the buildout of MW2 will produce \$13.4 million in additional tax revenue annually. At full buildout beyond 2031, the annual tax revenue would increase to \$14.1 million. Of the anticipated annual tax revenue at full buildout (i.e. \$14.1 million) 70%, or \$9.9 million, is anticipated from Stage 1 development, while \$4.2 million (30%) is anticipated from the buildout of Stage 2.



**Table 4-2
MW2 Annual Tax Revenue Forecast**

Description	Forecast													2019-2031 Total	Post 2031		
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031				
Growth Forecast (Cumulative) Lagged One Yr.																	
Number of Units																	
Stage 1																	
Single Dwelling Units		260	521	781	1,041	1,041	1,041	1,041	1,041	1,041	1,041	1,041	1,041	10,931			
Semi Detached Dwelling Units		260	521	781	1,041	1,041	1,041	1,041	1,041	1,041	1,041	1,041	1,041	10,931			
Townhouse Dwelling Units		282	563	845	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	11,823			
Apartment Dwelling Units		43	86	129	172	172	172	172	172	172	172	172	172	1,806			
Live Work Units		2	4	6	8	8	8	8	8	8	8	8	8	84			
Stage 2																	
Single Dwelling Units		-	-	-	-	67	133	200	267	333	400	467	533	2,400	654		
Semi Detached Dwelling Units		-	-	-	-	67	133	200	267	333	400	467	533	2,400	654		
Townhouse Dwelling Units		-	-	-	-	59	118	177	236	295	354	413	472	2,125	579		
Gross Floor Area (Sq.ft.)																	
Stage 1																	
Employment GFA sq.m.		37,849	75,697	113,546	151,395	151,395	151,395	151,395	151,395	151,395	151,395	151,395	151,395	1,589,647			
Retail GFA sq.m.		17,628	35,257	52,885	70,513	70,513	70,513	70,513	70,513	70,513	70,513	70,513	70,513	740,391			
Institutional GFA sq.m.		12,228	24,457	36,685	48,913	48,913	48,913	48,913	48,913	48,913	48,913	48,913	48,913	513,592			
Stage 2																	
Retail GFA sq.m.		-	-	-	-	840	840	840	840	840	840	840	840	6,722			
Institutional GFA sq.m.		-	-	-	-	772	772	772	772	772	772	772	772	6,173			
Tax Revenue Forecast																	
	Assessment	Tax Rate															
Stage 1																	
Single Dwelling Units	\$ 706,000	0.375672%	-	690	1,380	2,071	2,761	2,761	2,761	2,761	2,761	2,761	2,761	28,990	2,761		
Semi Detached Dwelling Units	\$ 583,000	0.375672%	-	570	1,140	1,710	2,280	2,280	2,280	2,280	2,280	2,280	2,280	23,940	2,280		
Townhouse Dwelling Units	\$ 470,000	0.375672%	-	497	994	1,491	1,988	1,988	1,988	1,988	1,988	1,988	1,988	20,875	1,988		
Apartment Dwelling Units	\$ 376,000	0.375672%	-	61	121	182	243	243	243	243	243	243	243	2,551	243		
Live Work Units	\$ 300,800	0.375672%	-	2	5	7	9	9	9	9	9	9	9	95	9		
Employment	\$ 1,873	0.597707%	-	424	847	1,271	1,695	1,695	1,695	1,695	1,695	1,695	1,695	17,795	1,695		
Retail	\$ 2,809	0.506231%	-	251	501	752	1,003	1,003	1,003	1,003	1,003	1,003	1,003	10,530	1,003		
Institutional	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Subtotal Stage 1 (Cumulative)			-	2,495	4,989	7,484	9,979	9,979	9,979	9,979	9,979	9,979	9,979	104,777	9,979		
Stage 2																	
Single Dwelling Units	\$ 706,000	0.375672%	-	-	-	-	177	354	530	707	884	1,061	1,238	1,415	6,365	1,734	
Semi Detached Dwelling Units	\$ 583,000	0.375672%	-	-	-	-	146	292	438	584	730	876	1,022	1,168	5,256	1,432	
Townhouse Dwelling Units	\$ 470,000	0.375672%	-	-	-	-	104	208	313	417	521	625	730	834	3,752	1,022	
Retail	\$ 2,809	0.506231%	-	-	-	-	12	12	12	12	12	12	12	12	96	-	
Institutional	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal Stage 2 (Cumulative)			-	-	-	-	439	866	1,293	1,720	2,147	2,574	3,001	3,428	15,470	4,188	
Total Tax Revenue (Cumulative)			-	2,495	4,989	7,484	9,979	10,418	10,845	11,272	11,699	12,126	12,553	12,980	13,407	120,246	14,167



4.3 Tax Rate Impact

Table 4-3 sets out the \$100.6 million in annual gross operating expenditures by service, as reflected in the Town's 2019 Budget. Non-tax revenues, such as user fees, fines, licenses, permits, development and planning fees, etc., were intended to fund approximately \$31.5 million (31%) of these annual expenditures. The balance, \$69.1 million was funded from the Town's net levy, i.e. property taxes.

Approximately, \$35.1 million (35%) of the annual gross expenditures are considered asset-related expenditures, in that they relate directly to the maintenance and operation of the Town's fire stations, libraries, parks and recreation facilities, roads, and other Town assets. The \$65.5 million remaining expenditures are designated as being service/program related and can be expected to increase in general proportion to growth in population and employment.



**Table 4-3
Summary of 2019 Budget Expenditures and Revenues**

Gross Expenditures	Population / Employment Related	Asset Related	Total	Non-Tax Revenue	Total
Community Services				Other Taxation	(1,219,972)
Building Services	3,412,772	3,500	3,416,272	Reserve Fund To Revenue	(3,048,406)
Planning, Development, Policy & Sustainability	4,057,122	8,700	4,065,822	Internal Recoveries	(1,254,569)
Fire & Emergency Services	2,367,041	6,827,819	9,194,860	Development & Planning Fees	(6,829,587)
Parks and Recreation	3,109,939	12,117,277	15,227,216	Grants	(1,069,341)
Subtotal	12,946,874	18,957,296	31,904,170	Other Fees, Fines, Licences & Permit	(5,890,597)
				Penalties & Interest	(3,968,143)
Corporate Services	11,558,998	105,088	11,664,086	User Fees, Programs & Rentals	(5,644,895)
Finance & Infrastructure Total				Sales & Advertising	(287,110)
Capital Project & Property Management	1,777,999	593,603	2,371,602	External Recoveries	(1,684,013)
Administration	605,901	1,000	606,901	Miscellaneous	(635,358)
Energy & Environment	447,369	200	447,569		
Engineering Services	2,950,281	-	2,950,281		
Finance	2,574,732	6,000	2,580,732		
Purchasing & Risk Management	741,321	2,500	743,821		
Road & Fleet Services	-	9,841,173	9,841,173		
Traffic	1,160,345	1,179,550	2,339,895		
Subtotal	10,257,948	11,624,026	21,881,974		
Corporate Accounts Total	24,998,398	2,673,953	27,672,351		
Strategic Initiatives					
Lending Services	2,148,650	1,674,238	3,822,888		
Administration	538,443	1,000	539,443		
Corporate Communications	602,905	1,000	603,905		
Customer Service & Licensing	656,587	1,000	657,587		
Human Resources	756,180	500	756,680		
Economic Delopment	1,091,687	33,206	1,124,893		
Subtotal	5,794,452	1,710,944	7,505,396		
Total	65,556,670	35,071,307	100,627,977	Total	(31,531,991)

Gross Expenditures	100,627,977
Less: Non-Tax Revenues	(31,531,991)
Tax Levy	69,095,986

Table 4-4 documents the portion of annual operating expenditures, summarized in Table 4-3, that are capital-related and involve debt payments, contributions to reserves and capital expenditures. These expenditures have been separately estimated for the development of the MW2 lands and have therefore been deducted from the operating expenditures in this stage of the analysis. In the case of the service/program expenditures (i.e. population and employment related expenditures), these annual net expenditures amount to \$31.2 million (i.e. \$65.5 million - \$23.4 million).



**Table 4-4
Summary of 2019 Budget Net Expenditures**

Description	Population/Employment Related				Asset Related			
	Gross Expenditures	Debt Repayment	Contributions to Reserves / Capital Expenditure	Net Operating Expenditures	Gross Expenditures	Debt Repayment	Contributions to Reserves / Capital Expenditure	Net Operating Expenditures
Community Services								
Building Services	3,412,772	-	-	3,412,772	3,500	-	-	3,500
Planning, Development, Policy & Sustainability	4,057,122	97,700	-	3,959,422	8,700	-	-	8,700
Fire & Emergency Services	2,367,041	-	-	2,367,041	6,827,819	169,619	86,956	6,571,244
Parks and Recreation	3,109,939	219,700	19,820	2,870,419	12,117,277	150,600	238,479	11,728,198
Subtotal	12,946,874	317,400	19,820	12,609,654	18,957,296	320,219	325,435	18,311,642
Corporate Services	11,558,998	408,026	93,278	105,088	-	-	-	5,670,210
Finance & Infrastructure Total								
Capital Project & Property Management	1,777,999	-	36,115	1,741,884	593,603	-	-	593,603
Administration	605,901	-	-	605,901	1,000	-	-	1,000
Energy & Environment	447,369	-	26,750	420,619	200	-	-	200
Engineering Services	2,950,281	1,915,612	19,500	1,015,169	-	-	-	-
Finance	2,574,732	-	-	2,574,732	6,000	-	-	6,000
Purchasing & Risk Management	741,321	-	-	741,321	2,500	-	-	2,500
Road & Fleet Services	-	-	-	-	9,841,173	290,370	470,000	9,080,803
Traffic	1,160,345	-	-	1,160,345	1,179,550	-	-	1,179,550
Subtotal	10,257,948	1,915,612	82,365	8,259,971	11,624,026	290,370	470,000	10,863,656
Corporate Accounts Total	24,998,398	679,874	19,869,097	4,449,427	2,673,953	2,473,000	-	200,953
Strategic Initiatives								
Lending Services	2,148,650	-	-	2,148,650	1,674,238	-	-	1,674,238
Administration	538,443	-	-	538,443	1,000	-	-	1,000
Corporate Communications	602,905	-	-	602,905	1,000	-	-	1,000
Customer Service & Licensing	656,587	-	-	656,587	1,000	-	-	1,000
Human Resources	756,180	-	-	756,180	500	-	-	500
Economic Delopment	1,091,687	-	-	1,091,687	33,206	-	-	33,206
Subtotal	5,794,452	-	-	5,794,452	1,710,944	-	-	1,710,944
Total	65,556,670	3,320,912	20,064,560	31,218,592	34,966,219	3,083,589	795,435	36,757,405

Table 4-5 starts with \$31.2 million in net operating expenditures, assumes that the cost of servicing future growth will experience minor economies of scale (10% savings in per capita/employee costs) and allocates an appropriate percentage to residential benefit (per capita) and non-residential benefit (per employee). This is based on the relationship between the Town's existing 2019 population and employment, which are ratioed on a 1:1 basis.¹ Dividing the net cost for each service for 2019 by the Town's 2019 population (and employment, where applicable) results in a provision for this class of expenditures of \$310/capita and \$262/employee.

¹ Parks, Recreation and Libraries are largely of residential benefit and are allocated 95% to residential.



Table 4-5
Forecast Assumptions re: Population and Employment Growth Related Costs (2019\$)

Description	Population /Employment Growth Related Expenditures (2019\$)						
	Net Operating Expenditure	Growth Related Adjustment		Per Capita ¹		Per Employee ¹	
		%	\$	%	\$	%	\$
Community Services							
Building Services	3,412,772	90%	3,071,495	78%	32.76	22%	32.76
Planning, Development, Policy & Sustainability	3,959,422	90%	3,563,480	78%	38.00	22%	38.00
Fire & Emergency Services	2,367,041	90%	2,130,337	78%	22.72	22%	22.72
Parks and Recreation	2,870,419	90%	2,583,377	95%	33.73	5%	6.14
Subtotal	12,609,654		11,348,689		127.21		99.62
Corporate Services	105,088	90%	94,579	78%	1.01	22%	1.01
Finance & Infrastructure Total							
Capital Project & Property Management	1,741,884	90%	1,567,696	78%	16.72	22%	16.72
Administration	605,901	90%	545,311	78%	5.82	22%	5.82
Energy & Environment	420,619	90%	378,557	78%	4.04	22%	4.04
Engineering Services	1,015,169	90%	913,652	78%	9.74	22%	9.74
Finance	2,574,732	90%	2,317,259	78%	24.71	22%	24.71
Purchasing & Risk Management	741,321	90%	667,189	78%	7.12	22%	7.12
Road & Fleet Services	-	90%	-	78%	-	22%	-
Traffic	1,160,345	90%	1,044,311	78%	11.14	22%	11.14
Subtotal	8,259,971		7,433,974		79.29		79.29
Corporate Accounts Total	4,449,427	90%	4,004,484	78%	42.70	22%	42.70
Strategic Initiatives							
Lending Services	2,148,650	90%	1,933,785	95%	25.25	5%	4.60
Administration	538,443	90%	484,599	78%	5.17	22%	5.17
Corporate Communications	602,905	90%	542,615	78%	5.79	22%	5.79
Customer Service & Licensing	656,587	90%	590,928	78%	6.30	22%	6.30
Human Resources	756,180	90%	680,562	78%	7.26	22%	7.26
Economic Delopment	1,091,687	90%	982,518	78%	10.48	22%	10.48
Subtotal	5,794,452		5,215,007		60.25		39.60
Total	31,218,592		28,096,733		310.46		262.22

1. Based on 2019 Population/Employee Relationship (2019 D.C. Background Study)

Population	Employment
72,750	21,021
78%	22%

Table 4-6 addresses the non-tax revenues (i.e. grants, user charges, etc.) in a similar manner to the annual service/program operating expenditures. Table 4-6 considers whether incremental operating revenues would increase to levels experienced today and allocates the residential and non-residential shares in a similar manner. User fees are largely residential (i.e. parks, recreation, and library) and have been netted from asset related gross expenditures calculated elsewhere. Many of the remaining non-tax revenues are expected to increase as a result of growth in the Town, whereas some (e.g. grants, internal recoveries) are unlikely be responsive to growth.

The assessment carried out in Table 4-6 results in a provision for this class of revenues of \$205/capita and \$202/employee.



Table 4-6
Forecast Assumptions re: 2019 Operating Budget Non-Tax Revenues (2019\$)

Description	Population /Employment Growth Related Revenues (2019\$)						
	Total Revenues	Growth Related Adjustment		Per Capita ¹		Per Employee ¹	
		%	\$	%	\$	%	\$
Other Taxation	1,219,972	100%	1,219,972	78%	13.01	22%	13.01
Reserve Fund To Revenue	3,048,406	0%	-	78%	-	22%	-
Internal Recoveries	1,254,569	0%	-	78%	-	22%	-
Development & Planning Fees	6,829,587	100%	6,829,587	78%	72.83	22%	72.83
Grants	1,069,341	0%	-	78%	-	22%	-
Other Fees, Fines, Licences & Permits	5,890,597	100%	5,890,597	78%	62.82	22%	62.82
Penalties & Interest	3,968,143	100%	3,968,143	78%	42.32	22%	42.32
User Fees, Programs & Rentals	5,644,895	5%	282,245	95%	3.69	5%	0.67
Sales & Advertising	287,110	100%	287,110	78%	3.06	22%	3.06
External Recoveries ²	1,684,013	44%	740,966	78%	7.90	22%	7.90
Miscellaneous	635,358	0%	-	78%	-	22%	-
Total	31,531,991		19,218,619		205.63		202.61

1. Based on 2019 Population/Employee Relationship (2019 D.C. Background Study)

<u>Population</u>	<u>Employment</u>
72,750	21,021
78%	22%

2. Allocation from 2015 Fiscal Impact Study

Asset-related operating and maintenance costs, as well as the applicable portion of non-D.C. recoverable capital costs of MW2 development and the portion of the full replacement reserve contribution for the incremental capital assets arising from the development of the MW2 lands, are set out in Appendix A. These costs are assumed to commence the year following the year construction or assumption is expected to occur.

Table 4-7 estimates the annual tax-based operating fund impacts that the MW2 development is expected to produce for the Town, based on the foregoing. These impacts are expressed in 2019\$ and include all additional capital funding and operating costs that have been identified. Table 4-7 includes two types of revenues – property taxes from Table 4-2 and non-tax revenues based on the factors from Table 4-6.

The table also includes the following operating expenditures:

- per capita/per employee expenditures, based on the factors from Table 4-5;
- asset-related operating expenditures from Appendix A;
- asset-related replacement reserve contributions from Appendix A;
- development charge deductions from Tables 3-2 to 3-7; and
- development charge non-residential exemptions (assumed to be 5% of the gross cost totals for roads and fire from Table 3-1).



**Table 4-7
MW2 Annual Operating Fund Forecast (000,s \$)**

		Operating Expenditure Forecast (2019-2031)													2019-2031	
		1	2	3	4	5	6	7	8	9	10	11	12	13	Total	
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
Growth Forecast (Cumulative) Lagged One Yr.																
Population			2,606	5,211	7,817	10,423	11,066	11,709	12,353	12,996	13,639	14,283	14,926	15,569		
Employees			839	839	839	839	29	29	29	29	29	29	29	29		
Revenues																
1.1 Non-Tax Per Capita	Population X \$ Per Capita	\$ 205.63	-	536	1,072	1,607	2,143	2,276	2,408	2,540	2,672	2,805	2,937	3,069	3,202	27,266
1.2 Non-Tax Per Employee	Employees X \$ Per Employee	\$ 202.61	-	170	170	170	170	6	6	6	6	6	6	6	6	727
Sub-total			-	706	1,242	1,777	2,313	2,281	2,414	2,546	2,678	2,811	2,943	3,075	3,207	27,993
1.3 Tax Revenue			-	2,495	4,989	7,484	9,979	10,418	10,845	11,272	11,699	12,126	12,553	12,980	13,407	120,246
Revenue Sub-total			-	3,200	6,231	9,261	12,292	12,699	13,259	13,818	14,377	14,937	15,496	16,055	16,615	148,240
Expenditures																
2.1 Per Capita	Population X \$ Per Capita	\$ 310.46	-	809	1,618	2,427	3,236	3,436	3,635	3,835	4,035	4,234	4,434	4,634	4,834	41,167
2.2 Per Employee	Employees X \$ Per Employee	\$ 262.22	-	220	220	220	220	8	8	8	8	8	8	8	8	941
Sub-total			-	1,029	1,838	2,647	3,456	3,443	3,643	3,843	4,042	4,242	4,442	4,642	4,841	42,107
2.3 Asset-Related Operating & Maintenance Costs																
- Fire			-	-	-	-	993	1,357	1,722	2,086	2,086	2,086	2,086	2,086	2,086	14,502
- Recreation			-	-	-	-	241	483	724	965	965	965	965	965	965	6,273
- Roads			342	432	522	612	612	612	612	612	612	612	612	612	612	6,804
- Roads (locals)			-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Library			-	-	-	-	87	146	205	264	264	264	264	264	264	1,760
- Parks			-	-	-	-	55	72	72	141	183	196	196	196	196	1,112
- Studies			-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total			-	342	432	522	612	1,988	2,670	3,335	4,069	4,110	4,124	4,124	4,124	30,452
2.4 Asset-Related Replacement Reserve																
- Fire			-	-	-	-	62	85	107	130	130	130	130	130	130	903
- Recreation			-	-	-	-	273	546	820	1,093	1,093	1,093	1,093	1,093	1,093	7,104
- Roads			1,578	1,995	2,412	2,828	2,828	2,828	2,828	2,828	2,828	2,828	2,828	2,828	2,828	31,440
- Roads (locals)			1,769	2,236	2,703	3,170	3,170	3,170	3,170	3,170	3,170	3,170	3,170	3,170	3,170	35,241
- Library			-	-	-	-	78	132	186	239	239	239	239	239	239	1,593
- Parks			-	-	-	-	74	97	97	190	246	264	264	264	264	1,497
- Studies			-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total			-	3,347	4,231	5,115	5,999	6,486	6,859	7,209	7,651	7,706	7,725	7,725	7,725	77,778
2.5 Benefit to Existing Development/PPB																
- Fire			-	-	-	-	114	42	42	42	-	-	-	-	-	239
- Recreation			-	-	-	-	375	375	375	375	-	-	-	-	-	1,500
- Roads		51	51	51	51	-	-	-	-	-	-	-	-	-	-	202
- Library			-	-	-	-	63	43	43	43	-	-	-	-	-	194
- Parks			-	-	-	-	60	50	50	300	120	-	-	-	-	530
- Studies			-	54	54	54	54	54	54	54	54	54	54	54	54	490
Sub-total		51	105	105	105	667	565	515	515	174	54	-	-	-	-	3,155
2.6 Statutory Deduction																
- Recreation			-	-	-	-	492	492	492	492	-	-	-	-	-	1,967
- Library			-	-	-	-	60	41	41	41	-	-	-	-	-	184
- Parks			-	-	-	-	154	45	-	170	108	40	-	-	-	517
- Studies			-	22	22	22	22	22	22	22	22	22	22	22	22	196
Sub-total			-	22	22	22	728	600	555	725	130	62	-	-	-	2,864
2.7 Non-residential Exemptions																
- Roads			-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Fire		1,874	624	624	624	51	19	19	19	-	-	-	-	-	-	108
Sub-total		1,874	624	624	624	51	19	19	19	-	-	-	-	-	-	3,746
2.8 Other Deductions																
- Recreation			-	-	-	-	1,087	1,087	1,087	1,087	-	-	-	-	-	4,348
Sub-total			-	-	-	-	1,087	1,087	1,087	1,087	-	-	-	-	-	4,348
Expenditures Sub-total		1,925	5,468	7,251	9,034	12,598	14,197	15,247	17,031	16,067	16,175	16,291	16,491	16,690	16,690	164,557
Annual Surplus (Deficit)		(1,925)	(2,268)	(1,021)	227	(807)	(1,488)	(2,089)	(3,214)	(1,589)	(1,239)	(735)	(435)	(76)	(76)	(16,319)
Annual Surplus (Deficit)-Cumulative		(1,925)	(4,193)	(5,213)	(4,986)	(5,293)	(6,782)	(8,870)	(12,084)	(13,773)	(15,012)	(15,807)	(16,242)	(16,318)	(16,318)	



4.4 Summary

Table 4-7 indicates that the operating fund impacts for MW2 show an annual deficit each year between 2019-2031 (with the exception of a \$0.2 million surplus in 2022), in the \$0.04-3.2 million/year range. By 2031, the cumulative operating fund deficit related to the MW2 development is anticipated to be \$16.3 million, improving to a \$15.7 million deficit by full buildout.

On the basis of the August 8, 2019 Development Concept Plan and market value assessment, property taxation revenues were forecast based on the Town's 2019 tax rates. The annual net operating expenditures associated with the full buildout of MW2 were forecast based on the Town's 2019 Operating budget for incremental programs and service demands. Moreover, the annual capital-related costs of maintenance and lifecycle capital replacement (Appendix A) were forecast based on the incremental capital needs for the study area (Chapter 3).

On the basis of this full lifecycle cost assessment, it was determined that at the Town's current (2019) tax rates, the buildout of MW2 would not sufficiently address these full lifecycle costs. While tax revenues generated at 2019 tax rates would sufficiently fund the annual program/service cost demands and maintenance of incremental infrastructure, current rates would be deficient in fund the long-term lifecycle capital obligations of the incremental assets. In this regard, the buildout of MW2 would fund approximately 82% of this long-term obligation (i.e. \$69.7 million out of total cumulative annual lifecycle costs of \$85.5 million).



Appendices



Appendix A

Estimate of MW2 Annual Capital and Operating Cost Requirements for Asset- Related Services



Appendix A: Estimate of MW2 Annual Capital and Operating Cost Requirements for Asset-Related Services

Table A-1

Service: Fire

Covers:	The cost of adding one full-time shift to the Mayfield Fire Station and a share of the cost of the new 311 - Mayfield West Station.	<u>Annual Cost as of year of provision</u>
1.	<u>Asset-Related Operating & Maintenance Cost</u>	
a)	One full-time shift.	\$ 1,384,960
b)	Snelgrove/Bolton staffing \$2,728,481 X .50 (Mayfield share) X .514 ¹ (MW2 share)	<u>\$ 701,220</u>
c)	Total	\$ 2,086,180
2.	<u>Applicable Portion of Capital Cost not DC Funded</u>	
a)	.50 (Mayfield) X .514 (MW2) X .05 exempt X \$9,060,990 ² + BTE (\$9,300,000 X 10% X 0.50 X 0.514)	\$ 314,149 one-time 2023-2026
3.	<u>Full Replacement Reserve Contribution - Sinking Fund Calculation (1% earnings and 3% annual inflation)</u>	
a)	\$2,151,090 (Growth-Related MW2 Share) X 0.06	\$ 129,929
4.	<u>Total Annual Cost</u>	
	MW2 share = 1(c) + 3(a)	\$ 2,216,109

¹ MW2 share is calculated as follows: (17,326 MW2 population + 3,617 MW2 employment) ÷ (32,591 MW population + 8,157 employment = 0.514). 2,728,481 operating cost based on p. D-1 June 18/14 DC Background Study indexed to 2019 values).

² Non-growth portion calculated as follows: (1 minus 0.95 net of non-residential exemptions) = 0.05.



Table A-2

Service: Parks

Covers:	MW2 neighbourhood and community parks 2019 D.C. program.	<u>Annual Cost as of year</u> <u>of provision</u>
1.	<u>Asset-Related Operating & Maintenance Cost</u>	
a)	30 acres X \$\$6,543/acre	² \$ 196,294
2.	<u>Applicable Portion of Capital Cost not DC Funded</u>	
a)	\$517,000 (10%) + \$530,000 (BTE)	¹ \$ 1,047,000 one time 2023-2028
3.	<u>Full Replacement Reserve Contribution - Sinking Fund Calculation (1% earnings and 3% annual inflation)</u>	
a)	0.051 X \$5,170,000 (Growth-Related Share)	\$ 264,194
4.	<u>Total Annual Cost</u>	
	MW2 share = 1(c) + 3(a)	\$ 460,488

¹ Portion not funded by DCs calculated as follows: (1 minus 0.90 net of statutory 10%) = 0.1.

² P. D-2 June 18/14 DC Background Study (indexed to 2019 values).



Table A-3

Service: Indoor Recreation Facilities

Covers: Mayfield West Recreation Complex Expansion.

Annual Cost as of year
of provision

1. Asset-Related Operating & Maintenance Cost

a) Annual Mayfield West 2: \$965,110 ¹ \$ 965,110

2. Applicable Portion of Capital Cost not DC Funded

a) \$1,967,161 (10%) + \$1,500,000 (BTE) + \$4,480,889 (Post Period Capacity)+ \$4,347,500 (Other Deductions) \$ 12,295,550 one time 2023-2026

3. Full Replacement Reserve Contribution - Sinking Fund Calculation (1% earnings and 3% annual inflation)

a) 0.056 X \$19,671,611 (Growth-Related Share) \$ 1,092,867

4. Total Annual Cost

MW2 share = 1(c) + 3(a) \$ 2,057,977

¹ P. D-2 June 18/14 DC Background Study (Indexed to 2019 values)



Table A-4

Service: Library

Covers:			<u>Annual Cost as of year</u>
			<u>of provision</u>
1. <u>Asset-Related Operating & Maintenance Cost</u>			
a)	Annual cost (\$528,902 X 0.5)	¹ \$	264,451
2. <u>Applicable Portion of Capital Cost not DC Funded</u>			
a)	\$184,063 (10%) + \$193,750 (BTE)	\$	377,813 one time
3. <u>Full Replacement Reserve Contribution - Sinking Fund Calculation (1% earnings and 3% annual inflation)</u>			
a)	0.065 X \$3,681,250 (Growth-Related MW2 Share)	\$	239,335
4. <u>Total Annual Cost</u>			
	MW2 share = 1(c) + 3(a)	\$	503,786
¹	P. D-2 June 18/14 DC Background Study (Indexed to 2019 values).		



Table A-5

Service: Roads

Covers: The cost of the MW2 2019 DC Roads Program as well as the replacement reserve fund provision for MW2 local roads (initially directly developer provided). Annual Cost as of year of provision

1. Annual Asset-Related Operating & Maintenance Cost

a) \$7,306 per lane km X 4 lane km/1,000 pop+empl. (20,943) ¹ \$ 612,079

2. Applicable Portion of Capital Cost not DC Funded

a) \$3,721,467 X .05 Non-res exempt + \$202,446 (BTE) \$ 388,519

3. Full Replacement Reserve Contribution

a) 0.0377 X \$74,928,521 MW2 Growth Related Program \$ 2,828,348
 b) Local MW2 Roads \$ 3,170,335
 c) Sub-total \$ 5,998,683

4. Total Annual Cost

MW2 share = 1(a) + 3(c) \$ 6,610,762

P. D-2 June 18/14 DC Background Study (indexed to 2019 values). 20,943 is MW2 Stage 1 and Stage 2 population and ¹ employment.

The replacement reserve requirement for local roads (including locals, laneways, and collectors) in MW2 is calculated as follows²:

Estimated total 2019 cost:	\$	84,000,000	i.e.
Collectors 9,345m X \$2,718/m=	\$	25,395,438	
Local roads 23,622m X \$2,162/m=	\$	51,065,361	
Laneway roads 4,095m X \$1,722/m=	\$	7,053,283	

- Road base 67.5% (\$56.7 million), with a useful life of 70 years. (\$56.7 million X 0.053 = \$1,503,946/year)
 - Road surface 32.5% (\$27.3 million), with a useful life of 20 years. (\$27.3 million X 0.074 = \$1,666,390/year)
 - Total annual replacement reserve requirement for such roads once they are all fully constructed = \$3,170,335/year
- m of local roads from 2015 Study have been adjusted based on increase ² in developable area to account for MW2 - Stage 2.



Appendix B

Assessment Samples

Assessment	Property Code	Unit Type	Lot Size
SINGLE DETACHED		LOT AREA:	3,754-4,500 sq.ft.
\$520,000	301	Single-family detached	3754.56SF 36.09FR 104.04D
\$464,750	301	Single-family detached	3754.56SF 36.09FR 104.04D
\$479,000	301	Single-family detached	3754.56SF 36.09FR 104.04D
\$460,750	301	Single-family detached	3754.56SF 36.09FR 104.04D
\$395,000	301	Single-family detached	3754.56SF 36.09FR 104.04D
\$458,250	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$482,500	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$458,250	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$458,500	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$441,000	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$453,250	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$458,250	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$441,500	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$462,750	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$517,750	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$476,250	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$396,750	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$419,750	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$418,000	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$422,000	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$459,500	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$455,000	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$415,250	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$474,500	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$453,250	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$418,000	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$461,250	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$458,500	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$420,500	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$461,750	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$472,750	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$418,000	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$458,250	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$455,000	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$424,500	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$458,250	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$472,750	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$523,500	301	Single-family detached	3788.90SF 36.09FR 104.99D
\$437,500	301	Single-family detached	3790.08SF 36.09FR 105.02D
\$447,750	301	Single-family detached	3792.34SF 36.09FR 105.38D

Assessment	Property Code	Unit Type	Lot Size
\$457,750	301	Single-family detached	3794.82SF 36.09FR 105.15D
\$379,000	301	Single-family detached	3798.37SF 36.09FR 105.25D
\$458,250	301	Single-family detached	3805.47SF 36.09FR 105.45D
\$458,250	301	Single-family detached	3822.05SF 36.09FR 105.91D
\$542,750	301	Single-family detached	3837.44SF 36.09FR 106.33D
\$415,250	301	Single-family detached	3882.43SF 36.09FR 107.58D
\$396,500	301	Single-family detached	3891.91SF 36.09FR 107.84D
\$372,000	301	Single-family detached	3901.38SF 36.09FR 108.10D
\$422,250	301	Single-family detached	3907.30SF 36.09FR 108.27D
\$455,250	301	Single-family detached	3907.30SF 36.09FR 108.27D
\$424,250	301	Single-family detached	3911.71SF 36.38FR D
\$455,250	301	Single-family detached	3919.79SF 37.34FR 104.99D
\$459,500	301	Single-family detached	3919.79SF 37.34FR 104.99D
\$445,000	301	Single-family detached	3919.79SF 37.34FR 104.99D
\$415,250	301	Single-family detached	3919.79SF 37.34FR 104.99D
\$453,250	301	Single-family detached	3919.79SF 37.34FR 104.99D
\$458,250	301	Single-family detached	3919.79SF 37.34FR 104.99D
\$459,500	301	Single-family detached	3919.79SF 37.34FR 104.99D
\$459,500	301	Single-family detached	3919.79SF 37.34FR 104.99D
\$398,000	301	Single-family detached	3919.79SF 37.34FR 104.99D
\$416,750	301	Single-family detached	3919.79SF 37.34FR 104.99D
\$480,750	301	Single-family detached	3927.21SF 36.09FR D
\$453,250	301	Single-family detached	3930.23SF 36.09FR D
\$398,000	301	Single-family detached	3932.27SF 36.09FR D
\$455,250	301	Single-family detached	3936.04SF 35.56FR D
\$455,250	301	Single-family detached	3954.23SF 38.35FR D
\$459,000	301	Single-family detached	3956.06SF 35.50FR D
\$478,500	301	Single-family detached	3962.20SF 35.50FR D
\$459,000	301	Single-family detached	3974.25SF 35.50FR D
\$422,250	301	Single-family detached	3977.26SF 36.09FR D
\$453,250	301	Single-family detached	4009.99SF 35.50FR D
\$462,500	301	Single-family detached	4015.58SF 38.06FR 105.51D
\$457,750	301	Single-family detached	4015.58SF 38.06FR 105.51D
\$425,000	301	Single-family detached	4027.75SF 35.33FR D
\$523,500	301	Single-family detached	4031.19SF 38.12FR 105.74D
\$419,000	301	Single-family detached	4038.19SF 36.12FR D
\$422,250	301	Single-family detached	4044.32SF 43.11FR D
\$459,000	301	Single-family detached	4088.78SF 41.40FR D
\$514,500	301	Single-family detached	4090.07SF 41.40FR D
\$416,250	301	Single-family detached	4100.30SF 41.40FR D
\$475,250	301	Single-family detached	4101.16SF 39.67FR D
\$460,500	301	Single-family detached	4116.44SF 34.91FR D

Assessment	Property Code	Unit Type	Lot Size
\$454,250	301	Single-family detached	4134.42SF 40.09FR D
\$502,750	301	Single-family detached	4134.74SF 41.67FR D
\$421,500	301	Single-family detached	4147.12SF 39.50FR 104.99D
\$421,500	301	Single-family detached	4147.12SF 39.50FR 104.99D
\$502,250	301	Single-family detached	4147.12SF 39.50FR 104.99D
\$425,000	301	Single-family detached	4151.96SF 41.73FR D
\$454,250	301	Single-family detached	4206.54SF 47.15FR D
\$533,000	301	Single-family detached	4230.22SF 42.98FR 98.43D
\$529,000	301	Single-family detached	4230.22SF 42.98FR 98.43D
\$526,750	301	Single-family detached	4230.22SF 42.98FR 98.43D
\$523,750	301	Single-family detached	4232.48SF 47.54FR D
\$501,250	301	Single-family detached	4292.54SF 49.44FR D
\$459,250	301	Single-family detached	4292.54SF 49.44FR D
\$447,500	301	Single-family detached	4296.95SF 49.93FR D
\$516,000	301	Single-family detached	4311.91SF 46.78FR D
\$530,500	301	Single-family detached	4346.57SF 38.75FR D
\$476,250	301	Single-family detached	4346.79SF 38.75FR D
\$476,500	301	Single-family detached	4394.47SF 39.37FR D
\$502,750	301	Single-family detached	4418.80SF 38.75FR D
\$437,250	301	Single-family detached	4436.13SF 33.83FR D
\$480,250	301	Single-family detached	4441.08SF 51.71FR D
\$529,000	301	Single-family detached	4454.32SF 42.98FR D
\$460,500	301	Single-family detached	4474.56SF 40.19FR D
\$462,500	301	Single-family detached	4486.83SF 42.98FR 104.40D
\$529,000	301	Single-family detached	4491.13SF 42.98FR 104.49D
	Average	Median	Midpoint
	\$457,797	\$458,250	\$458,023

Assessment	Property Code	Unit Type	Lot Size
SINGLE DETACHED		LOT AREA:	4,501-6,000 sq.ft.
\$522,500	301	Single-family detached	4501.36SF 40.19FR D
\$464,250	301	Single-family detached	4501.90SF 42.88FR 104.99D
\$534,500	301	Single-family detached	4512.23SF 42.98FR 104.99D
\$461,250	301	Single-family detached	4512.23SF 42.98FR 104.99D
\$461,250	301	Single-family detached	4512.23SF 42.98FR 104.99D
\$555,500	301	Single-family detached	4512.23SF 42.98FR 104.99D
\$530,000	301	Single-family detached	4512.23SF 42.98FR 104.99D
\$531,750	301	Single-family detached	4512.23SF 42.98FR 104.99D
\$443,250	301	Single-family detached	4512.23SF 42.98FR 104.99D
\$526,500	301	Single-family detached	4512.23SF 42.98FR 104.99D
\$467,000	301	Single-family detached	4512.23SF 42.98FR 104.99D
\$526,500	301	Single-family detached	4512.23SF 42.98FR 104.99D
\$529,250	301	Single-family detached	4512.23SF 42.98FR 104.99D
\$532,250	301	Single-family detached	4512.23SF 42.98FR 104.99D
\$528,250	301	Single-family detached	4512.23SF 42.98FR 104.99D
\$532,250	301	Single-family detached	4512.23SF 42.98FR 104.99D
\$531,750	301	Single-family detached	4512.23SF 42.98FR 104.99D
\$459,500	301	Single-family detached	4517.29SF 35.24FR D
\$526,750	301	Single-family detached	4518.15SF 40.19FR D
\$530,000	301	Single-family detached	4527.41SF 43.01FR D
\$530,000	301	Single-family detached	4529.78SF 42.98FR D
\$534,500	301	Single-family detached	4534.11SF 43.24FR 104.86D
\$503,250	301	Single-family detached	4545.60SF 33.07FR D
\$443,500	301	Single-family detached	4569.82SF 42.78FR D
\$529,500	301	Single-family detached	4570.79SF 43.54FR 104.99D
\$532,500	301	Single-family detached	4570.79SF 43.54FR 104.99D
\$462,750	301	Single-family detached	4581.12SF 43.64FR 104.99D
\$463,500	301	Single-family detached	4581.44SF 36.42FR D
\$457,000	301	Single-family detached	4594.04SF 33.60FR D
\$532,250	301	Single-family detached	4600.17SF 44.69FR D
\$534,500	301	Single-family detached	4600.17SF 44.69FR D
\$461,250	301	Single-family detached	4600.17SF 44.69FR D
\$462,250	301	Single-family detached	4600.17SF 44.69FR D
\$534,500	301	Single-family detached	4600.17SF 44.69FR D
\$443,000	301	Single-family detached	4600.17SF 44.69FR D
\$461,250	301	Single-family detached	4600.17SF 44.69FR D
\$534,500	301	Single-family detached	4611.37SF 43.04FR D
\$534,500	301	Single-family detached	4612.12SF 43.93FR 104.99D

Assessment	Property Code	Unit Type	Lot Size
\$533,000	301	Single-family detached	4615.46SF 43.04FR D
\$533,000	301	Single-family detached	4615.56SF 43.04FR D
\$533,000	301	Single-family detached	4615.56SF 43.04FR D
\$533,000	301	Single-family detached	4615.67SF 43.04FR D
\$534,500	301	Single-family detached	4615.67SF 43.04FR D
\$461,250	301	Single-family detached	4616.00SF 43.04FR D
\$461,250	301	Single-family detached	4630.53SF 38.19FR D
\$519,250	301	Single-family detached	4647.21SF 36.42FR D
\$533,250	301	Single-family detached	4681.55SF 43.24FR D
\$458,750	301	Single-family detached	4696.62SF 37.76FR D
\$525,250	301	Single-family detached	4715.13SF 36.42FR D
\$531,750	301	Single-family detached	4726.43SF 42.19FR D
\$533,750	301	Single-family detached	4729.34SF 42.98FR D
\$439,500	301	Single-family detached	4777.24SF 36.42FR D
\$529,500	301	Single-family detached	4792.31SF 48.49FR D
\$463,000	301	Single-family detached	4793.06SF 48.49FR D
\$532,250	301	Single-family detached	4863.35SF 48.46FR D
\$472,500	301	Single-family detached	4872.07SF 48.49FR D
\$535,500	301	Single-family detached	4879.50SF 42.06FR D
\$528,000	301	Single-family detached	4888.43SF 42.98FR D
\$530,000	301	Single-family detached	4903.18SF 42.03FR D
\$529,250	301	Single-family detached	4939.34SF 47.05FR 104.99D
\$530,250	301	Single-family detached	4939.34SF 47.05FR 104.99D
\$527,500	301	Single-family detached	4943.33SF 41.31FR D
\$527,500	301	Single-family detached	4944.08SF 41.31FR D
\$530,250	301	Single-family detached	4944.73SF 41.31FR D
\$533,000	301	Single-family detached	4946.12SF 40.39FR D
\$532,500	301	Single-family detached	4958.93SF 46.92FR D
\$456,250	301	Single-family detached	4984.55SF 37.70FR D
\$465,250	301	Single-family detached	4995.96SF 46.78FR D
\$528,250	301	Single-family detached	5017.70SF 49.41FR D
\$461,000	301	Single-family detached	5017.81SF 49.41FR D
\$530,500	301	Single-family detached	5017.81SF 49.41FR D
\$528,250	301	Single-family detached	5017.81SF 49.41FR D
\$530,500	301	Single-family detached	5017.81SF 49.41FR D
\$528,250	301	Single-family detached	5017.81SF 49.41FR D
\$528,250	301	Single-family detached	5021.04SF 46.78FR D
\$528,250	301	Single-family detached	5028.25SF 46.75FR D
\$463,750	301	Single-family detached	5040.20SF 46.78FR D
\$534,000	301	Single-family detached	5084.55SF 49.70FR D
\$528,250	301	Single-family detached	5085.41SF 46.78FR D

Assessment	Property Code	Unit Type	Lot Size
\$535,500	301	Single-family detached	5086.49SF 52.07FR D
\$481,250	301	Single-family detached	5087.67SF 44.75FR D
\$421,250	301	Single-family detached	5102.85SF 54.86FR D
\$533,250	301	Single-family detached	5114.36SF 64.83FR D
\$459,750	301	Single-family detached	5139.77SF 39.14FR D
\$463,500	301	Single-family detached	5142.57SF 42.19FR D
\$461,500	301	Single-family detached	5153.76SF 40.26FR D
\$463,500	301	Single-family detached	5157.96SF 42.32FR D
\$531,000	301	Single-family detached	5175.40SF 42.98FR D
\$444,250	301	Single-family detached	5177.12SF 60.53FR D
\$589,250	301	Single-family detached	5216.30SF 49.34FR D
\$438,750	301	Single-family detached	5218.99SF 47.44FR D
\$556,500	301	Single-family detached	5235.57SF 49.87FR 104.99D
\$544,000	301	Single-family detached	5235.57SF 49.87FR 104.99D
\$543,750	301	Single-family detached	5235.57SF 49.87FR 104.99D
\$589,250	301	Single-family detached	5235.57SF 49.87FR 104.99D
\$532,750	301	Single-family detached	5240.63SF 47.01FR D
\$592,000	301	Single-family detached	5249.34SF 50.00FR 104.99D
\$590,000	301	Single-family detached	5249.34SF 50.00FR 104.99D
\$593,250	301	Single-family detached	5279.91SF 51.08FR 105.00D
\$566,500	301	Single-family detached	5309.30SF 51.44FR D
\$526,500	301	Single-family detached	5324.37SF 84.19FR D
\$591,500	301	Single-family detached	5333.84SF 52.59FR D
\$482,250	301	Single-family detached	5340.84SF 53.35FR D
\$475,000	301	Single-family detached	5349.56SF 46.78FR D
\$590,750	301	Single-family detached	5355.05SF 53.84FR D
\$528,500	301	Single-family detached	5355.37SF 53.81FR D
\$475,000	301	Single-family detached	5362.36SF 47.18FR D
\$482,250	301	Single-family detached	5376.14SF 41.04FR D
\$533,250	301	Single-family detached	5378.94SF 45.32FR D
\$530,250	301	Single-family detached	5392.61SF 43.04FR D
\$544,750	301	Single-family detached	5396.38SF 49.44FR D
\$592,250	301	Single-family detached	5409.62SF 49.44FR D
\$470,750	301	Single-family detached	5422.10SF 59.45FR D
\$533,500	301	Single-family detached	5438.25SF 51.28FR D
\$595,000	301	Single-family detached	5498.10SF 50.00FR D
\$595,250	301	Single-family detached	5503.59SF 49.44FR D
\$591,250	301	Single-family detached	5541.37SF 42.98FR D
\$592,250	301	Single-family detached	5572.80SF 59.15FR D
\$480,750	301	Single-family detached	5596.05SF 46.03FR D

Assessment	Property Code	Unit Type	Lot Size
\$502,750	301	Single-family detached	5617.47SF 40.72FR D
\$591,250	301	Single-family detached	5641.47SF 49.44FR D
\$533,750	301	Single-family detached	5647.50SF 45.18FR D
\$592,500	301	Single-family detached	5652.24SF 49.77FR D
\$467,000	301	Single-family detached	5654.82SF 72.90FR D
\$494,000	301	Single-family detached	5660.96SF 35.83FR D
\$483,250	301	Single-family detached	5697.12SF 97.21FR D
\$464,500	301	Single-family detached	5700.46SF 41.67FR D
\$474,500	301	Single-family detached	5759.88SF 46.29FR D
\$478,250	301	Single-family detached	5762.57SF 45.41FR D
\$591,000	301	Single-family detached	5781.19SF 50.00FR D
\$599,000	301	Single-family detached	5798.41SF 49.87FR D
\$455,250	301	Single-family detached	5808.96SF 50.03FR D
\$534,250	301	Single-family detached	5815.85SF 52.49FR D
\$534,500	301	Single-family detached	5861.70SF 52.33FR D
\$539,250	301	Single-family detached	5870.42SF 49.51FR D
\$589,500	301	Single-family detached	5916.71SF 52.85FR D
\$515,250	301	Single-family detached	5954.16SF 49.87FR D
\$493,500	301	Single-family detached	5968.48SF 53.77FR D
	Average \$516,420	Median \$529,375	Midpoint \$522,898

Assessment	Property Code	Unit Type	Lot Size
SINGLE DETACHED		LOT AREA: 6,000+ sq.ft.	
\$593,250	301	Single-family detached	6011.75SF 50.03FR D
\$580,500	301	Single-family detached	6073.21SF 59.15FR D
\$594,000	301	Single-family detached	6091.08SF 51.02FR D
\$467,500	301	Single-family detached	6125.85SF 30.97FR D
\$587,250	301	Single-family detached	6145.22SF 57.28FR D
\$615,750	301	Single-family detached	6169.77SF 49.87FR 123.72D
\$466,250	301	Single-family detached	6191.51SF 57.25FR D
\$547,500	301	Single-family detached	6220.03SF 49.87FR D
\$554,000	301	Single-family detached	6231.77SF 47.77FR D
\$507,250	301	Single-family detached	6273.96SF 30.97FR D
\$594,250	301	Single-family detached	6312.93SF 49.64FR D
\$591,250	301	Single-family detached	6329.83SF 60.96FR D
\$595,250	301	Single-family detached	6342.20SF 50.16FR D
\$591,000	301	Single-family detached	6400.97SF 52.87FR D
\$595,000	301	Single-family detached	6405.17SF 51.77FR 123.72D
\$468,500	301	Single-family detached	6441.02SF 56.27FR D
\$545,000	301	Single-family detached	6462.54SF 47.93FR D
\$592,000	301	Single-family detached	6566.74SF 57.48FR D
\$514,500	301	Single-family detached	6577.72SF 47.80FR D
\$469,250	301	Single-family detached	6669.00SF 59.42FR D
\$586,750	301	Single-family detached	6717.33SF 51.71FR D
\$592,000	301	Single-family detached	6753.49SF 64.11FR D
\$533,250	301	Single-family detached	6790.84SF 45.31FR D
\$547,500	301	Single-family detached	6849.40SF 44.75FR D
\$586,000	301	Single-family detached	6959.62SF 65.72FR D
\$598,000	301	Single-family detached	7005.05SF 64.34FR D
\$505,750	301	Single-family detached	7030.34SF 52.95FR D
\$470,250	301	Single-family detached	7060.48SF 74.18FR D
\$519,750	301	Single-family detached	7146.70SF 48.69FR D
\$567,000	301	Single-family detached	7613.10SF 47.87FR D
\$594,000	301	Single-family detached	7673.05SF 64.14FR D
\$544,250	301	Single-family detached	7699.86SF 116.86FR D
\$537,250	301	Single-family detached	7877.35SF 47.77FR D
\$599,000	301	Single-family detached	8784.86SF 71.36FR D
\$605,000	301	Single-family detached	11800.15SF 43.01FR D
\$607,750	301	Single-family detached	13601.06SF 43.01FR D
	Average \$557,299	Median \$583,250	Midpoint \$570,274

Assessment	Property Code	Unit Type	Lot Size
TOWNHOUSE/ROW			
\$296,750	309	Freehold townhouse/rowhouse	2057.63SF 19.69FR 104.53D
\$318,000	309	Freehold townhouse/rowhouse	2058.92SF 19.69FR 104.59D
\$318,000	309	Freehold townhouse/rowhouse	2060.21SF 19.69FR 104.66D
\$319,000	309	Freehold townhouse/rowhouse	2060.21SF 19.69FR 104.66D
\$322,250	309	Freehold townhouse/rowhouse	2060.21SF 19.69FR 104.66D
\$318,000	309	Freehold townhouse/rowhouse	2060.21SF 19.69FR 104.66D
\$296,500	309	Freehold townhouse/rowhouse	2060.21SF 19.69FR 104.66D
\$322,250	309	Freehold townhouse/rowhouse	2060.21SF 19.69FR 104.66D
\$296,750	309	Freehold townhouse/rowhouse	2060.21SF 19.69FR 104.66D
\$319,000	309	Freehold townhouse/rowhouse	2060.21SF 19.69FR 104.66D
\$319,500	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.66D
\$318,250	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.66D
\$296,750	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.66D
\$319,500	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.66D
\$319,000	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.69D
\$296,500	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.69D
\$319,000	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.69D
\$299,500	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.69D
\$322,250	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.69D
\$297,750	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.69D
\$297,750	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.69D
\$322,250	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.69D
\$319,500	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.69D
\$319,000	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.69D
\$296,750	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.69D
\$319,000	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.69D
\$318,000	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.69D
\$318,000	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.69D
\$296,750	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.69D
\$318,000	309	Freehold townhouse/rowhouse	2060.86SF 19.69FR 104.69D
\$319,500	309	Freehold townhouse/rowhouse	2061.06SF 19.72FR 104.53D
\$319,000	309	Freehold townhouse/rowhouse	2061.50SF 19.69FR 104.72D
\$318,250	309	Freehold townhouse/rowhouse	2061.50SF 19.69FR 104.72D
\$296,750	309	Freehold townhouse/rowhouse	2061.50SF 19.69FR 104.72D
\$321,250	309	Freehold townhouse/rowhouse	2061.72SF 20.01FR 103.02D
\$338,000	309	Freehold townhouse/rowhouse	2061.72SF 20.01FR 103.02D
\$320,500	309	Freehold townhouse/rowhouse	2062.15SF 19.69FR 104.76D
\$338,000	309	Freehold townhouse/rowhouse	2062.38SF 20.01FR 103.05D
\$338,000	309	Freehold townhouse/rowhouse	2062.38SF 20.01FR 103.05D
\$338,000	309	Freehold townhouse/rowhouse	2063.03SF 20.01FR 103.08D
\$321,250	309	Freehold townhouse/rowhouse	2063.03SF 20.01FR 103.08D
\$321,250	309	Freehold townhouse/rowhouse	2063.30SF 20.01FR 103.08D
\$296,750	309	Freehold townhouse/rowhouse	2063.44SF 19.69FR 104.82D
\$319,500	309	Freehold townhouse/rowhouse	2063.44SF 19.69FR 104.82D
\$322,250	309	Freehold townhouse/rowhouse	2063.44SF 19.69FR 104.82D
\$319,500	309	Freehold townhouse/rowhouse	2063.44SF 19.69FR 104.82D
\$299,500	309	Freehold townhouse/rowhouse	2063.44SF 19.69FR 104.82D

Assessment	Property Code	Unit Type	Lot Size
\$331,000	309	Freehold townhouse/rowhouse	2101.12SF 20.01FR 104.99D
\$343,500	309	Freehold townhouse/rowhouse	2101.12SF 20.01FR 104.99D
\$331,000	309	Freehold townhouse/rowhouse	2101.12SF 20.01FR 104.99D
\$343,500	309	Freehold townhouse/rowhouse	2101.12SF 20.01FR 104.99D
\$343,500	309	Freehold townhouse/rowhouse	2101.12SF 20.01FR 104.99D
\$331,000	309	Freehold townhouse/rowhouse	2101.12SF 20.01FR 104.99D
\$331,000	309	Freehold townhouse/rowhouse	2101.12SF 20.01FR 104.99D
\$343,500	309	Freehold townhouse/rowhouse	2101.12SF 20.01FR 104.99D
\$338,750	309	Freehold townhouse/rowhouse	2126.20SF 20.01FR 103.12D
\$339,000	309	Freehold townhouse/rowhouse	2415.42SF 20.14FR D
\$319,250	309	Freehold townhouse/rowhouse	2565.90SF 19.69FR 130.35D
\$321,000	309	Freehold townhouse/rowhouse	2567.19SF 19.69FR 130.41D
\$345,250	309	Freehold townhouse/rowhouse	2589.15SF 20.14FR D
\$335,250	309	Freehold townhouse/rowhouse	2643.94SF 25.26FR 104.66D
\$335,250	309	Freehold townhouse/rowhouse	2643.94SF 25.26FR 104.66D
\$335,250	309	Freehold townhouse/rowhouse	2643.94SF 25.26FR 104.66D
\$321,250	309	Freehold townhouse/rowhouse	2643.94SF 25.26FR 104.66D
\$335,250	309	Freehold townhouse/rowhouse	2644.05SF 25.30FR 104.53D
\$335,250	309	Freehold townhouse/rowhouse	2644.77SF 25.26FR 104.66D
\$335,250	309	Freehold townhouse/rowhouse	2644.77SF 25.26FR 104.66D
\$335,250	309	Freehold townhouse/rowhouse	2644.77SF 25.26FR 104.69D
\$335,250	309	Freehold townhouse/rowhouse	2644.77SF 25.26FR 104.69D
\$321,000	309	Freehold townhouse/rowhouse	2644.77SF 25.26FR 104.69D
\$335,250	309	Freehold townhouse/rowhouse	2644.77SF 25.26FR 104.69D
\$335,750	309	Freehold townhouse/rowhouse	2648.08SF 25.26FR 104.82D
\$335,250	309	Freehold townhouse/rowhouse	2648.08SF 25.26FR 104.82D
\$336,750	309	Freehold townhouse/rowhouse	2652.23SF 25.26FR 104.99D
\$336,750	309	Freehold townhouse/rowhouse	2652.23SF 25.26FR 104.99D
\$327,250	309	Freehold townhouse/rowhouse	2666.01SF 25.39FR 104.99D
\$329,250	309	Freehold townhouse/rowhouse	2666.01SF 25.39FR 104.99D
\$357,750	309	Freehold townhouse/rowhouse	2679.78SF 25.52FR 104.99D
\$357,750	309	Freehold townhouse/rowhouse	2679.78SF 25.52FR 104.99D
\$357,750	309	Freehold townhouse/rowhouse	2679.78SF 25.52FR 104.99D
\$357,750	309	Freehold townhouse/rowhouse	2679.78SF 25.52FR 104.99D
\$355,750	309	Freehold townhouse/rowhouse	2746.20SF 25.52FR D
\$355,250	309	Freehold townhouse/rowhouse	2761.81SF 25.23FR D
\$336,750	309	Freehold townhouse/rowhouse	2769.34SF 26.38FR 104.99D
\$336,750	309	Freehold townhouse/rowhouse	2769.34SF 26.38FR 104.99D
\$327,250	309	Freehold townhouse/rowhouse	2772.78SF 26.41FR 104.99D
\$336,750	309	Freehold townhouse/rowhouse	2772.78SF 26.41FR 104.99D
\$327,250	309	Freehold townhouse/rowhouse	2772.78SF 26.41FR 104.99D
\$336,750	309	Freehold townhouse/rowhouse	2772.78SF 26.41FR 104.99D
\$329,250	309	Freehold townhouse/rowhouse	2772.78SF 26.41FR 104.99D
\$336,750	309	Freehold townhouse/rowhouse	2772.78SF 26.41FR 104.99D
\$329,250	309	Freehold townhouse/rowhouse	2772.78SF 26.41FR 104.99D
\$336,750	309	Freehold townhouse/rowhouse	2772.78SF 26.41FR 104.99D
\$333,000	309	Freehold townhouse/rowhouse	2793.67SF 20.18FR D
\$355,250	309	Freehold townhouse/rowhouse	2843.93SF 25.26FR D

Assessment	Property Code	Unit Type	Lot Size
\$355,250	309	Freehold townhouse/rowhouse	2855.99SF 25.30FR D
\$355,250	309	Freehold townhouse/rowhouse	2867.18SF 25.26FR D
\$336,250	309	Freehold townhouse/rowhouse	2883.54SF 23.49FR D
\$325,250	309	Freehold townhouse/rowhouse	3183.75SF 26.41FR D
\$337,250	309	Freehold townhouse/rowhouse	3267.28SF 24.05FR D
\$321,000	309	Freehold townhouse/rowhouse	3280.09SF 27.33FR D
\$337,250	309	Freehold townhouse/rowhouse	3297.18SF 25.30FR 130.35D
\$342,750	309	Freehold townhouse/rowhouse	3334.77SF 25.71FR D
\$357,000	309	Freehold townhouse/rowhouse	3352.53SF 36.22FR D
\$351,250	309	Freehold townhouse/rowhouse	3776.73SF 35.99FR D
\$351,500	309	Freehold townhouse/rowhouse	3812.15SF 30.20FR D
\$343,750	309	Freehold townhouse/rowhouse	3835.29SF 29.28FR D
\$351,500	309	Freehold townhouse/rowhouse	3869.20SF 37.80FR D
\$352,250	309	Freehold townhouse/rowhouse	3918.92SF 39.35FR D
\$352,250	309	Freehold townhouse/rowhouse	3961.55SF 30.05FR D
\$345,500	309	Freehold townhouse/rowhouse	4012.89SF 34.51FR D
\$343,500	309	Freehold townhouse/rowhouse	4054.23SF 34.91FR D
\$345,500	309	Freehold townhouse/rowhouse	4181.13SF 101.35FR D
\$352,750	309	Freehold townhouse/rowhouse	4217.62SF 33.96FR D
\$346,250	309	Freehold townhouse/rowhouse	4222.57SF 37.93FR D
\$353,500	309	Freehold townhouse/rowhouse	4404.38SF 44.82FR D
\$349,500	309	Freehold townhouse/rowhouse	4570.79SF 43.54FR 104.99D
\$351,000	309	Freehold townhouse/rowhouse	4570.79SF 43.54FR 104.99D
\$354,250	309	Freehold townhouse/rowhouse	4941.28SF 40.78FR D
\$354,500	309	Freehold townhouse/rowhouse	4956.03SF 55.58FR D
\$354,250	309	Freehold townhouse/rowhouse	5053.33SF 35.63FR D
\$354,250	309	Freehold townhouse/rowhouse	5124.37SF 41.40FR D
\$346,750	309	Freehold townhouse/rowhouse	6199.15SF 36.53FR D
	Average	Median	Midpoint
	\$327,351	\$325,500	\$326,425

Assessment	Property Code	Unit Type	Lot Size
SEMI-DETACHED			
\$359,500	311	Semi-detached residential	2586.46SF 25.00FR 103.44D
\$343,000	311	Semi-detached residential	2587.32SF 25.00FR 103.48D
\$343,000	311	Semi-detached residential	2588.18SF 25.00FR 103.51D
\$340,000	311	Semi-detached residential	2589.04SF 25.00FR 103.54D
\$346,500	311	Semi-detached residential	2617.24SF 24.93FR 104.99D
\$357,500	311	Semi-detached residential	2617.35SF 24.93FR 104.99D
\$356,250	311	Semi-detached residential	2617.78SF 24.93FR 104.99D
\$333,000	311	Semi-detached residential	2617.78SF 24.93FR 104.99D
\$330,000	311	Semi-detached residential	2617.78SF 24.93FR 104.99D
\$357,750	311	Semi-detached residential	2617.78SF 24.93FR 104.99D
\$342,000	311	Semi-detached residential	2617.78SF 24.93FR 104.99D
\$343,500	311	Semi-detached residential	2617.78SF 24.93FR 104.99D
\$343,500	311	Semi-detached residential	2617.78SF 24.93FR 104.99D
\$356,250	311	Semi-detached residential	2617.78SF 24.93FR 104.99D
\$351,750	311	Semi-detached residential	2617.78SF 24.93FR 104.99D
\$346,250	311	Semi-detached residential	2617.78SF 24.93FR 104.99D
\$356,250	311	Semi-detached residential	2617.78SF 24.93FR 104.99D
\$342,000	311	Semi-detached residential	2617.78SF 24.93FR 104.99D
\$346,250	311	Semi-detached residential	2618.00SF 24.93FR 104.99D
\$357,500	311	Semi-detached residential	2618.00SF 24.93FR 104.99D
\$343,500	311	Semi-detached residential	2618.11SF 24.93FR 104.99D
\$356,250	311	Semi-detached residential	2618.21SF 24.93FR 104.99D
\$350,500	311	Semi-detached residential	2618.54SF 24.93FR 104.99D
\$307,000	311	Semi-detached residential	2624.35SF 24.93FR 104.99D
\$356,250	311	Semi-detached residential	2644.91SF 24.90FR D
\$347,250	311	Semi-detached residential	2644.91SF 25.00FR 105.81D
\$354,750	311	Semi-detached residential	2645.23SF 25.00FR 105.81D
\$358,250	311	Semi-detached residential	2645.23SF 25.00FR 105.81D
\$358,250	311	Semi-detached residential	2645.23SF 25.00FR 105.81D
\$307,000	311	Semi-detached residential	2654.38SF 24.93FR D
\$347,250	311	Semi-detached residential	2655.67SF 25.03FR D
\$352,750	311	Semi-detached residential	2705.72SF 24.61FR D
\$357,500	311	Semi-detached residential	2706.48SF 25.30FR D
\$357,750	311	Semi-detached residential	2709.60SF 25.20FR D
\$357,250	311	Semi-detached residential	2716.92SF 24.93FR D
\$317,000	311	Semi-detached residential	2754.48SF 24.93FR D
\$317,500	311	Semi-detached residential	2785.59SF 24.93FR D
\$317,000	311	Semi-detached residential	2789.68SF 24.90FR D
\$346,750	311	Semi-detached residential	2803.68SF 24.93FR 112.27D
\$343,500	311	Semi-detached residential	2810.46SF 24.93FR D
\$346,750	311	Semi-detached residential	2811.10SF 24.93FR 112.60D
\$316,500	311	Semi-detached residential	2816.92SF 28.22FR D
\$360,250	311	Semi-detached residential	2817.56SF 24.93FR D
\$317,750	311	Semi-detached residential	2819.28SF 24.93FR 112.89D
\$317,750	311	Semi-detached residential	2826.60SF 24.93FR 113.22D
\$330,750	311	Semi-detached residential	2842.21SF 24.93FR 113.85D
\$358,500	311	Semi-detached residential	2848.56SF 24.93FR D

Assessment	Property Code	Unit Type	Lot Size
\$341,500	311	Semi-detached residential	2872.89SF 24.44FR D
\$345,750	311	Semi-detached residential	2899.58SF 24.93FR D
\$347,250	311	Semi-detached residential	2905.29SF 22.77FR D
\$347,250	311	Semi-detached residential	2914.87SF 24.93FR D
\$318,500	311	Semi-detached residential	2936.50SF 24.18FR D
\$342,250	311	Semi-detached residential	2944.25SF 23.75FR D
\$346,250	311	Semi-detached residential	2944.36SF 22.93FR D
\$330,750	311	Semi-detached residential	2960.83SF 26.35FR D
\$358,250	311	Semi-detached residential	3151.78SF 38.85FR D
\$352,750	311	Semi-detached residential	3239.18SF 23.06FR D
\$359,750	311	Semi-detached residential	3248.12SF 24.93FR 130.25D
\$359,500	311	Semi-detached residential	3248.12SF 24.93FR 130.25D
\$331,750	311	Semi-detached residential	3306.14SF 39.17FR D
\$361,500	311	Semi-detached residential	3903.53SF 63.68FR D
\$357,750	311	Semi-detached residential	3923.34SF 52.33FR D
\$353,750	311	Semi-detached residential	4075.11SF 36.02FR D
\$354,000	311	Semi-detached residential	4082.86SF 36.65FR D
\$358,750	311	Semi-detached residential	4105.14SF 35.43FR D
\$357,750	311	Semi-detached residential	4105.14SF 35.43FR D
\$364,000	311	Semi-detached residential	4220.96SF 34.89FR D
\$365,000	311	Semi-detached residential	4609.64SF 36.65FR D
\$356,750	311	Semi-detached residential	4960.87SF 20.31FR D
\$348,250	311	Semi-detached residential	5001.02SF 126.76FR D
\$360,500	311	Semi-detached residential	5118.56SF 24.80FR D
\$366,250	311	Semi-detached residential	5305.32SF 31.87FR D
	Average	Median	Midpoint
	\$346,375	\$347,750	\$347,063



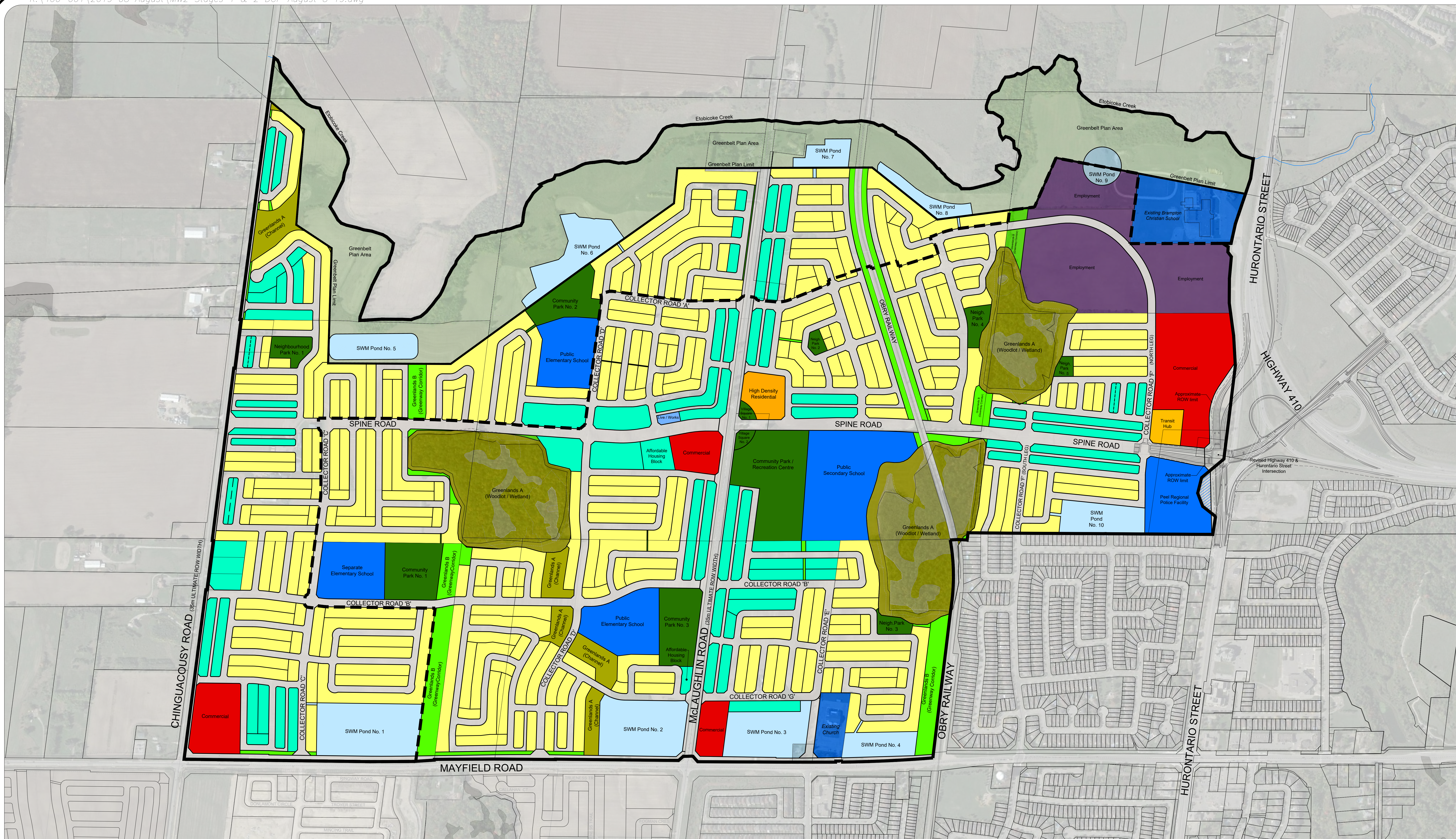
Appendix C

Mayfield West Phase 2

Proposed Stages 1& 2

Development Concept Plan

(August 8, 2019)



LEGEND

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Prestige Industrial
- General Commercial
- Live-Work
- Institutional
- Open Space Policy Area
- Environmental Policy Area
- Stormwater Pond Facility
- Greenway Corridor
- Transit Hub
- Greenbelt Plan Area
- Stage 1 / 2 Boundary
- MW2 Boundary (Stage 1 & Stage 2)

POPULATION CALCULATION - STAGE 1

LAND USE	AREA (ha)	PROPOSED DENSITY (UPH) ¹	TOTAL NUMBER OF UNITS	PERSONS PER UNIT ²	POPULATION
LOW-DENSITY (ALLOWS FOR: DETACHED, SEMI-DETACHED & TOWNHOUSES)	64.34	32.36	2,082	3.21	6,633
MEDIUM-DENSITY (ALLOWS FOR: TOWNHOUSES)	20.01	56.27	1,126	2.97	3,344
HIGH-DENSITY (ALLOWS FOR: TOWNHOUSES & APARTMENTS)	1.34	128.36	172	2.16	372
LIVE-WORK	0.16	50.00	8	2.97	24
TOTALS	85.85	39.46	3,388		10,373

JOBS CALCULATION - STAGE 1

LAND USE	NUMBER OF JOBS
LIVE-WORK, COMMERCIAL & TRANSIT HUB	1,380
REGION OF PEEL POLICE BLOCK	600
ELEMENTARY, SECONDARY SCHOOLS & RECREATION CENTRE	210
PRESTIGE INDUSTRIAL	1,164
WORK-AT-HOME / NO FIXED PLACE OF WORK	445
TOTALS	3,799

TOTAL POPULATION & JOBS	TOTAL DESIGNATED GREENFIELD AREA ³	TOTAL DENSITY
14,172	207.5ha	68.3 PEOPLE & JOBS PER HECTARE

POPULATION CALCULATION - STAGE 2

LAND USE	AREA (ha)	PROPOSED DENSITY (UPH) ⁴	TOTAL NUMBER OF UNITS	PERSONS PER UNIT ⁵	POPULATION
LOW DENSITY (ALLOWS FOR: DETACHED, SEMI-DETACHED & TOWNHOUSES)	45.04	32	1,441	3.51	5058
MEDIUM DENSITY (ALLOWS FOR: TOWNHOUSES)	11.39	56	638	2.97	1895
TOTALS	56.43		2,079		6,953

JOBS CALCULATION - STAGE 2

LAND USE	NUMBER OF JOBS
COMMERCIAL	148
BRAMPTON CHRISTIAN SCHOOL	60
PROPOSED ELEMENTARY SCHOOL	55
WORK-AT-HOME / NO FIXED PLACE OF WORK	286
TOTALS	549

TOTAL POPULATION & JOBS	TOTAL DESIGNATED GREENFIELD AREA ³	TOTAL DENSITY
7,502	105.5ha	71.1 PEOPLE & JOBS PER HECTARE

POPULATION CALCULATION - STAGES 1 & 2

LAND USE	POPULATION
LOW-DENSITY (ALLOWS FOR: DETACHED, SEMI-DETACHED & TOWNHOUSES)	11,691
MEDIUM-DENSITY (ALLOWS FOR: TOWNHOUSES)	5,239
HIGH-DENSITY (ALLOWS FOR: TOWNHOUSES & APARTMENTS)	372
LIVE-WORK	24
TOTALS	17,326

JOBS CALCULATION - STAGES 1 & 2

LAND USE	NUMBER OF JOBS
LIVE-WORK, COMMERCIAL & TRANSIT HUB	1,528
REGION OF PEEL POLICE BLOCK	600
ELEMENTARY, SECONDARY SCHOOLS & RECREATION CENTRE	325
PRESTIGE INDUSTRIAL	1,164
WORK-AT-HOME / NO FIXED PLACE OF WORK	731
TOTALS	4,348

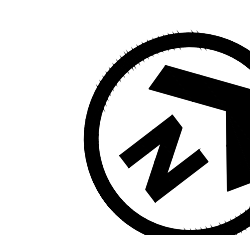
TOTAL POPULATION & JOBS	TOTAL DESIGNATED GREENFIELD AREA ³	TOTAL DENSITY
21,674	313.0ha	69.2 PEOPLE & JOBS PER HECTARE

NOTES:

- 1 BASED ON ACTUAL DENSITY ACHIEVED IN MAYFIELD WEST PHASE 2, STAGE 1.
- 2 PERSONS PER UNIT RATE PROVIDED BY THE TOWN OF CALEDON.
- 3 AREA CALCULATED AS PER GROWTH PLAN POLICY 2.2.7.3
- 4 BASED ON AVERAGE DENSITY ACHIEVED IN MAYFIELD WEST PHASE 2, STAGE 1.
- 5 PERSONS PER UNIT RATE PROVIDED BY REGION OF PEEL.

MAYFIELD WEST PHASE 2: PROPOSED STAGES 1 & 2 DEVELOPMENT CONCEPT PLAN

PART OF LOTS 18 - 20, CONCESSIONS 1 & 2, W.H.S.
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL



SCALE 1:4000
(36 x 48)
AUGUST 8, 2019

