

**Caledon East Subdivision,  
Town of Caledon  
Economic and Fiscal Impact  
Study**

Independent Real Estate Intelligence

September 12, 2018



**Caledon East Subdivision, Town of  
Caledon  
Economic and Fiscal Impact Study**

Prepared for:

**DG Group**

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## EXECUTIVE SUMMARY

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Altus Group Economic Consulting was retained by DG Group to examine the potential economic and fiscal impact of a proposed subdivision development in the Town of Caledon. The economic impact and fiscal impact on the finances of the Town are reviewed under two scenarios: Scenario 1) where the storm water management (SWM) pond is provided off site, yielding more residential units and Scenario 2) where the SWM pond is provided on site, with fewer units being developed than Scenario 1.

The proposed development under Scenario 1 will contain 665 single-detached units and is estimated to be able to accommodate roughly 2,060 residents. This compares to fewer (610) single-detached units in Scenario 2 accommodating about 1,890 persons.

Based on the Town's current development charge rates, Scenario 1 would generate \$16.8 million in DC revenues for the Town, approximately \$1.4 million more than Scenario 2.

The capital costs for required storm water management and road infrastructure will be funded entirely by the developer. The long-term operating, maintenance and ongoing operating costs for the aforementioned will be the responsibility of the Town.

The key differences between two scenarios analysed are that Scenario 1 includes more roads and storm sewers associated with additional lands being developed for residential use, which would result in higher long-term maintenance costs to the Town. However, Scenario 1 contains additional residential units, which would yield more property tax and non-tax revenues as well as extra operating expenditures for the Town.

On a net basis, Scenario 1 would generate the following additional revenues/costs for the Town:

- \$182,000 more annual property tax revenues,
- \$15,300 more annual non-tax revenues, and
- \$102,600 more annual expenditures.

Scenario 1 would generate a net surplus of approximately \$963,340 per year for the Town, nearly \$94,700 more per year than Scenario 2.

Additional new residents in the proposed development will help support local retail stores and businesses by expanding their potential customer base, and will also help create the demand for additional retail (and therefore retail employment) in the Town, each of which are further assisted by the additional units and residents accommodated by Scenario 1:

- The estimated 176 additional new residents in the additional 55 units under Scenario 1 are estimated to spend an additional approximately \$2.5 million annually on goods and services, a portion of which can be expected to be spent at local stores and small businesses in Caledon, especially those located in the plaza just outside the subject site.
- The additional 176 new residents can be expected to support 7 new jobs in the Town's retail sector, based on existing levels of retail employment per capita.

Our modelling further indicates that Scenario 1 is expected to generate nearly, in comparison to Scenario 2, 140 more person-years of employment directly in the construction of the development and 100 more person-years of employment in the economic sectors that provide services and materials to the construction industry. This could benefit construction-related businesses in the Town as well as the broader regional economy.

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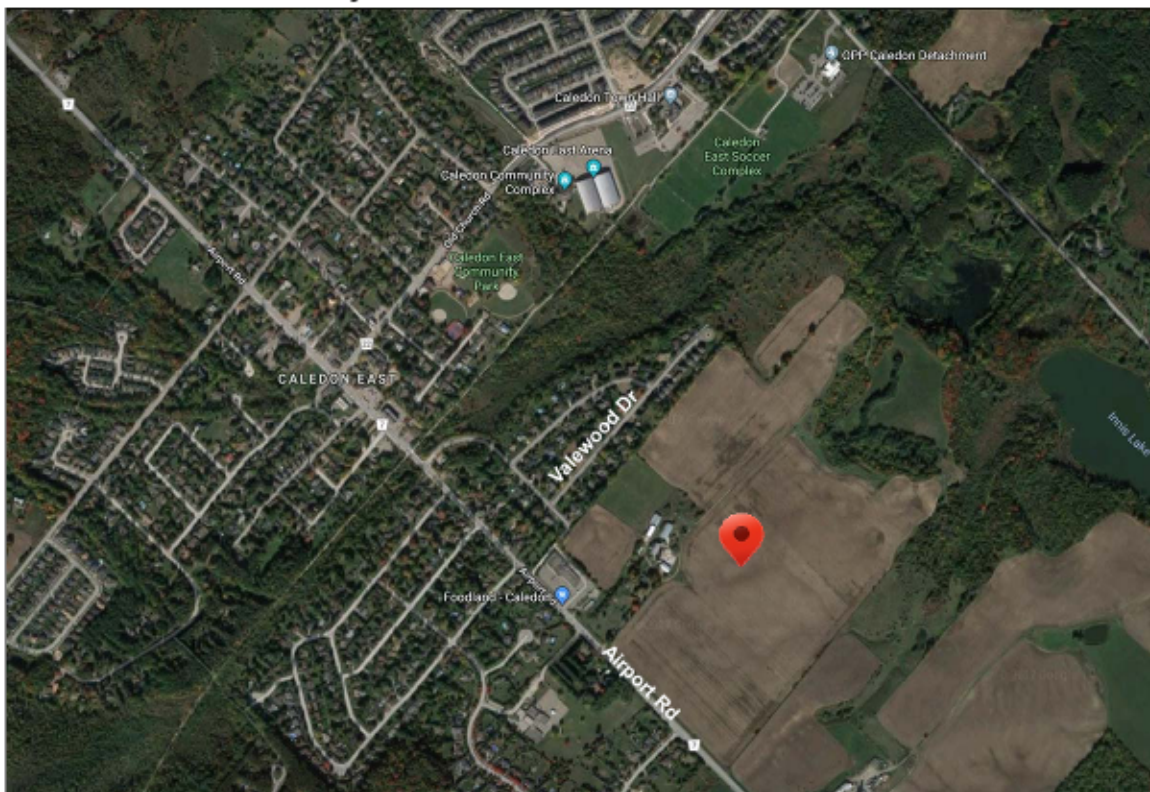
# 1 INTRODUCTION

Altus Group Economic Consulting was retained by DG Group to examine the potential economic and fiscal impact of a proposed subdivision development in the Town of Caledon. The economic impact and fiscal impact on the finances of the Town are reviewed under two scenarios: Scenario 1) where the storm water management (SWM) pond is provided off site, yielding more residential units and Scenario 2) where the SWM pond is provided on site, with fewer units being developed than Scenario 1.

## 1.1 BACKGROUND

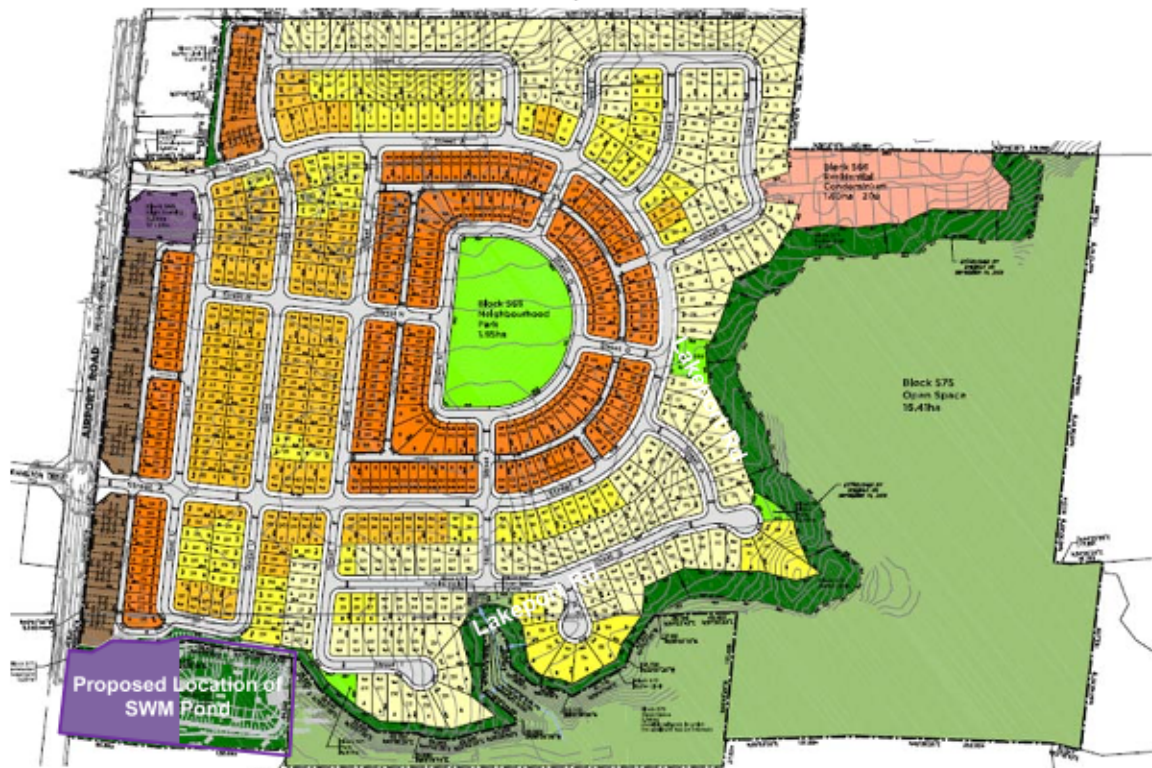
Figure 1 shows the location of the subject site, which is located in the community of Caledon East, which is within the Town of Caledon. The site is bounded by Airport Road (Regional Road No. 7) to the west and Caledon East Settlement Boundary to the south and east, and is located just south of Valewood Drive (Figure 2).

Figure 1 Location of the Subject Site



Source: Altus Group Economic Consulting based on Google Maps

Figure 2 Draft Plan, Caledon East Subdivision  
(Scenario 1 - SWM Pond off Site)



Source: Altus Group Economic Consulting based on plans provided by client

To the north of the subject site is a residential area. The Caledon East Public School is located just across the Airport Road to the west of the subject site. A commercial plaza is located immediately outside the northwest corner of the subject site.

DG Group has plans of developing a subdivision with 665 residential units on the subject site, and proposes to locate the storm water management pond outside the subject site (on additional lands in which the client has an interest) to yield more residential units (Scenario 1). This would result in the SWM pond locating outside the Caledon East settlement boundary. Under Scenario 2 where the SWM pond is provided on the subject site, fewer (610) single-detached units would be developed.

Based on the Persons per Unit (PPU) factor from the 2016 Census for the propose housing types, the development can be expected to generate approximately 2,060 persons under Scenario 1 and 1,890 persons under Scenario 2.

Figure 3

**Unit Count and Estimated Population Generated, Caledon East Subdivision**

	Persons per Unit	Scenario 1 (SWM pond off site)		Scenario 2 (SWM pond on site)	
		Units	Population	Units	Population
Single Family - 50 ft frontage	3.21	153	491	138	443
Single Family - 45 ft frontage	3.21	92	295	83	266
Single Family - 38 ft frontage	3.21	128	410	115	369
Single Family - 32 ft frontage	3.21	181	580	163	523
Tow n House - Decked	2.70	51	138	51	138
Tow n House - Courtyard	2.70	16	43	16	43
Apartment - High Density Block	1.71	24	41	24	41
Single Family - Condominium Block	3.21	20	64	20	64
		665	2,063	610	1,886

Note: The Persons per Unit factor is based on data for single-family units in the Town of Caledon from the 2016 Census of Canada

Source: Altus Group Economic Consulting based on plans provided by client and the 2016 Census of Canada

## 1.2 APPROACH

This report will analyse the economic impact of the proposed development as well as its net annual fiscal impact on the Town's finances, both from a capital and net annual operating perspective, under two scenarios.



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## 2 CAPITAL REVENUES AND EXPENDITURES

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This section outlines the capital expenditures required to service the proposed development, and the sources of funding for the works, and the associated impact on the Town's budget.

### 2.1 DEVELOPMENT CHARGE AND FEE REVENUES

#### 2.1.1 Town of Caledon Development Charges

Figure 4 shows the DC revenues that would be generated by the proposed development for the Town, based on current rates (as of August 1, 2018).

In total at current DC rates, Scenario 1, where the SWM pond is provided off site, would generate \$16.8 million in DC revenues for the Town, including:

- \$8.8 million for roads and related works;
- \$4.0 million for indoor recreation facilities;
- \$1.6 million for parkland development;
- \$777,100 for fire protection;
- \$668,400 for libraries;
- \$446,100 for growth-related studies;
- \$436,300 for public works;
- \$76,500 for Provincial Offences Act Court facilities; and
- \$33,700 for animal control.

The Town can use these DC revenues to fund growth-related capital works related to each of the identified development charge services. This can include works required directly by the proposed development, or other growth-related capital works elsewhere in the Town.

Scenario 2, where the SWM pond is provided on site, would generate \$15.4 million in DC revenues for the Town, approximately \$1.4 million less than Scenario 1.

Figure 4

<b>Estimated DC Revenues for the Town of Caledon, Caledon East Subdivision</b>		
	Scenario 1 (SWM pond off site)	Scenario 2 (SWM pond on site)
Single-Detached Units	574	519
Townhouse Units	67	67
Apartment Units	24	24
	DC Revenues by Service - Scenario 1	DC Revenues by Service - Scenario 2
DC Service	<i>Dollars</i>	
Studies	446,073	409,179
Fire	777,120	712,847
Parkland	1,559,150	1,430,198
Recreation	3,971,871	3,643,370
Library	668,408	613,126
Public Works	436,254	400,172
Roads	8,820,457	8,090,945
Animal Control	33,666	30,881
POA Courts	76,450	70,127
Total	16,789,448	15,400,847

Source: Altus Group Economic Consulting based on Town of Caledon DC Rates in effect as of August 1, 2018

## 2.2 CAPITAL INFRASTRUCTURE REQUIREMENTS

### 2.2.1 Storm Water Management

According to plans provided by the client, a 2.44-hectare storm water management pond will be constructed for the proposed development. There will also be 7.4 kilometres of storm sewers built for Scenario 1, and 6.8 kilometres built for Scenario 2, under the assumption that the storm sewer system is built in conjunction with the internal road system of each scenario.<sup>1</sup>

As indicated in the Town's 2014 DC Study, local storm water management works are generally recovered separately under subdivision agreements and related means.

Therefore, as the storm sewers will be internal works, all associated capital costs will be the responsibility of the developer. The works will be turned over to the Town, who will be responsible for the long-term operating and maintenance costs.

<sup>1</sup> The length of storm sewers assumed for Scenario 2 is based on a reduction proportionate to the reduced number of units.

## 2.2.2 Roads

According to plans provided by the client, there will be 13.1 lane kilometres of internal local roads in Scenario 1, which will be constructed by the developer and assumed by the Town. Under Scenario 2, there will be 12.0 lane kilometres of internal local roads.<sup>2</sup>

As indicated in the Town's 2014 DC Study, local road works are generally recovered separately under subdivision agreements and related means. The following are the Town's local service guidelines with respect to roads:

Developer responsibilities include local roads, sidewalks, streetlights, and related work, and inclusive of arterials and collectors which are internal to development and serve primarily the development. Arterials and collectors external to development but within the area to which the plan relates, and which primarily serve the development, are also the responsibility of the developer. (Town of Caledon, 2009 DC Study)

Based on the local service policy, all internal roads in the proposed development will be the responsibility of the developer. All roads, once constructed, would be assumed by the Town, who would be responsible for all ongoing operating, maintenance and replacement costs.

<sup>2</sup> The length of internal roads assumed for Scenario 2 is based on a deduction proportionate to the reduction in the number of units.

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## 3 ONGOING REVENUES AND COSTS

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This section provides an overview of the methodology for determining the net annual fiscal impact of development.

### 3.1 REVENUES

#### 3.1.1 Assessment and Property Tax Revenues

Figure 5 shows the residential property assessment value and tax revenues that would be generated by the proposed development at full build-out under two scenarios.

The residential assessment estimates are based on Altus Data Solutions data on average sales price for newly built freehold single-detached, townhouse and apartment units in the Town of Caledon (and nearby comparable municipalities where sample size may not be sufficient), with a downward adjustment made to account for the current value assessment for the 2016 tax year.

Based on our modelling, we estimate that the single-detached units with 50-, 45-, 38- and 32-foot frontages would have an assessed value of \$1,230,000, \$910,000, \$770,000 and \$670,000, respectively. Townhome and apartment units would have an assessed value of \$503,000 and \$448,000 respectively.

Based on these assessment values, Scenario 1 with 665 housing units would generate approximately \$549.6 million in assessment value. Using 2016 property tax rates, Scenario 1 at full build-out would generate a total of \$4.8 million in annual property tax revenues, including \$2.1 million for the Town.

Scenario 2 with 610 housing units would generate approximately \$500.9 million in assessment value. Using 2016 property tax rates, Scenario 2 at full build-out would generate a total of \$4.4 million in annual property tax revenues, including \$1.9 million for the Town.

Scenario 1 would generate approximately \$182,000 more property tax revenues per year for the Town than Scenario 2.

Figure 5

**Estimated Property Tax Revenues, Scenarios 1 and 2**

	Scenario 1 (SWM pond off site)			Scenario 2 (SWM pond on site)		
	Units	Assessment Value per Unit	Total Assessment Value	Units	Assessment Value per Unit	Total Assessment Value
		<i>\$ / Unit</i>	<i>Dollars</i>		<i>\$ / Unit</i>	<i>Dollars</i>
<b>Single-Detached</b>						
50 ft	153	1,230,000	188,190,000	138	1,230,000	169,740,000
45 ft	92	910,000	83,720,000	83	910,000	75,530,000
38 ft	128	770,000	98,560,000	115	770,000	88,550,000
32 ft	181	670,000	121,270,000	163	670,000	109,210,000
Decked Townhouse	51	503,000	25,653,000	51	503,000	25,653,000
Courtyard Townhouse	16	503,000	8,048,000	16	503,000	8,048,000
High Density Block - Apt	24	448,000	10,752,000	24	448,000	10,752,000
Condo Block - Single Detached	20	670,000	13,400,000	20	670,000	13,400,000
<b>Total</b>	<b>665</b>		<b>549,593,000</b>	<b>610</b>		<b>500,883,000</b>
<b>Residential Tax Rates</b>			<i>Percent</i>			<i>Percent</i>
Municipal			0.373626%			0.373626%
Region			0.319267%			0.319267%
Education			0.188000%			0.188000%
<b>Total</b>			<b>0.880893%</b>			<b>0.880893%</b>
<b>Residential Tax Revenues</b>			<i>Dollars</i>			<i>Dollars</i>
Municipal			2,053,422			1,871,429
Region			1,754,669			1,599,154
Education			1,033,235			941,660
<b>Total</b>			<b>4,841,326</b>			<b>4,412,243</b>

Source: Altus Group Economic Consulting based on Town of Caledon Tax Rates (2016)

**3.1.2 Non-Tax Revenues**

In addition to the property tax revenues generated annually by the proposed development, the units and residents will also generate a variety of annual non-tax revenues for the Town. These non-tax revenues include Town fees for items such as licenses, permits (excluding building permits), fines and donations, etc.

After making provisions for non-tax revenues that would increase along with residential growth, and the proportion to which residential development would contribute to an increase in those revenues, we have estimated that the proposed development would add approximately \$86.88 per capita to the Town's annual non-tax revenues.

More details about the estimates are included in the Appendix to this report.

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## 3.2 EXPENDITURES

### 3.2.1 Operating Expenditures

We have estimated the additional annual operating costs that will result from the proposed development. The calculation can be broken down into four steps:

1. We take the operating expenditures of the Town, as taken from Schedule 40 of the Financial Information Return municipalities submit to the Ministry of Municipal Affairs and Housing.
2. Expenditures for each service relating to long-term debt interest, and any users fees and service charge revenues associated with each service are deducted to reach net operating expenditures.
3. We estimate the degree to which the net operating expenditures will change with additional growth by applying a “growth-related” factor to the net operating expenditures, to reach net growth-related operating expenditures. In most cases, the need for services by new residents will require a nearly proportionate increase in operating costs to the amount expended on existing residents, with a small allowance made for efficiencies and economies of scale. Other services such as government and planning departments will grow at a much slower pace than population growth, not having to expand significantly when the Town grows.
4. We then attribute a share of the net growth-related operating expenditures to residential and non-residential development, by applying residential/non-residential factors to each service based on typical usage, or where based on per capita usage, used the split between population and jobs in the Town. This results in the net residential growth-related operating expenditures.

We have estimated that the proposed development would generate additional annual operating costs to the Town of \$528.09 per capita.

The Town’s average operating costs relating to roads and storm sewer infrastructure are excluded from this part of the analysis. Instead, the impacts on the Town’s finances for these hard services will be calculated separately, based on actual incremental infrastructure to be constructed, and average operating, lifecycle and maintenance costs for those works.

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Detailed estimates regarding net operating expenditures are included in the Appendix to this report.

### **3.2.2 Lifecycle Funding Requirements**

In reviewing the costs associated with roads and storm water works, which will ultimately be the responsibility of the Town, not only do the additional operating and maintenance costs associated with the infrastructure need to be considered, but the “lifecycle” funding requirements should also be included in the analysis. Incorporating these lifecycle costs ensures that funding will be available to the Town to replace the works at the end of the useful life of the works to be constructed. These cost estimates are based on the actual internal and external works required for development.

#### **3.2.2.1 Roads**

To estimate the annual operating and lifecycle replacement costs for the roads required for the development, we have taken the cost per lane kilometre of roads from the Town’s 2016 *Financial Information Return (FIR)* of \$4,532 per lane kilometre, which incorporates both operating costs and amortization costs for the Town’s existing inventory of paved roads.

Based on the estimated 13.1 lane km of new roads in the development under Scenario 1, the roads will add approximately \$59,500 in annual operating and lifecycle costs for the Town. The costs would be lower (\$54,600) under Scenario 2 given that there would be fewer km of new roads. This amount will be funded through general revenues and is incorporated into the calculation of the net annual fiscal impact.

#### **3.2.2.2 Storm Water Management**

There are plans for a 2.44-hectare storm water management pond, as well as 7.4-km of storm sewers under Scenario 1 and 6.8-km of storm sewers under Scenario 2.

The Town’s 2016 FIR did not report on lifecycle costs associated with storm water management. However, we have looked at average storm water management lifecycle costs in municipalities across Ontario that did report such costs, and found that operating costs associated with storm sewers averaged to be \$7,443 per kilometre of storm sewers. Therefore, the storm sewers in the proposed development will have an annual operating,

maintenance and lifecycle cost of \$54,900 per year under Scenario 1 and \$50,400 per year under Scenario 2.

The *Financial Information Return* reports submitted to the Ministry of Municipal Affairs and Housing have not historically reported on lifecycle costs associated with storm water management ponds. However, a report by Aquafor Beech Limited for the City of Hamilton<sup>3</sup> estimated the annual monitoring and maintenance costs for storm water facilities, which amounted to fixed costs of \$62,900 per year per pond (for grass cutting, weed control, inspection, etc.), plus additional variable costs including:

- Vegetation Maintenance (\$5,000 per hectare of pond area, every 5 years);
- Sediment Removal and Disposal (\$600 per m<sup>3</sup> of sediment, removed every 10 years) – based on sediment accumulation rate of 1.185 m<sup>3</sup> per hectare of drainage area (which is assumed to be the entirety of the subject site for the purposes of this analysis) per year.

Therefore, the storm water management pond will have an annual operating, maintenance and lifecycle cost of \$65,500 per year under both scenarios.

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<sup>3</sup> Aquafor Beech Limited, City of Hamilton Operation and Maintenance Report for Stormwater Management Facilities, (May 2009)



## 4 HOUSEHOLD RETAIL EXPENDITURE

This chapter examines the economic benefits of the proposed development from a household retail expenditure perspective.

The residents of the proposed development will help support local retail stores and businesses, especially the stores located in the plaza just outside the northwest corner of the subject site.

Annual spending on goods and services by new residents in the proposed development is estimated to amount to approximately \$30.2 million per year under Scenario 1 (Figure 6). Local stores and services in Caledon will have an opportunity to benefit from some of this spending.

Annual spending by new residents in the proposed development under Scenario 2 is estimated to be approximately \$2.5 million less, resulting from fewer residential units being developed.

Figure 6

<b>Estimated Spending on Goods and Services by Households of Caledon East Subdivision, 2016 Dollars</b>			
Average Household Spending, Ontario, 2016			\$88,953
Less:			
Shelter Costs			\$20,434
Personal Taxes			\$15,627
Insurance and Pension Contributions			\$5,027
Gifts of Money			\$2,078
Games of Chance (net)			\$303
Household Spending, Goods and Services, 2016			\$45,484
		<u>Scenario 1</u>	<u>Scenario 2</u>
		<i>Households</i>	
Proposed Residential Development		665	610
		<i>Dollars</i>	
Estimated Annual Retail Sales		\$30,246,860	\$27,745,240
<p>Note: Household Spending after deductions includes food, household operations, furnishings and equipment, clothing and accessories, transportation, health care, personal care, recreation, reading materials and other printed matter, education, tobacco products and alcoholic beverages, and miscellaneous expenditures</p> <p>Source: Statistics Canada, CANSIM Table 203-0021, Survey of Household Spending, 2016</p>			

## 5 CONCLUSION

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This section summarizes the fiscal (Figure 7 ) and economic (Figure 8) impacts of the proposed development on the Town under two scenarios.

Scenario 1, with the SWM pond provided off site, would generate the following additional revenues/costs for the Town:

- \$182,000 more annual property tax revenues,
- \$15,300 more annual non-tax revenues, and
- \$102,600 more annual expenditures.

Scenario 1 would generate a net surplus of approximately \$963,300 per year, or approximately \$94,700 more per year than Scenario 2.

Figure 7

<b>Estimated Net Annual Fiscal Impact on the Town of Caledon, Caledon East Subdivision</b>				
	Scenario 1 (SWM pond off site)		Scenario 2 (SWM pond on site)	
<b>Development Yield</b>	<i>Units</i>		<i>Units</i>	
Single-Detached Units	574		519	
Townhouse Units	67		67	
Apartment Units	24		24	
Total Housing Units	665		610	
<b>Average Household Size</b>	<i>Persons / Unit</i>		<i>Persons / Unit</i>	
Single-Detached Units	3.21		3.21	
Townhouse Units	2.70		2.70	
Apartment Units	1.71		1.71	
Projected Population	<i>Persons</i> 2,063		<i>Persons</i> 1,886	
<b>Net Annual Fiscal Impact on Town of Caledon</b>	<i>Dollars</i>	<i>Dollars per Capita</i>	<i>Dollars</i>	<i>Dollars per Capita</i>
<b>On-Going Revenues</b>	<i>\$</i>	<i>\$/ Capita</i>	<i>\$</i>	<i>\$/ Capita</i>
Property Tax Revenues	2,053,422	995.43	1,871,429	992.03
Non-Tax Revenues	179,211	86.88	163,887	86.88
Subtotal Revenues	2,232,633	1,082.31	2,035,316	1,078.91
<b>On-Going Expenditures</b>				
Net Operating Expenditures	1,089,368	528.09	996,223	528.09
Roads - Operating and Lifecycle	59,515	28.85	54,593	28.94
Storm Sewer - Operating and Lifecycle	54,896	26.61	50,355	26.69
Storm Water Management Pond - Op & Lifecycle	65,513	31.76	65,513	34.73
Subtotal Expenditures	1,269,293	615.31	1,166,685	618.45
Net Annual Fiscal Impact	<b>963,340</b>	<b>467.00</b>	<b>868,632</b>	<b>460.46</b>

Source: Altus Group Economic Consulting

In addition, the proposed development would generate \$16.8 million DC revenues for the Town under Scenario 1, approximately \$1.4 million more than in Scenario 2.

New residents in the proposed development will help support local retail stores and businesses by expanding their potential customer base, and will also help to create the demand for additional retail (and therefore retail employment) in the Town:

- With more residential units being developed in Scenario 1, new residents in the proposed development are estimated to spend \$30.2 million on goods and services annually, approximately \$2.5 million more than in Scenario 2. A portion of the additional \$2.5 million can be expected to be spent at local stores and small businesses in

Caledon, especially those at the retail plaza just outside the subject site.

- Scenario 1 (with the estimated 176 additional residents) can be expected to generate seven (7) more new retail jobs in the Town than Scenario 2 based on the level of retail service currently provided in the Town (as of 2016)<sup>4</sup>.

Our modelling further indicates that the development of the subject site under Scenario 1 is expected to generate the following additional employment during construction<sup>5</sup>:

- Approximately 140 more person-years<sup>6</sup> of employment directly in the construction of the development; and
- An additional 100 person-years of employment in the economic sectors that provide services and materials to the construction industry.

While the proposed development with the storm water management pond provided off-site is expected to result in additional roads and storm sewer maintenance costs to the Town as well as higher annual operating expenditures, the additional residential units and thus residents in Scenario 1 will generate a proportionately greater increase in property tax and non-tax revenues. Cumulatively, the differences mean that Scenario 1 will result in an added net annual fiscal surplus for the Town.

Scenario 1 will also yield more development charges revenues to the Town as well as create more construction-related employment and support more retail stores and small businesses, which could benefit construction-related businesses in the Town as well as the broader regional economy.

<sup>4</sup> According to the 2016 Census of Canada, the Town of Caledon had a total population of 66,502 persons and a total employment of 2,575 jobs in retail trade, resulting in a level of retail services of approximately 4 retail jobs per 100 residents.

<sup>5</sup> Estimation is based on the per-square-foot construction cost for single-family houses in the GTA from 2018 *Altus Canadian Cost Guide* and Altus Data Solutions data on average unit sizes by frontage for newly built single-detached units in the Town of Caledon (and nearby comparable municipalities where the sample size may not be sufficient).

<sup>6</sup> 10 person-years of employment is equivalent to work for 10 people for one year or 5 people for two years or 20 people for six months, etc.

Figure 8

**Estimated Economic Impact, Caledon East Subdivision**

	Scenario 1 (SWM pond off site)	Scenario 2 (SWM pond on site)
<b>Development Yield</b>	<i>Units</i>	
Single-Detached Units	574	519
Townhouse Units	67	67
Apartment Units	24	24
Total Housing Units	665	610
<b>Average Household Size</b>	<i>Persons / Unit</i>	
Single-Detached Units	3.21	3.21
Townhouse Units	2.70	2.70
Apartment Units	1.71	1.71
	<i>Persons</i>	
Projected Population	2,063	1,886
<b>One-Time Economic Benefits</b>	<i>Dollars</i>	
DC Revenues to Town of Caledon	16,789,448	15,400,847
Construction-Related Employment	<i>Person-Years</i>	
Direct	1,535	1,397
Indirect	1,054	959
<b>On-Going Economic Benefits</b>	<i>Dollars</i>	
Annual Retail Spending by Residents	30,246,860	27,745,240

Source: Altus Group Economic Consulting

**Appendix A**  
**Detailed Financial Impact Tables**

Figure A- 1

**Estimate of Non-Tax Revenues, Town of Caledon**

	2016 Non-Tax Revenues	Less: Building Permit Revenues	Net Non-Tax Revenues	Growth Related	Growth Related Non- Tax Revenues	Residential Share	Residential Growth Related Non-Tax Revenues
		Dollars		Percent	Dollars	Percent	Dollars
<u>Licenses, Permits, Rents, etc.</u>							
Licenses and Permits	3,188,829	37,364 <sup>1</sup>	3,151,465	95%	2,993,892	71%	2,114,776
Rents, Concessions and Franchises	324,576	-	324,576	0%	-	71%	-
Subtotal	3,513,405	37,364	3,476,041		2,993,892		2,114,776
<u>Fines and Penalties</u>							
Provincial Offences Act (POA)	3,597,861	-	3,597,861	95%	3,417,968	71%	2,414,328
Other Fines	34,893	-	34,893	95%	33,148	71%	23,415
Penalties and Interest on Taxes	1,553,377	-	1,553,377	95%	1,475,708	71%	1,042,386
Subtotal	5,186,131	-	5,186,131		4,926,824		3,480,129
<u>Other Revenue</u>							
Investment Income	1,681,332	-	1,681,332	0%	-	71%	-
Donations	256,836	-	256,836	95%	243,994	71%	172,349
Sale of publications, equipment, etc.	15,121	-	15,121	95%	14,365	71%	10,147
Subtotal	1,953,289	-	1,953,289		258,359		182,495
Total	10,652,825	37,364	10,615,461		8,179,075		5,777,400
						<b>2016 Population</b>	66,502
						<b>\$ / Capita - Residential Growth Related Non-Tax Revenues</b>	86.88

<sup>1</sup> Based on user fees and service charges received by planning and development sector for 2016 (FIR)

Source: Altus Group Economic Consulting, based on Town of Caledon Financial Information Return, 2016

Figure A- 2

## Estimate of Net Operating Expenditures, Town of Caledon

	Town of Caledon			Growth Related		Residential Share	Residential Growth Related Net Operating
	Expenditures	Interest on Long Term Debt	User Fees and Service Charges	Net Expenditures	%		
<b>General Government</b>							
Governance	929,181	-	398,124	531,057	75%	398,293	281,339
Corporate Management	7,925,273	599,697	-	7,325,576	75%	5,494,182	3,880,889
Subtotal	8,854,454	599,697	398,124	7,856,633		5,892,475	4,162,229
<b>Protection Services</b>							
Fire	11,294,752	23,097	320,011	10,951,644	95%	10,404,062	7,349,049
Police	889,381	-	-	889,381	95%	844,912	596,815
Protective Inspection and Control	650,868	-	410,798	240,070	95%	228,067	161,098
Building Permit and Inspection Services	2,825,242	-	-	2,825,242	95%	2,683,980	1,895,865
Provincial Offences Act	1,935,963	-	-	1,935,963	95%	1,839,165	1,299,119
Subtotal	17,596,206	23,097	730,809	16,842,300		16,000,185	11,301,946
<b>Transportation Services</b>							
Winter Control - Except Sidewalks, Parking Lots	2,085,885	-	-	2,085,885	95%	1,981,591	1,399,723
Winter Control - Sidewalks, Parking Lots Only	1,100,424	-	-	1,100,424	95%	1,045,403	738,434
Transit - Conventional	54,829	-	-	54,829	95%	52,088	36,793
Parking	556,079	-	-	556,079	95%	528,275	373,154
Street Lighting	1,268,842	-	-	1,268,842	95%	1,205,400	851,450
Subtotal	5,066,059	-	-	5,066,059		4,812,756	3,399,555
<b>Environmental Services</b>							
Other	26,162	-	-	26,162	95%	24,854	17,556
Subtotal	26,162	-	-	26,162		24,854	17,556
<b>Social and Family Services</b>							
Assistance to Aged Persons	46,510	-	-	46,510	95%	44,185	44,185
Subtotal	46,510	-	-	46,510		44,185	44,185
<b>Recreation and Cultural Services</b>							
Parks	3,183,306	-	426,878	2,756,428	95%	2,618,607	2,618,607
Recreation Programs	2,793,955	-	2,596,905	197,050	95%	187,198	187,198
Recreation Facilities - All Other	11,719,468	-	1,793,372	9,926,096	95%	9,429,791	9,429,791
Libraries	3,535,144	-	4,365	3,530,779	95%	3,354,240	3,354,240
Subtotal	21,231,873	-	4,821,520	16,410,353		15,589,835	15,589,835
<b>Planning and Development</b>							
Planning and Zoning	5,404,027	-	4,264,263	1,139,764	75%	854,823	603,816
Commercial and Industrial	656,087	-	37,364	618,723	75%	464,042	-
Subtotal	6,060,114	-	4,301,627	1,758,487		1,318,865	603,816
<b>Total</b>	<b>58,881,378</b>	<b>622,794</b>	<b>10,252,080</b>	<b>48,006,504</b>		<b>43,683,155</b>	<b>35,119,121</b>
						<b>2016 Population</b>	<b>66,502</b>
						<b>\$ / Capita - Residential Growth Related Net Operating Expenditure</b>	<b>528.09</b>

Source: Altus Group Economic Consulting based on 2016 Financial Information Return for Town of Caledon



Figure A- 3

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**Additional Operating and Lifecycle Costs: Roads and Storm Sewer  
Town of Caledon**

	Operating and Amortization Costs	Municipal Inventory <i>Lane Km</i>	Cost per Unit <i>\$ / Lane Km</i>	Scenario 1 (SWM pond off site)		Scenario 2 (SWM pond on site)	
				Units in Proposed Development <i>Lane Km</i>	Annual Costs <i>Dollars</i>	Units in Proposed Development <i>Lane Km</i>	Annual Costs <i>Dollars</i>
Paved Roads	6,164,585	1,360	4,533	13.1	59,515	12.0	54,593
Storm Sewer			<i>\$ / Km</i> 7,443	<i>Km</i> 7.4	54,896	6.8	50,355
Total Roads, Winter Control, Storm Sewer Additional Operating and Lifecycle Costs					<b>114,411</b>		<b>104,948</b>

Source: Altus Group Economic Consulting based on Town of Caledon 2013 Financial Information Return

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