CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2022

Item 2, Report No. 30, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2022.

2. 2022 CITY-WIDE AND AREA SPECIFIC DEVELOPMENT CHARGES BACKGROUND STUDY AND BY-LAWS UPDATE

The Committee of the Whole recommends:

1) That the recommendations contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 21, 2022, be approved;

2) That the following be approved in accordance with Communication C31, memorandum from the Deputy City Manager of Corporate Services and City Treasurer, dated June 21, 2022:

That recommendation # 2 of Item # 2 be replaced with the following recommendation:

2. THAT Committee approve the City-Wide Development Charges By-Law (Attachment #2) and all Area Specific Development Charges By-Laws (Attachments #3 - #14) and that the City-Wide Development Charges By-law come into force on June 1, 2023, and the Area Specific Development Charges By-laws come into force on July 1, 2022, and that staff be authorized to make minor amendments as required, and be directed to bring forward a final version of the By-law for enactment at the June 28, 2022, Council meeting;

3) That the comments from Mr. Gabe Di Martino, Co-Chair, BILD, York Chapter, Upjohn Road., Toronto, be received; and

4) That the following communications be received:

C2. Cam Milani, dated June 16, 2022;
C21. Victoria Mortelliti, BILD, Upjohn Road, Toronto, dated June 20, 2022; and
C24. Stephen Albanese, IBI Group, St. Clair Avenue West, Toronto, dated June 17, 2022.

Recommendations

1. THAT the 2022 Development Charges Background Study (Attachment #1) dated June 21, 2022 be approved;

2. THAT Council enact the City-Wide Development Charges By-Law (Attachment #2) and all Area Specific Development Charges

…/2

By-Laws (Attachments #3 - #14) and that the City-Wide Development Charges By-law come into force on June 1, 2023 and the Area Specific Development Charges By-laws come into force on July 1, 2022;

3. THAT the 10-year growth-related capital forecast for general services and the growth-related capital forecast to 2031 for engineered services included in the Background Study, subject to maintenance of service levels, the availability of funding, and Council policies, be adopted;

4. THAT staff be authorized to close the Area Specific Development Charge reserve that has been deemed to be substantially completed, as outlined in this report, and that any remaining balance within the reserve that are not required for further developer reimbursement be transferred to the City-Wide Engineering Development Charge reserve;

5. THAT the proposed transition measure as outlined in this report, be adopted;

6. THAT Council commit to funding the future operating costs associated with the growth-related capital forecast contained in the Development Charge Background Study, which is estimated to reach $61.2 million for general services and $8.3 million for City-Wide Engineering Services by 2031;

7. THAT Council commit to funding the full life-cycle costs associated with the growth-related capital forecast contained in the Development Charge Background Study, which are estimated to reach $18.3 million by 2032 for general services, $22.5 million by 2032 for city-wide engineering services, and $2.5 million for related assets covered by the Area-Specific Development Charges;

8. THAT Council commit to funding the capital costs that require funding from non-development charge sources associated with the growth-related capital forecast contained in the Development Charge Background Study, which is estimated to be a total of $34.6 million over the next ten years;

9. THAT Council confirm that no further public meetings pursuant to the *Development Charges Act, 1997* are required prior to the enactment of the new Development Charge by-laws;

10. THAT notice of adoption of the by-laws be given as required under the *Development Charges Act, 1997*; and,

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CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2022

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11. THAT City staff be authorized to attend the Ontario Land Tribunal or the courts, as appropriate, to defend the City's position if any of the by-laws are appealed.

Committee of the Whole (2) Report

DATE: Tuesday, June 21, 2022 **WARD(S):** ALL

TITLE: 2022 CITY-WIDE AND AREA SPECIFIC DEVELOPMENT CHARGES BACKGROUND STUDY AND BY-LAWS UPDATE

FROM:
Michael Coroneos, Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer

ACTION: DECISION

Purpose
To seek Council approval of the 2022 City-Wide Development Charges (**"DC"**) Background Study and staff recommendations related to the associated By-Laws.

Report Highlights
- This report provides a high-level overview of pertinent aspects of the 2022 DC Background Study and By-Law Updates.
- To fund the capital projects outlined in the Background Study, the single and semi-detached residential rates would increase by 31% and the Non-Residential Rate would increase by 41%.
- It is proposed that the effective date of the City-Wide DC By-law be established as June 1, 2023 to allow for a transitional period for the development industry.
- It is proposed that the effective date of the Area Specific Development Charges (**"ASDC"**) By-laws be established as July 1, 2022 to allow for immediate collection at the newly established rates.

Recommendations
1. THAT the 2022 Development Charges Background Study (Attachment #1) dated June 21, 2022 be approved;

2. THAT Council enact the City-Wide Development Charges By-Law (Attachment #2) and all Area Specific Development Charges By-Laws (Attachments #3 - #14) and that the City-Wide Development Charges By-law come into force on June 1, 2023 and the Area Specific Development Charges By-laws come into force on July 1, 2022;

3. THAT the 10-year growth-related capital forecast for general services and the growth-related capital forecast to 2031 for engineered services included in the Background Study, subject to maintenance of service levels, the availability of funding, and Council policies, be adopted;

4. THAT staff be authorized to close the Area Specific Development Charge reserve that has been deemed to be substantially completed, as outlined in this report, and that any remaining balance within the reserve that are not required for further developer reimbursement be transferred to the City-Wide Engineering Development Charge reserve;

5. THAT the proposed transition measure as outlined in this report, be adopted;

6. THAT Council commit to funding the future operating costs associated with the growth-related capital forecast contained in the Development Charge Background Study, which is estimated to reach $61.2 million for general services and $8.3 million for City-Wide Engineering Services by 2031;

7. THAT Council commit to funding the full life-cycle costs associated with the growth-related capital forecast contained in the Development Charge Background Study, which are estimated to reach $18.3 million by 2032 for general services, $22.5 million by 2032 for city-wide engineering services, and $2.5 million for related assets covered by the Area-Specific Development Charges;

8. THAT Council commit to funding the capital costs that require funding from non-development charge sources associated with the growth-related capital forecast contained in the Development Charge Background Study, which is estimated to be a total of $34.6 million over the next ten years;

9. THAT Council confirm that no further public meetings pursuant to the *Development Charges Act, 1997* are required prior to the enactment of the new Development Charge by-laws;

10. THAT notice of adoption of the by-laws be given as required under the *Development Charges Act, 1997*; and,

11. THAT City staff be authorized to attend the Ontario Land Tribunal or the courts, as appropriate, to defend the City's position if any of the by-laws are appealed.

Background

On June 6, 2019, *Bill 108, More Homes, More Choice Act*, 2019 received royal assent and outlined several changes to the *Development Charges Act, 1997,* SO 1997, c.27 ("**DCA**") and the *Planning Act,* RSO 1990, c. P.13 ("***Planning Act***"). These changes were further amended by Bill 138, *Plan to Build Ontario Together Act*, 2019 and by Bill 197, *COVID-19 Economic Recovery Act,* 2020. These bills received royal assent on December 10, 2019 and July 21, 2020 respectively.

The Development Charges Background Study and By-law Update were initiated in mid-2021.

The DCA, as amended, provides Ontario municipalities with the authority to recover for growth related capital costs. Typically, this includes infrastructure such as watermains, sewers, roads, recreation centres, libraries and fire stations. This is a vital financial tool for many municipalities to help fund their capital plans related to growth.

The City of Vaughan's current Development Charge By-law 083-2018 expires on September 21, 2023. Although By-law 083-2018 will not expire until 2023, the Development Charge Background Study and By-law update began in mid-2021 in order to ensure cohesiveness between the DC, CBC and Parkland Dedication studies that are underway and to allow for adjustments to be made in alignment with new legislation. The preliminary rates were shared publicly on April 12, 2022, a public statutory meeting was held on May 10, 2022 in accordance with the DCA and consultation with the development industry has been ongoing throughout the process.

City-Wide Development Charges are calculated on the basis that the new infrastructure benefits growth city-wide.

A City-wide development charge is calculated on the basis that new infrastructure, benefits the growth that is occurring City-wide. For instance, a new road may be built in one area of the city, but it benefits the connectivity required to facilitate the growth that is occurring throughout the City. The majority of growth-related capital costs are collected on a city-wide basis. City-wide charges include two types of services: General Services and City-Wide Engineering Services.

General Services

Eligible general services (or soft services) include the following:

- Development Related Studies
- Library Services
- Fire and Rescue Services
- Community Services (which includes Parks and Recreation and Services related to proceedings under the *Provincial Offences Act*, including by-law enforcement services and municipally administered court services)
- Services Related to a Highway: Public Works - Buildings and Fleet

Cost recovery for general services for the next 10-year period is limited to the average service level provided by the city for the previous 10-year period. These services were generally limited to only being funded at 90% of the cost, with the exception of fire services, but legislative changes resulting from Bill 108/197 now allow for these types of services to be fully funded from DCs.

City-Wide Engineering Services are calculated on the basis that the new infrastructure benefits growth city-wide.

The City-Wide Engineering Services program includes planned projects out to the planning horizon of 2031. The City-Wide Charge for Engineering Services (or hard services) recovers the cost of the following types of infrastructure:

- Services Related to a Highway (includes roads, structures, land requirements, sidewalks, streetlights, active transportation and urban design)
- Water Services
- Storm drainage and control (mostly related road related infrastructure)
- Development-related studies

Area Specific Development Charges ("ASDCs" are calculated on the basis that they benefit a specific area.

ASDCs recover costs of infrastructure located in, and benefiting, a specific area. For instance, if a piece of infrastructure is constructed that is deemed to only benefit a specific geographic area (e.g. a sanitary sewer line that services only specific blocks of subdivisions) then this cost is more appropriately borne by only the growth in that area rather than by growth occurring City-wide. ASDCs can vary significantly depending on the amount of benefiting land to share the cost and the magnitude of cost related to the specific infrastructure. ASDCs are currently used to recover the following types of Services:

- Wastewater
- Select Storm Drainage Facilities
- Select Watermain Works (Prior to 2018)

Staff have convened workshops and technical meetings with the development industry to discuss the DC updates and the CBC Strategy.

A total of three (3) workshops, four (4) technical meetings and one (1) BILD York Chapter meeting have taken place with the development industry:

1. Workshop #1 – January 20th, 2022
2. Technical Meeting #1 – February 25th, 2022
3. Workshop #2 – March 1st, 2022
4. Technical Meeting #2 – March 18th, 2022
5. Technical Meeting #3 – April 25th, 2022
6. Workshop #3 – May 9th, 2022
7. Technical Meeting #4 – May 27th, 2022
8. BILD York Chapter Meeting – May 30th, 2022

The workshops included members of the Building Industry and Land Development Association ("**BILD**"). In between these workshops several correspondences, including the exchange of detailed supporting background information, and four technical meetings took place to discuss the technical aspects of the draft calculations.

Previous Reports/Authority

April 12, 2022 – Committee of the Whole (2) – "City-Wide Development Charges Update and Community Benefits Charge Strategy"

May 10, 2022 – Committee of the Whole (2) – "City-Wide Development Charges and Area Specific Development Charges Public Statutory Meeting and Community Benefits Charge Update"

Analysis and Options

Hemson Consulting Ltd. ("**Hemson**") was retained to prepare the updated DC Background Study and has been working closely with staff and the Development Industry to produce the technical foundation for the study. The DC Background Study has been produced in accordance with the DCA and its associated regulations. The DC Background Study contains both the capital programs and the service level analysis for

all DC eligible services and also provides the growth-related assumptions that help formulate the rate calculation.

Several adjustments were made to the assumptions and rates through the consultation process

Through the consultation process City staff collaborated with the development industry and share a series of correspondence regarding the technical aspects of the DC Background Study. Where deemed appropriate, staff have made a series of adjustments to the underlying assumptions within the model. This has resulted in an overall decrease to the City-Wide DC rated being recommended by staff as compared to what was presented on April 12, 2022 and subsequently at the public statutory meeting on May 10, 2022. Below outlines the details of the study as being recommended for approval.

Benefit to Existing is now being proposed as a part of the overall engineering program.

Benefit to Existing (**"BTE"**) is the portion of a project identified in the DC Background Study that is considered to benefit existing population. These portions of cost are required to be identified and funded from a source other than development charges. Historically, the City of Vaughan has not attributed any BTE within the engineering program as all costs identified in previous DC Background Studies was considered to be fully driven by growth.

As the City begins to intensify, it has been determined that BTE should now be recognized on specific projects that will provide a benefit to the existing community. As a part of the DC Background Study Update staff are recommending that a share of cost be identified as BTE for the following projects:

- Active Transportation – 10%
- Grade Separations – 10%
- Traffic Signals, Streetlights and Sidewalks – 5%

City staff will continue to evaluate the requirement for BTE and will make future adjustment as deemed necessary.

The City-Wide DC Background Study uses a 45% intensification scenario as the basis for the population and employment forecasts.

A growth forecast for the ten-year period from 2022 – 2031 was completed by Hemson. The residential development forecast is based on forecasts of population and households, consistent with the York Region 45 per cent intensification scenario used in the Region's 2017 DC Background Study and the City's 2018 DC Background Study. The population and household growth determines the need for additional facilities and provides the foundation for the development-related capital program. City staff will revisit the assumptions used in the DC Background Study upon the approval of a new City Official Plan.

Some key highlights:

- Estimates place the City's net population growth[1] at 82,500 people by 2031.
- Population growth in new housing units is expected to add 82,600 people by 2031.
- The City's employment is forecasted to grow by approximately 39,200 employees by 2031.
- This employment growth is projected to generate about 2.6 million square meters of new non-residential building space by 2031.

The DC Background Study reflects $4.0 billion in gross capital costs, of which $2.4 billion may be recovered through DCs under the proposed DC by-law.

The DC Background Study has identified approximately $4.0 billion in gross capital costs of which approximately $2.4 billion may be recovered through development charges under this DC by-law. The gross capital costs identified in the DC Background Study include:

- $44.2 million for development related studies;
- $93.9 million for library services including six new library facilities;
- $79.8 million for fire services including four new fire stations;
- $858.7 million for community services including seven new community centres, new parkland development, playing fields, playgrounds and trails;
- $59.7 million for public works facilities including a new operations centre, fleet and equipment; and
- $2.9 billion[2] associated to city-wide engineering services.

DCs fund a portion of the costs associated with growth along with other funding sources including tax levies, user fees and grants. Of the total $4.0 billion of gross costs

identified just over 60% or $2.4 billion are eligible for recovery from DCs under the proposed 2022 DC By-law.

[1]The increased need for service required to service the anticipated development is based on the "net" population and employment growth in the City. This is the increase after considering the expected continuation of the decline in occupancy factors in existing housing units.
[2] Figure after grants are considered

City of Vaughan DCs reflect the growth-related services that are required over the next 10-years to support growth.

To provide sufficient DC funding for the forecasted growth-related capital program, the DC for all residential types have increased. For a Single/Semi Detached home, the overall DC is required to increase by 31%. This is comprised of an increase of 43% for the City-Wide Engineering Charge, which reflects cost increases being experienced for roads and related projects due to increases in construction costs, land costs and inflation, and an increase of 11% for the general services charge, which is primarily being driven by inflation and the removal of the 10% statutory discount from the calculation.

For other residential types, the overall DC is required to increase by 31% for Towns & Multiples, 34% for Large Apartments, and 34% for Small Apartments. The difference in the increases over the different residential types is due to slight changes in the forecasted occupancy patterns over the planning period from the 2018 DC Background Study.

For each residential category the DC rates were established based on the development and growth forecast, infrastructure costs, statutory deductions, and open reserve balances. The split by service area is demonstrated in Figure 1 below for the proposed Single and Semi-Detached Dwelling rate under the proposed DC by-law, for a total of $80,420.

Figure 1: Proposed 2022 Development Charge Rate for a Single and Semi-Detached Dwelling, by Service ($80,420)

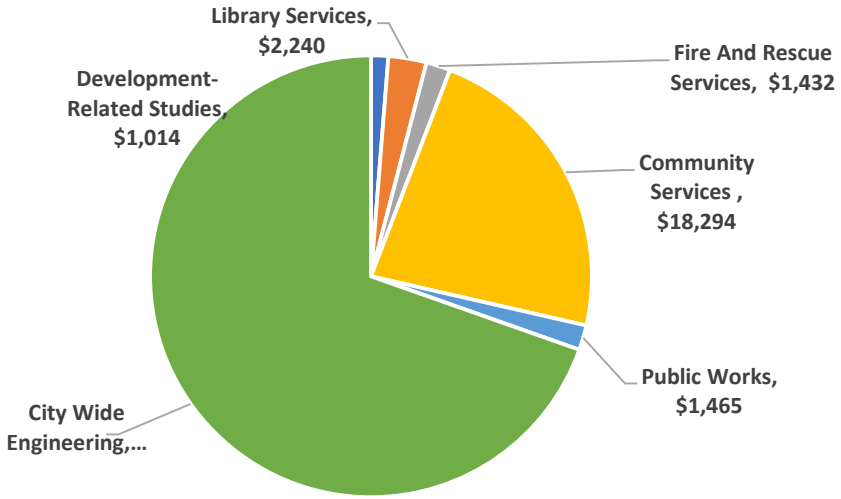

Table 1 below presents the 2022 proposed rates as compared to the 2018 rates as indexed to January 1, 2022.

Table 1: Residential Rate Comparison

Unit Types	Current	Proposed	Difference ($)	Difference (%)
Singles & Semis	$ 61,215	$ 80,420	$19,205	31%
Townhouses & Multiples	$ 50,493	$ 66,163	$15,670	31%
Large Apartments	$ 37,333	$ 49,974	$12,641	34%
Small Apartments	$ 26,907	$ 36,016	$9,109	34%

The non-residential rates are also increasing.

Non-Residential rates per square metre are required to increase by 41% owing mainly due to the larger impact that City-Wide Engineering Services has on the overall charge. Services for libraries, and community services are not included in the non-residential rate. Table 2 presents the 2022 proposed rates as compared to the 2018 rates (indexed to January 1, 2022).

Table 2: Non-Residential Rate Comparison

Service	Non-Residential ($/Square Metre)			
	Current Non-Res Charge*	Proposed Non-Res Charge	Difference in Charge	
Development-Related Studies	$5.44	$4.28	($1.16)	-21%
Library Services	$0.00	$0.00	$0.00	0%
Fire And Rescue Services	$5.31	$6.04	$0.73	14%
Community Services	$0.00	$0.00	$0.00	0%
Public Works: Buildings And Fleet	$5.54	$6.20	$0.66	12%
Subtotal City Wide General	**$16.29**	**$16.52**	**$0.23**	**1%**
City Wide Engineering	$162.40	$236.14	$73.74	45%
Total City Wide Non-Residential	**$178.69**	**$252.66**	**$73.97**	**41%**

Along with the City-Wide DCs the City is also updating existing ASDCs as well as proposing two new charges.

Several existing ASDCs are proposed to continue with an effective date of July 1, 2022. Collection continues in each of the existing benefiting areas to recover the cost of the infrastructure. Variations in the rates are shown in Table 3 and are attributable to modifications in net developable area remaining within the individual benefiting areas and adjustments to costs as better information has been made available. For the purposes of this DC update, the VMC West Interchange Sanitary Sewer and Black Creek Channel and Edgeley Pond ASDCs have been excluded as these were just established in June and December of 2021 respectively.

The DCA requires municipalities to consider ASDCs as part of the DC Background Study. Although the City of Vaughan has continued to use ASDCs in the preparation of this study and has historically been considered a leader in this practice amongst its peers, staff will continue to evaluate opportunities for ASDCs, which can result in further alignment of the costs and benefits.

The ASDC for Pressure District 7 Watermain West is proposed to be discontinued as the works have been deemed to be substantially completed and no further reimbursements to front ending developers are required. Any remaining funds will then be transferred to the Engineering Services City-Wide Development Charge Reserve and the completed ASDCs will be closed.

Table 3: Area Specific Development Charge Rate Comparison

Area Specific Development Charge Works	Current Rates*	2022 Proposed Charge Per Net
Rainbow Creek Drainage Works	$3,487	$4,290
PD5 West Woodbridge Watermain	$9,974	$8,082
Zenway Huntington Sanitary Sub-Trunk	$13,921	$10,580
Hwy 27 South Servicing Works	$214,280	$172,589
Huntington Sanitary Sub-Trunk (Trade Valley to Rutherford)	$10,932	$8,571
VMC Interchange Stormwater Management Works	$891,758	$1,512,542
Steeles West Sanitary Sewer Improvements	$75,218	$71,687
Steeles West Stormwater Management Works	$1,173,257	$1,234,757
Woodbridge Avenue Sanitary Sewer Improvements	$15,342	$29,991
New Rainbow Creek / Milani Blvd Sanitary Sub-Trunk		$3,166

The remaining proposed ASDCs are based on dwelling unit and square meters of gross floor area ("**GFA**") and are listed in Table 4 below.

Table 4: Area Specific Development Charges Calculated by Per Unit and Sq. M.

Area Specific Development Charge Works	Singles & Semis	Townhouses & Multiples	Large Apartments (>= 700 sf.)	Small Apartments (>700 sf.	Non-Residential ($/M$^{2)}$
VMC SE Doughton Sanitary Sewer Improvements	$709	$584	$441	$318	$6.98
New VMC Jane Street Sanitary Trunk Sewer Improvements	$345	$284	$214	$154	$3.81

As part of the DC By-Law update City Staff are recommending some minor policy updates to align with the Region where practical.

Certain areas of the City's DC By-law are recommended to be revised to align more closely to the Region. This includes changes in the following areas:

- Allowing tiny homes and stacked towns to be charged at the apartment rates;
- Align position regarding the collection of DCs on indoor parking;
- Providing exemption for places of worship; and
- Exempting the playing surface of indoor sports facilities.

.

Updates to several of the City's DC related policies will also be forthcoming to respond to some changes in legislation that resulted from Bill 197 and other minor housekeeping amendments.

Staff are recommending that the effective date of the City-Wide DC By-law be set to June 1, 2023.

To provide for a transition to the development industry, staff are recommending that the existing City-Wide DC By-Law remain in effect until June 1, 2023 upon which time the new DC By-Law will go into effect, thereby repealing and replacing By-Law 083-2018. This will allow for a staggering of the rate increase from the Region and allow developments that are imminently pulling building permits to pay at the existing rates.

In prior DC Background Study updates pre-payment agreements have been used to provide for a similar type of transition. This is not being recommended as a part of the DC Background Study Update as a delayed effective date to the new 2022 by-law provides for a similar transition.

Financial Impact

All funding for the 2022 DC Background Study Update has been approved within the Financial Planning and Development Finance capital budget (project BU-2554-20).

The outcome of this project will impact the entire corporation as the 2022 Development Charges Background Study will be used in future fiscal planning and decision making.

Broader Regional Impacts/Considerations

Regional Council has recently approved a new DC Background Study and By-law which will go into effect on June 17, 2022. City staff provided feedback throughout the course of their Study development. In addition to these meetings, City staff has engaged with Regional staff during the City-Wide DC By-law update to ensure coordination and cohesiveness between the approach of the Region and the City.

Conclusion

The overall objective of the DC Study Update is to achieve the fullest cost recovery allowable under legislation. Completion of the 2022 City-Wide DC Background Study and ASDCs, and related by-laws and policies is a vital step towards ensuring long term financial sustainability for the City of Vaughan by ensuring that growth-related revenue collections are in line with anticipated growth pressures to be experienced by the City.

For more information, please contact: Brianne Clace, Project Manager, Financial Sustainability at ext. 8284 or Nelson Pereira, Manager of Development Finance at ext. 8393

Attachments

1. Development Charges Background Study, Hemson Consulting Ltd., June 21, 2022
2. City-Wide Development Charges By-Law
3. Rainbow Creek Drainage Works ASDC By-Law
4. PD5 West Woodbridge Watermain ASDC By-Law
5. Zenway Huntington Road Sanitary Sub-Trunk ASDC By-Law
6. Highway 27 South Servicing Works ASDC By-Law
7. Huntington Sanitary Sub-Trunk (Trade Valley to Rutherford) ASDC By-Law
8. VMC Interchange Storm Water Management Works ASDC By-Law
9. Steeles West Sanitary Sewer Improvements ASDC By-Law
10. Steeles West Storm Water Management Works ASDC By-Law
11. Woodbridge Avenue Sanitary Sewer Improvements ASDC By-Law
12. Rainbow Creek Milani Blvd Sanitary Sub-Trunk ASDC By-Law
13. VMC SE Doughton Sanitary Sewer Improvements ASDC By-Law
14. VMC Jane Street Sanitary Trunk Sewer Improvements ASDC By-Law

Prepared by

Brianne Clace, Project Manager, Development Finance, ext. 8284

Approved by

Michael Coroneos, DCM of Corporate Services, City Treasurer and CFO

Reviewed by

Nick Spensieri, City Manager

Attachment 1

STAFF CONSOLIDATION STUDY

PREPARED BY HEMSON FOR THE CITY OF VAUGHAN

DEVELOPMENT CHARGES BACKGROUND STUDY

June 21, 2022

Updated from March 29th 2022

HEMSON

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EXECUTIVE SUMMARY

The *Development Charges Act, 1997* (*DCA*) and its associated *Ontario Regulation 82/98* (*O. Reg. 82/98*) allow municipalities to impose development charges on development and redevelopment to pay for development-related capital costs. This 2022 City of Vaughan Development Charges Background Study is presented as part of a process to establish a development charges by-law that complies with this legislation.

A. PURPOSE OF THE 2022 DEVELOPMENT CHARGES (DC) BACKGROUND STUDY

i. Legislative Context

The City of Vaughan 2022 Development Charges Background Study is presented as part of the process to lead to the approval of new DC by-laws in compliance with the *DCA*. The study is prepared in accordance with the *DCA* and associated regulations, including amendments that came into force through the *More Homes, More Choice Act* and *COVID-19 Economic Recovery Act*.

ii. Key Steps in Determining Future Development-Related Projects

In accordance with the *DCA* and associated regulations, several key steps are required to calculate development charges. This includes preparing a development forecast, establishing historical service levels, determining the increase in need for services arising from development and appropriate shares of costs, and attribution to development types (i.e. residential and non-residential).

iii. DC Eligible and Ineligible Costs

Development charges are intended to pay for the initial round of capital costs needed to service development over an identified planning period. This is based on the overarching principle that "growth pays for growth". However, the *DCA* and associated regulation includes several statutory adjustments and deductions that prevent these costs from fully being recovered by growth. Such adjustments include, but are not limited to: ineligible costs (e.g. computer equipment and vehicles with a replacement life of less than seven years); ineligible services, including parking facilities, parkland acquisition, etc.; deductions for costs that exceed historical service level caps; and statutory exemptions for specific uses (e.g. industrial expansions).

iv. The Development-Related Capital Program is Subject to Change

It is recommended that Council adopt the development-related capital program developed for the purposes of the 2022 DC Background Study. However, it is recognized that the DC Background Study is a point-in-time analysis and there may be changes to project timing, scope and costs through the City's normal annual budget process.

B. DEVELOPMENT FORECAST

The tables below summarize the anticipated residential and non-residential development over the 2022 to 2031 planning period. Details on the development forecast are provided in Appendix A.

Development Type	2021 Estimate	Planning Period 2022 - 2031	
		Growth	Total at 2031
Residential			
Total Occupied Dwellings	104,570	29,723	134,293
- Singles & Semis		*12,114*	
- Rows & Other Multiples		*5,940*	
- Apartments		*11,669*	
Total Population			
Census	332,114	82,517	414,632
Population In New Dwellings		*82,568*	
Non-Residential			
Place of Work Employment	231,293	39,244	270,537
- Population Related		*9,939*	
- Employment Land		*21,482*	
- Major Office		*7,823*	
Non-Residential Building Space (sq.m.)		2,557,351	
- Population Related		*487,018*	
- Employment Land		*1,890,399*	
- Major Office		*179,933*	

C. CALCULATED CITY-WIDE DEVELOPMENT CHARGES

The table below provides the City-wide development charges for residential and non-residential development based on the aforementioned forecast.

Service	Residential Charge by Unit Type[1]				Non-Residential Charge per Square Metre
	Singles & Semis	Townhouses & Multiples	Large Apartments (> 700 sq.ft.)	Small Apartments (< 700 sq.ft.)	
TOTAL CITY-WIDE CHARGE	**$ 80,420**	**$ 66,163**	**$ 49,974**	**$ 36,016**	**$ 252.66**
[1] Based on Persons Per Unit Of:	3.57	2.94	2.22	1.60	

D. AREA-SPECIFIC DEVELOPMENT CHARGES

Consistent with the City's 2018 DC Study, area-specific development charges are proposed various water, wastewater and storm drainage services. Further details of the analysis can be found in Appendix H.

The ASDCs calculated for the purposes of this background study are summarized below. It should be noted that two of the service areas will be charged on a per unit basis for residential development and per square metre of gross floor area for non-residential development, while the balance of the ASDCs will be levied on a land area basis ($/hectare).

Service Area - Charge per Hectare	Net Cost	Net Developable Area (Ha)	Charge Per Net Developable Hectare
Carry Forward ASDCs			
Rainbow Creek Drainage Works	$2,392,862	557.73	$4,290
Pressure District 5 West Woodbridge Watermain	$1,125,266	139.23	$8,082
Zenway/Huntington Road Sanitary Sub-Trunk	$3,411,627	322.46	$10,580
Huntington Road Sanitary Sewer (Trade Valley to Rutherford)	$2,187,453	255.21	$8,571
Highway 27 South Servicing Works	$881,929	5.11	$172,589
VMC - Interchange Storm Water	$82,323,126	54.43	$1,512,542
Steeles West Sanitary Sewer Improvement Works	$2,695,700	37.60	$71,695
Steeles West SWM Works	$46,426,284	37.60	$1,234,757
Woodbridge Avenue Sanitary Sewer Improvments	$667,626	22.26	$29,991
New ASDCs			
Rainbow Creek (Milani Blvd) Sanitary Trunk Sewer	$378,329	119.48	$3,166

ASDC - Charge per Unit and per Square Metre	*CARRY FORWARD* VMC SE Doughton Sanitary Sewer	*NEW ASDC* VMC Jane Street Sanitary Sewer
Charge per Residential Unit		
Singles & Semis	$ 709	$ 345
Townhouses & Multiples	$ 584	$ 284
Large Apartments (>= 700 square feet)	$ 441	$ 214
Small Apartments (< 700 square feet)	$ 318	$ 154
Charge per Square Metre of Non-Residential GFA	$ 6.98	$ 3.81

It should be noted that the City may pass ASDC by-laws for other areas in the future, or update these ASDCs, as more detailed planning and engineering information becomes available. It should be noted that the Edgeley Pond and Black Creek Channel Works ASDC recently updated in 2021 as well as the VMC West Interchange Sanitary Sewer ASDC also updated in 2021 are not being reviewed as part of this study. Furthermore, the ASDC associated with the Pressure District 7 Watermain west is now fully built out and can be closed.

E. LONG-TERM CAPITAL & OPERATING COSTS

An overview of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the DC by-law is provided in the study. This examination is required by the *DCA*. Additional details on the long-term capital and operating impact analysis are found in Appendix J. By 2031, the City's annual net operating costs arising from the development-related infrastructure are estimated at about $69.5 million.

For the all City-wide services (including all general and engineering services), about $81.5 million of development-related project costs will need to be funded from non-development charges sources over the next ten years. Interim financing of $1.2 billion to 2031 may be required for projects that include other development-related funding sources (including post-period benefit to be considered in future by-laws or other growth-funding tools).

F. ASSET MANAGEMENT PLAN

The main purpose of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the DC by-law are financially sustainable over their full life cycle. The DC recoverable annual asset management contributions for the 2022 to 2031 planning period have been calculated. The year 2032 has been included to calculate the annual contribution for the 2022 to 2031 period as the expenditures in 2031 will not trigger asset management contributions until 2032.

The City will need to fund an additional $28.5 million per annum by to properly fund the full life cycle costs of all assets supported under the by-law. An additional $2.5 million will need to be funded for the City's area-specific development charge assets.

G. CITY'S DEVELOPMENT CHARGES BY-LAW WERE RELEASED UNDER SEPARATE COVER

The City's proposed 2022 DC by-law were made available under separate cover two weeks in advance of the statutory public meeting in accordance with the requirements of the DCA.

Of particular importance, the definitions that will be included in the DC Bylaw are used for the purposes of administering the City's development charges. In the event that definitions in other municipal documents (e.g. Official Plan or Zoning By-law) differs from the DC By-law, the language in the DC By-law prevails.

H. THE 2022 DC BACKGROUND STUDY IS BASED ON THE BEST AVAILABLE INFORMATION

The 2022 DC Background Study has been prepared based on the best available information at the time of preparing this report and is subject to change based on future operating and capital business plans presented to Council as part of the annual budgeting process. Any excess capacity that occurs over the five-year life of the DC By-law is expected to be recovered from future development as part of the capital plans approved by Council during this period.

I. CONSULTATION AND APPROVAL PROCESS

The following provides a summary of the consultation and approval process undertaken to complete the 2022 DC Study. Following the release of the DC Background Study on April 12th, consultation with the public and development industry stakeholders have continued to take place. This updated study reflects the changes made to the analysis following the consultation period and technical discussions with the industry.

Activity	Timeline
Stakeholder Consultation Sessions Prior to Release of DC Background Study	January 20th 2022 February 25th 2022 March 1st 2022 March 18th 2022
Public Release of DC Background Study	April 12th 2022

Activity	Timeline
Technical Stakeholder Consultation Sessions Following the Release of the DC Background Study	Ongoing (April to June 2022)
Statutory Public Meeting	May 10th 2022
Passage of 2022 DC By-law	June 28th 2022 (Committee of Council approval will be sought the previous week)

1. INTRODUCTION

The *Development Charges Act, 1997 (DCA)* and its associated *Ontario Regulation 82/98 (O. Reg. 82/98)* allow municipalities in Ontario to recover growth-related capital costs from new development. The City of Vaughan Development Charges Background Study is presented as part of a process to pass a new development charge by-law in compliance with this legislation.

Development forecasts for the City of Vaughan between 2022 and 2031 will increase the demand for all City services. The City wishes to continue implementing DCs to fund capital projects related to development so that growth can continue to be serviced in a fiscally responsible manner.

When passing a DC by-law, the *DCA* and *O. Reg. 82/98* require that a development charges background study be prepared in which DCs are determined with reference to:

- A forecast of the amount, type and location of development anticipated in the City;
- The average level of service provided by the City over the ten-year period immediately preceding the preparation of the background study;
- A review of capital works in progress and anticipated future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred or to be incurred by the City or its local boards to provide for the expected development, including the determination of the development and non-development-related components of the capital projects;
- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate; and
- An Asset Management Plan to deal with all assets whose capital costs are proposed to be funded under the DC By-law, demonstrating that all assets included in the capital program are financially sustainable over their full life cycle.

The background study establishes the net capital costs attributable to development that is forecast to occur in the City of Vaughan between 2022 and 2031. These development-related net capital costs are apportioned to residential and non-residential development in a manner that reflects the increase in the need for each service.

The *DCA* provides for a period of public review and comment regarding the proposed development charges. This process includes considering and responding to comments received by members of the public about the calculated charges and methodology used. Following completion of this process, and in accordance with the *DCA* and Council's review of the study, it is intended that Council will pass new development charges for the City.

The remainder of this study sets out the information and analysis upon which the proposed development charges are based.

Section II designates the services for which the DCs are calculated and the areas within the City to which the DCs will apply. It also briefly reviews the methodologies that have been used in this background study.

Section III presents a summary of the forecast residential and non-residential development which is expected to occur within the City over a planning period from 2021 to 2031.

Section IV summarizes the ten-year historical average capital service levels that have been attained in the City, which form the basis for the development charges calculations.

In **Section V**, the development-related capital program that has been developed by various City departments is reviewed.

Section VI summarizes the calculation of applicable development charges and the resulting calculated development charges by class and type of development, including the calculation of updated area-specific development charges.

Section VII compares the calculated development charges with those currently in force in the City.

Section VIII presents a cost of growth analysis, which considers an Asset Management Plan for the City, demonstrating the financial sustainability of assets over the life cycle of the 2022 Development Charges By-law and satisfying the requirements of the recent amendments to the *DCA*. Additionally, the long-term operating impacts of the projects considered under this study are reviewed.

Section IX provides a review of development charges administrative matters and consideration of area rating.

2. A City-Wide & Area-Specific Methodology Aligns Costs and Benefits

Several key steps are required when calculating any development charge. However, specific circumstances arise in each municipality that must be reflected in the calculation. Therefore, the study has been tailored to the local conditions that exist in the City of Vaughan. The approach to the proposed development charges is focused on providing a reasonable alignment of development-related costs with the development that necessitates them. The study uses a City-wide approach for general services and City-wide Engineering services as well as area-specific development charges for sanitary sewer and storm drainage works, which is consistent with past practice, and is deemed the best approach to align development-related costs and benefits.

A. BOTH CITY-WIDE AND AREA-SPECIFIC DEVELOPMENT CHARGES ARE PROPOSED

The City of Vaughan provides a wide range of services to the community it serves and has an extensive inventory of facilities, land, infrastructure, vehicles and equipment. The *DCA* provides municipalities with flexibility to define services that will be included in the development charge by-laws, provided that the other provisions of the Act and its associated regulations are met. The *DCA* also requires the by-laws to designate the areas within which the DCs shall be imposed. Development charges may apply to all lands in the municipality or to other designated development areas as specified in the by-laws.

i. Services Based on a City-Wide Approach

For the majority of the development charge eligible services that the City provides, the full range of capital facilities, land, equipment and infrastructure is available throughout the City. A widely accepted method for recovering the development-related capital costs for such services is to apportion them over all new development anticipated in the City.

The following services are included in the City-wide development charge calculation:

- Development-Related Studies;
- Library Services;
- Fire Services;

- Community Services (which includes Parks and Recreation and Services related to proceedings under the Provincial Offences Act, including by-law enforcement services and municipally administered court services).
- Services Related to a Highway: Public Works - Buildings and Fleet; and
- City-wide Engineering (which includes: Services Related to a Highway, Water services; Storm drainage and control services; and Development related studies).

These services form a reasonable basis upon which to plan and administer the development charges. It is noted that the analysis of each of these services examines the individual capital facilities and equipment currently in place. The resulting development charge for these services is to be imposed against all development anywhere in the City. For illustration purposes, the summary tables show the service categories between general and city-wide engineering.

ii. Area-Specific Development Charges Are Proposed

For some services that the City provides, the need for development-related capital additions to support anticipated development is more localized. For such services, where costs and benefits are more localized, an alternative technique – the area-specific approach – is employed.

The area-specific charges relate to the provision of wastewater (sanitary sewerage) collection trunks and select storm drainage works. It is noted that new water infrastructure is included in the City-wide Engineering development charge rather than in the area-specific services.

A review of wastewater (sanitary sewer) and storm drainage capital servicing plans indicates that there are considerable differences in the servicing requirements of the various areas that are to be developed as the City grows. The wastewater and stormwater collection systems require differing additional, identifiable and independent projects in order to provide for anticipated growth. The area-specific approach is applied to these services to more closely align the capital costs with the particular areas that will be serviced by the required infrastructure.

Area-specific development charges are therefore calculated for the following services:

- Wastewater Services; and
- Select Storm Drainage Services; and
- Select Watermain Works (Prior to 2018)

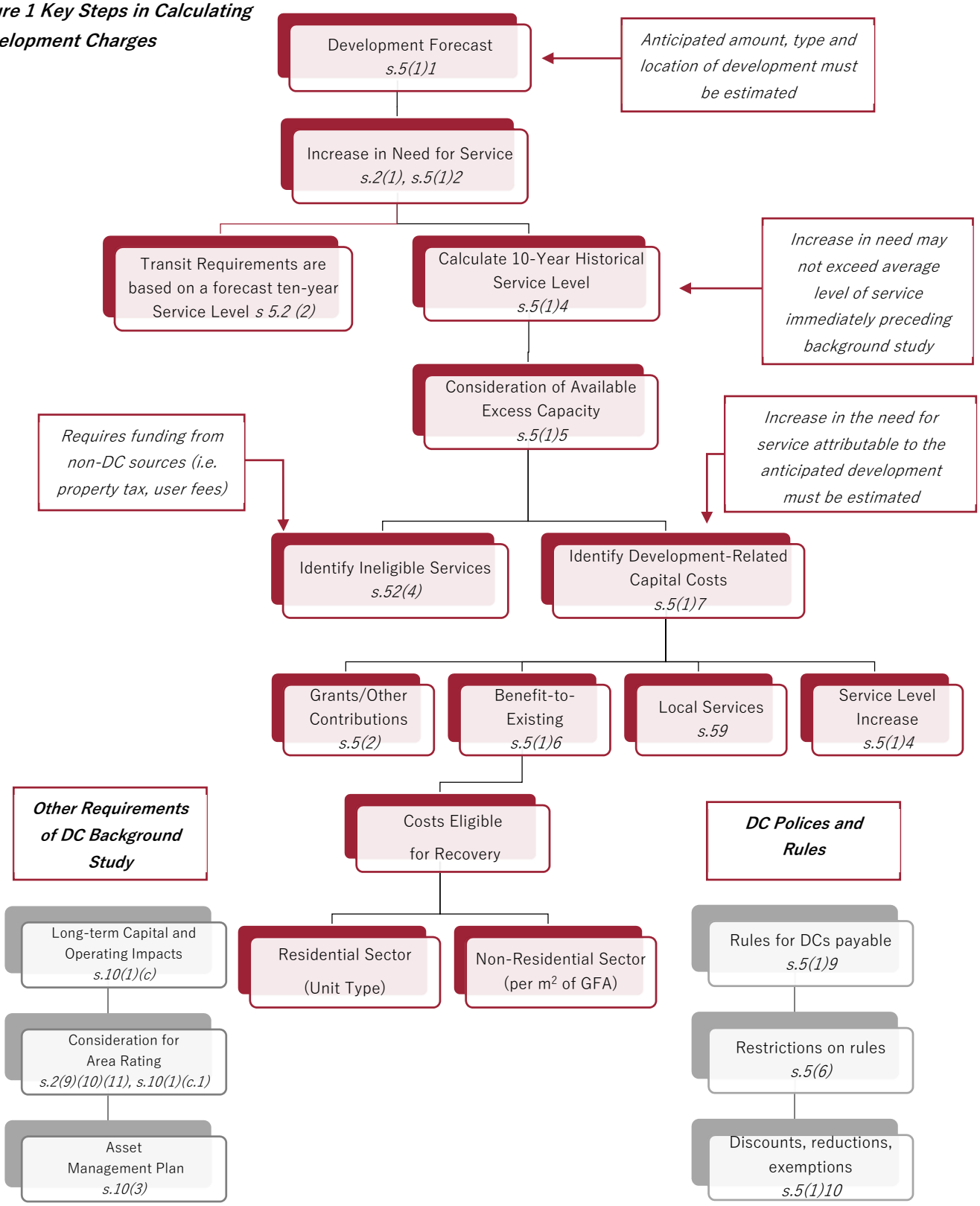
The area-specific approach for these services reflects the fact that the demand for, and benefit from, the projects provided by the City is much more localized than that for other City services. Area-specific charges result in a more accurate distribution of costs among developers than the City-wide approach. The geographic areas that are included coincide with the specific service area for each sanitary sewer or storm drainage project.

The area-specific approach also facilitates front-end financing or credit agreements for the designated services if the City chooses to use these provisions of the DCA. As an alternative that is more commonly used in Vaughan, the area-specific charges also facilitate the use of developer group agreements.

B. KEY STEPS IN DETERMINING DEVELOPMENT CHARGES FOR FUTURE DEVELOPMENT-RELATED PROJECTS

Several key steps are required in calculating DCs for future development-related projects. These are summarized in Figure 1 below and discussed further in the following sections.

Figure 1 Key Steps in Calculating Development Charges



i. Development Forecast

The first step in the methodology requires that a development forecast be prepared for the planning period from 2022 to 2031 for all services. The forecasts of population, households and employment are based on the 2031 targets for the City as identified in the Region of York's 2017 Development Charges Background Study, which reflects a 45 per cent intensification scenario as approved by Regional Council. The DC forecast 2031 targets and methodology used in this study also remain consistent with those used in the City of Vaughan 2018 Development Charges Background Study.

For the residential portion of the forecast, the net population growth, population growth in new units, and adjusted population growth (which includes population in seasonal or non-permanent dwellings) is estimated. The adjusted population growth determines the need for additional facilities and provides the foundation for the development-related capital program.

When calculating the development charge however, the development-related net capital costs are spread over the total additional population that occupy new housing units. This population in new units represents the population from which development charges will be collected.

The non-residential portion of the forecast estimates the Gross Floor Area (GFA) of building space to be developed over the ten-year period, 2022 to 2031. The forecast provides estimates for three categories: population-related development, major office development, and employment land development. The forecast of GFA is based on the employment forecast for the City. Factors for floor space per worker by category are used to convert the employment forecast into gross floor areas for the purposes of the development charges study.

ii. Service Categories and Historical Service Levels

The *DCA* provides that the increase in the need for service attributable to anticipated development:

> … must not include an increase that would result in the level of service exceeding the average level of that service provided in the municipality over the ten-year period immediately preceding the preparation of the background study…(s. 5. (1) 4.)

Historical ten-year average service levels thus form the basis for development charges. A review of the City's capital service levels for buildings, land, vehicles and so on, has therefore been prepared as a reference for the calculation, so that the portion of future capital projects

that may be included in the development charge can be determined. The historical service levels used in this study have been calculated based on the period 2012 to 2021.

For the ASDC "hard" services, such as wastewater and storm drainage, historical service level standards are less applicable and reference is made to the City's engineering standards as well as Provincial health and environmental requirements.

iii. Development-Related Capital Program and Analysis of Net Capital Costs to be included in the Development Charges

A development-related capital program has been prepared by City staff as part of the study. The program identifies development-related projects and their gross and net costs, after allowing for capital grants, subsidies or other contributions as required by the *Act* (*DCA*, s. 5. (2)). The capital program provides another cornerstone upon which development charges are based. The *DCA* requires that the increase in the need for service attributable to the anticipated development may include an increase:

> … only if the council of the municipality has indicated that it intends to ensure that such an increase in need will be met. (s. 5. (1) 3.)

In conjunction with *DCA*, s. 5. (1) 4. referenced above, these sections have the effect of requiring that the development charge be calculated on the lesser of the historical ten-year average service levels or the service levels embodied in future plans of the City. The development-related capital program prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. It is not sufficient in the calculation of development charges merely to have had the service in the past. There must also be a demonstrated commitment to continue to emplace facilities or infrastructure in the future. In this regard, *Ontario Regulation 82/98*, s. 3 states that:

> For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an Official Plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

For some projects in the development-related capital forecast, a portion of the project may confer benefits to existing residents. As required by the *DCA*, s. 5. (1) 6., these portions of projects and their associated net costs are the funding responsibility of the City from non-

development charge sources. The amount of City funding for such shares is also identified as part of the preparation of the capital forecast.

There is also a requirement in the *DCA* to reduce the applicable development charge by the amount of any "uncommitted excess capacity" that is available for a service. Adjustments are made in the analysis to meet this requirement of the *Act*. This requirement has been addressed through the use of "net" population and employment in the determination of maximum permissible funding envelopes. Furthermore, the City's capital programs, and the need for increased capacity, reflects available and useable capacity within existing infrastructure and facilities.

iv. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and non-residential sectors. This is done using apportionments for different services in accordance with the demands which the two sectors would be expected to place on the various services and the different benefits derived from those services.

Where reasonable data exist, the apportionment is based on the expected demand for, and use of, the service by each sector (e.g. shares of population and employment).

Finally, the residential component of the development charge is applied to different housing types on the basis of average occupancy factors. The non-residential component is applied on the basis of building GFA in square metres.

3. DEVELOPMENT FORECAST

This section provides the basis for the development forecasts used to calculate the development charges, as well as a summary of the forecast results. The forecasts of population, households and employment are based on the 2031 targets for the City as identified in the Region of York's 2017 Development Charges Background Study, which reflects a 45 per cent intensification scenario as approved by Regional Council.

This section begins with a brief discussion of recent growth trends in the GTA and in Vaughan. This is followed by a summary of the results of the housing unit and population forecast and of the non-residential employment and space forecast. A more detailed summary of the forecasts, including tables illustrating historical trends and forecast results is provided in Appendix A.

A. VAUGHAN HAS EXPERIENCED RAPID GROWTH IN RECENT YEARS

The GTA and Vaughan have been growing rapidly in population and employment over the last 10 years. All indications point to continued growth in the GTA and Vaughan is expected to remain one of the key players in accommodating this growth.

Due to a comparatively strong economy and national rates of immigration, the GTA has continued to experience residential and non-residential. The City's population is anticipated to have increased from 288,300 in 2011 to 332,100 in 2021, which represents a 15 per cent increase. The number of occupied dwelling units in the City also increased during the ten-year historical period, rising from 86,100 in 2011 to 104,600 – a 22 per cent increase.

The City has also experienced strong employment growth in recent years, adding about 56,500 new employees in the 2012-2021 period.

B. RESIDENTIAL FORECAST

Development charges are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of both the *population growth*[1] as well as the *population in new units* is required.

[1] Commonly referred to as "net population growth" in the context of development charges.

- The *population growth* determines the need for additional facilities and provides the foundation for the development-related capital program.

- When calculating the development charge, however, the development-related net capital costs are spread over the total additional population that occupy new housing units. This population in new units represents the population from which development charges will be collected.

Table 1 provides a summary of the residential forecast the planning period from 2022 to 2031. As noted in Section 2, for development charge calculation purposes the ten-year planning period is applicable to all City-wide services and has been utilized in the calculation of the development charge.

As shown on Table 1, the City's census population, is forecast to increase by 82,500 over the next ten years, reaching roughly 414,600 by 2031. Over the ten-year planning period from 2022 to 2031, the number of new occupied dwelling units is forecast to increase by 29,700. This translates to population growth in new units of 82,600.

TABLE 1

CITY OF VAUGHAN
SUMMARY OF RESIDENTIAL DEVELOPMENT FORECAST

Development Type	2021 Estimate	Planning Period 2022 - 2031	
		Growth	Total at 2031
Residential			
Total Occupied Dwellings	104,570	29,723	134,293
- Singles & Semis		*12,114*	
- Rows & Other Multiples		*5,940*	
- Apartments		*11,669*	
Total Population			
Census	332,114	82,517	414,632
Population In New Dwellings		*82,568*	

C. NON-RESIDENTIAL FORECAST

Development charges are levied on non-residential development as a charge per square metre of GFA. As with the residential forecast, the non-residential forecast requires both a projection of employment growth as well as a projection of the employment growth associated with new floor space in the City.

The non-residential forecast projects an increase of approximately 39,200 jobs to 2031 and across three different employment types (Population Related, Employment Land and Major Office). Further details on these types of employment are provided in Appendix A. The employment growth will be accommodated in 2.6 million square metres of new non-residential building space to 2031.

Table 2 summarizes the non-residential development forecasts.

TABLE 2

CITY OF VAUGHAN
SUMMARY OF NON-RESIDENTIAL DEVELOPMENT FORECAST

Development Type	2021 Estimate	Planning Period 2022 - 2031	
		Growth	Total at 2031
Non-Residential			
Place of Work Employment	231,293	39,244	270,537
- Population Related		*9,939*	
- Employment Land		*21,482*	
- Major Office		*7,823*	
Non-Residential Building Space (sq.m.)		2,557,351	
- Population Related		*487,018*	
- Employment Land		*1,890,399*	
- Major Office		*179,933*	

4. Summary of Historical Capital Service Levels

The *DCA* and *Ontario Regulation 82/98* require that the development charges be set at a level no higher than the average level of service provided in the municipality over the ten-year period immediately preceding the preparation of the background study, on a service by service basis.

For General Services the legislative requirement is met by documenting historical service levels for the preceding ten years, in this case, for the period from 2012 to 2021. Typically, service levels for General Services are measured as a ratio of inputs per capita, or per capita plus employment.

O. Reg. 82/98 requires that when determining historical service levels, both quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet per capita. The qualitative aspect is introduced by the consideration of the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of dollars per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be charged to new development reflect not only the quantity (number and size) but also the quality (value or replacement cost) of service provided historically by the City. Both the quantitative and qualitative aspects of service levels used in the present analysis are based on information provided by City staff and other external consultants, based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure in 2021.

Table 3 summarizes service levels for all applicable services included in the development charge calculation. Appendices B through F provides the detailed historical inventory data upon which the calculation of service levels for the General Services is based. Further details regarding City-wide Engineering services can be found in Appendix G.

TABLE 3

CITY OF VAUGHAN
SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS 2012 - 2021

Service	2012 - 2021 Service Level Indicator	
1.0 LIBRARY SERVICES	**$607.45**	**per capita**
Buildings	$366.35	per capita
Land	$171.73	per capita
Materials	$43.77	per capita
Furniture and Equipment	$25.42	per capita
Broadband	$0.18	per capita
2.0 FIRE AND RESCUE SERVICES	**$378.53**	**per capita & employment**
Buildings	$137.84	per capita & employment
Land	$153.36	per capita & employment
Furniture & Equipment	$30.48	per capita & employment
Vehicles	$57.54	per capita & employment
Broadband	$0.05	per capita & employment
3.0 COMMUNITY SERVICES	**$4,788.37**	**per capita**
Community Centre Space	$1,592.80	per capita
Land	$996.94	per capita
Equipment	$22.99	per capita
Broadband	$0.37	per capita
Animal Services	$13.71	per capita
Activity Spaces	$325.61	per capita
Parkland Development	$940.47	per capita
Parks Facilities	$639.59	per capita
Parks Special	$46.74	per capita
Trails	$4.82	per capita
Non-Road Vehicles	$74.88	per capita
Parks Operation Building & Land	$129.46	per capita
4.0 PUBLIC WORKS: BUILDINGS AND FLEET	**$344.99**	**per capita & employment**
Buildings	$46.40	per capita & employment
Land	$254.08	per capita & employment
Fixed Equipment	$0.30	per capita & employment
Roads Related Fleet	$44.21	per capita & employment
5.0 CITY-WIDE ENGINEERING	**$19,619.10**	**per capita**
Total City-wide Engineering	$19,619.10	per capita

5. THE DEVELOPMENT-RELATED CAPITAL FORECAST

The *DCA* requires the Council of a municipality to express its intent to provide future capital facilities at the average historical service level incorporated in the development charges calculation. As noted in Section II, *Ontario Regulation 82/98*, s. 3 states that:

> For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

A. A DEVELOPMENT-RELATED CAPITAL FORECAST IS PROVIDED FOR COUNCIL'S APPROVAL

Based on the development forecasts summarized in Section III and discussed in detail in Appendix A, City staff, in collaboration with the consultants, have created a development-related capital forecast setting out those projects that are required to service anticipated development. For all services, the capital plan covers the ten-year period from 2022 to 2031.

One of the recommendations contained in this Background Study is for Council to adopt the capital forecast created for the purposes of the development charges calculation. It is assumed that future capital budgets and forecasts will continue to bring forward the development-related projects contained herein, that are consistent with the development occurring in the City. It is acknowledged that changes to the forecast presented here may occur through the City's normal capital budget process.

B. THE DEVELOPMENT-RELATED CAPITAL FORECAST FOR CITY-WIDE SERVICES

The table provides a separate total for general services and City-wide Engineering services for the ten-year period from 2022 to 2031. Further details on the capital plans for each individual service category are available in Appendices B–G.

The development-related capital program for ten-year general services is estimated at a net cost of $1.1 billion. No senior government grants, subsidies or other recoveries are expected.

This capital program incorporates those projects identified to be related to development anticipated in the next ten years. It is not implied that all of these costs are to be recovered from new development by way of development charges (see the following Section VI for the method and determination of net capital costs attributable to growth). Portions of this capital program may relate to providing servicing for growth which has occurred prior to 2022 (for which development charge reserve fund balances exist), for replacement of existing capital facilities (e.g. Fire station repositioning) or for other development-related funding sources (including future DC studies and Community Benefits Charges by-law).

Of the $1.1 billion in ten-year net development-related capital costs for general services, $858.7 million (76 per cent) is related to the provision of Community Services. A variety of playing fields, tennis courts, playground equipment, basketball and other play courts are included in the capital program. This service category also provides for the development of various neighbourhood, district and regional (or City-wide) parks across the City. In addition, the capital program includes Indoor Recreation projects such as the addition of several new community centres and one animal services facility.

The net growth-related capital forecast for the Library service totals about $93.9 million (8 per cent). The program includes the addition of several new libraries. The capital forecast also includes land and furniture for the new facilities and additions to library collections.

Fire and Rescue Services $79.8 million (7 per cent) capital program provides for the construction of three new stations. New vehicles and equipment are also included.

The Public Works Buildings and Fleet amount to $59.7 million (5 per cent). The program is largely attributed to the construction of a new public works facility and additions to the City's road fleet and equipment inventory.

Development-Related Studies represent 4 per cent of the total program and is included at $44.2 million.

In addition to the development-related capital program for general services, section 6 of Table 4 (page 2) shows an estimate of $2.9 billion for development-related City-wide Engineering projects. The estimates include provisions for project construction, land acquisition for land which is not available through the *Planning Act*, engineering and design, contingencies and treasury administration. Of note, the forecast provides for $511.9 million in North Vaughan & Northern Communities area, $536.8 million for VMC infrastructure and $232.3 million for the Barrie GO Grade-Separated Railway Crossings. In addition to roads, the program also provides for water mains, structures, sidewalks, streetlights, intersection improvements, traffic signalization and streetscaping.

TABLE 4 - PAGE 1

CITY OF VAUGHAN
SUMMARY OF DEVELOPMENT-RELATED CAPITAL FORECAST
FOR SOFT SERVICES 2022 - 2031
(in $000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost
1.0 DEVELOPMENT-RELATED STUDIES	**$44,170.3**	**$0.0**	**$44,170.3**
1.1 Committed Projects	$6,976.4	$0.0	$6,976.4
1.2 Municipal Comprehensive Review	$8,687.0	$0.0	$8,687.0
1.3 Development-Related Development Planning Studies	$5,472.4	$0.0	$5,472.4
1.4 Development-Related Finance Studies	$2,443.0	$0.0	$2,443.0
1.5 Parks Development	$4,507.0	$0.0	$4,507.0
1.6 Fire and Rescue Services	$188.5	$0.0	$188.5
1.7 Building Standards	$2,904.8	$0.0	$2,904.8
1.8 Miscellaneous	$12,991.3	$0.0	$12,991.3
2.0 LIBRARY SERVICES	**$93,921.2**	**$0.0**	**$93,921.2**
2.1 Commitments	$8,860.0	$0.0	$8,860.0
2.2 Carrville (Block 11) Library	$4,062.4	$0.0	$4,062.4
2.3 Block 41 Library (Vellore Village North)	$14,955.0	$0.0	$14,955.0
2.4 VMC Library (Block 30) (1)	$4,532.6	$0.0	$4,532.6
2.5 Yonge and Steeles (Block 1)	$1,907.4	$0.0	$1,907.4
2.6 West Woodbridge Library (Block 51)	$13,068.3	$0.0	$13,068.3
2.7 Kleinburg/Nashville Library (Block 55)	$14,746.0	$0.0	$14,746.0
2.8 Block 27 Library	$15,028.1	$0.0	$15,028.1
2.9 Vaughan Mills Library (Block 31)	$16,761.6	$0.0	$16,761.6
3.0 FIRE AND RESCUE SERVICES	**$79,766.7**	**$0.0**	**$79,766.7**
3.1 Committed Projects	$6,560.4	$0.0	$6,560.4
3.2 Recovery of Negative Reserve Fund Balance	$4,170.0	$0.0	$4,170.0
3.3 Fire Equipment	$120.5	$0.0	$120.5
3.4 Station 7-2	$19,387.7	$0.0	$19,387.7
3.5 Station 7-6	$14,337.4	$0.0	$14,337.4
3.6 Station 7-11	$13,282.4	$0.0	$13,282.4
3.7 Station 7-12	$3,187.2	$0.0	$3,187.2
3.8 Station 7-13	$18,721.2	$0.0	$18,721.2
4.0 COMMUNITY SERVICES	**$858,728.7**	**$0.0**	**$858,728.7**
4.1 Committed Projects - Indoor Recreation	$65,198.1	$0.0	$65,198.1
4.2 Carville Community Centre	$28,320.0	$0.0	$28,320.0
4.3 VMC Community Centre	$22,624.4	$0.0	$22,624.4
4.4 Kleinburg Community Hub (Block 55)	$38,127.7	$0.0	$38,127.7
4.5 Block 41 Community Centre	$147,770.5	$0.0	$147,770.5
4.6 Vaughan Mills Public Education Space	$1,733.5	$0.0	$1,733.5
4.7 Vaughan Mills Community Hub (Block 31)	$52,514.5	$0.0	$52,514.5
4.8 Animal Services Facility	$20,334.9	$0.0	$20,334.9
4.9 Block 27 Community Hub	$47,697.4	$0.0	$47,697.4
4.10 West and Highway 7 Community Hub	$59,135.8	$0.0	$59,135.8
4.11 Yonge & Steeles Community Centre (Block 1)	$78,631.0	$0.0	$78,631.0
4.12 Commitments - Park Development and Facilities	$47,188.3	$0.0	$47,188.3
4.13 New Park Development	$144,821.2	$0.0	$144,821.2
4.14 New Playing Fields and Playgrounds	$50,370.3	$0.0	$50,370.3
4.15 Trails	$22,580.1	$0.0	$22,580.1
4.16 Land	$1,989.1	$0.0	$1,989.1
4.17 Operations Facilities	$22,943.8	$0.0	$22,943.8
4.18 Non-Roads Fleet and Related Equipment	$6,748.2	$0.0	$6,748.2
5.0 PUBLIC WORKS: BUILDINGS AND FLEET	**$59,686.7**	**$0.0**	**$59,686.7**
5.1 Committed Projects	$4,840.1	$0.0	$4,840.1
5.2 Land	$3,884.4	$0.0	$3,884.4
5.3 Operations Facilities	$44,575.9	$0.0	$44,575.9
5.4 Roads Fleet and Related Equipment	$6,386.2	$0.0	$6,386.2
TOTAL - 10 YEAR GENERAL SERVICES	**$1,136,273.7**	**$0.0**	**$1,136,273.7**

TABLE 4 - PAGE 2

CITY OF VAUGHAN
SUMMARY OF DEVELOPMENT-RELATED CAPITAL FORECAST
CITY-WIDE ENGINEERING
(in $000)

Service	Net Project Cost*
6.0 CITY-WIDE ENGINEERING	
6.1 A - Vaughan Metropolitan Centre	$ 536,786.4
6.2 B - Black Creek Channel Renewal	$ 60,684.4
6.3 C - Steeles West	$ 25,542.0
6.4 D - West Vaughan Employment Area	$ 243,760.4
6.5 E - Kleinburg Nashville	$ 36,942.9
6.6 F - Kipling Avenue Corridor	$ 12,748.2
6.7 G - Yonge Steeles Corridor	$ 38,030.4
6.8 H - Block 40 / 47	$ 17,668.8
6.9 I - Block 61	$ 7,531.3
6.10 J - Vaughan Mills Secondary Plan	$ 68,866.5
6.11 K- North Vaughan Employment Area (Blocks 34 + 35)	$ 63,006.6
6.12 L - Maple GO Station Secondary Plan	$ 5,927.5
6.13 M - Barrie GO Grade-Separated Railway Crossings (RER)	$ 232,251.5
6.14 N - Jog Elimination	$ 2,409.2
6.15 O - North Vaughan + Northern Communities TMP (Blocks 27, 41, and 55)	$ 511,905.1
6.16 P - Additional Transportation Infrastructure Projects	$ 142,407.0
6.17 Q - Active Transportation Projects	$ 112,649.2
6.18 R - Active Transportation Infrastructure	$ 72,508.9
6.19 S - Other Transportation Related Infrastructure	$ 95,213.8
6.20 T - Growth Related Studies	$ 29,743.5
6.21 U - City Wide Watermain	$ 140,954.4
6.22 V - Urban Design Streetscape Projects	$ 1,234.7
6.23 W - Projects Post Period Beyond 2031	$ 416,900.4
TOTAL CITY-WIDE ENGINEERING	**$ 2,875,673.1**

Note*: Figure net of any grants and subsidies

C. THE DEVELOPMENT-RELATED CAPITAL FORECAST FOR AREA-SPECIFIC SERVICES

As shown in Table 5, approximately $153.3 million in development related capital costs are proposed to be recovered through Area-Specific Development Charges as part of this background study. This includes costs for water (carry forward DCs only), sewer and storm drainage services.

TABLE 5

CITY OF VAUGHAN
SUMMARY OF AREA-SPECIFIC DEVELOPMENT CHARGE CAPITAL PROGRAM

Service Area - Charge per Hectare	Map Number	Net Cost	Fee Basis
Carry Forward ASDCs			
Rainbow Creek Drainage Works	Map 1	$2,392,862	$ Per Net Developable Ha.
Pressure District 5 West Woodbridge Watermain	Map 2	$1,125,266	$ Per Net Developable Ha.
Zenway/Huntington Road Sanitary Sub-Trunk	Map 3	$3,411,627	$ Per Net Developable Ha.
Huntington Road Sanitary Sewer (Trade Valley to Rutherford)	Map 4	$2,187,453	$ Per Net Developable Ha.
Highway 27 South Servicing Works	Map 5	$881,929	$ Per Net Developable Ha.
VMC - Interchange Storm Water	Map 6	$82,323,126	$ Per Net Developable Ha.
Steeles West Sanitary Sewer Improvement Works	Map 7	$2,695,700	$ Per Net Developable Ha.
Steeles West SWM Works	Map 8	$46,426,284	$ Per Net Developable Ha.
Woodbridge Avenue Sanitary Sewer Improvments	Map 9	$667,626	$ Per Net Developable Ha.
VMC SE Doughton Sanitary Sewer	Map 10	$590,620	$ Per Dwelling Unit & Per m^2 of GFA
New ASDCs			
VMC Jane Street Sanitary Trunk Sewer	Map 11	$10,250,692	$ Per Dwelling Unit & Per m^2 of GFA
Rainbow Creek (Milani Blvd) Sanitary Trunk Sewer	Map 12	$378,329	$ Per Net Developable Ha.
Total		**$153,331,513**	

6. CALCULATED DEVELOPMENT CHARGES

This section summarizes the calculation of development charges for each service and the resulting total charges by sector. For all City services, the calculation of the development charge per capita (residential) and per square metre (non-residential) is reviewed.

For residential development, the total per capita amount is converted to a variable charge by housing unit type using unit occupancy factors. For non-residential development, the charges are based on the gross floor area of building space.

It is noted that the calculation of the City-wide development charges does not include any provision for exemptions required under the *DCA*, such as the exemption from the payment of DCs for enlargements of up to 50 per cent on existing industrial buildings. Such legislated exemptions, or other exemptions that Council may choose to provide, will result in loss of development charge revenue for the affected types of development. However, any such revenue loss may not be made up by offsetting increases in other portions of the calculated charge.

A. "UNADJUSTED" DEVELOPMENT CHARGES CALCULATION FOR GENERAL SERVICES

A summary of the residential and non-residential development charges for General Services is presented in Table 6. Further details of the calculation for each individual service are available in Appendices B through F.

The net capital forecast for the General Services totals $1.1 billion and incorporates those projects identified to be related to development anticipated in the next ten years. However, not all of the capital costs are to be recovered from new development by way of development charges. As shown on Table 6, 3 per cent of the net costs, or $30.9 million, relates to replacement of existing capital facilities or for shares of projects that provide benefit to the existing community. These portions of capital costs will have to be funded from non-development charge revenue sources, largely property taxes for these services.

An additional share of $204.4 million (18 per cent) has been identified as development charges reserve funds and represents the revenue collected from prior growth in the City. This portion has been subtracted from the chargeable capital costs.

A share of $335.0 million (29 per cent) is attributable to other development-related funding sources, including post-period benefit. This development-related share has been removed from the calculation though it may be recovered under future development charge studies. The costs may also be considered for recovery from other growth funding tools (such as CBCs).

The total net costs eligible for recovery through development charges for General Services is $566.0 million (50 per cent). This amount is allocated between the residential and non-residential sectors to derive the development charges. Library Services and Community Services are deemed to benefit residential development only, while the remaining services are allocated between both residential and non-residential sectors based on shares of population and employment growth in new space. The allocation to the residential sector for these services is calculated at 68 per cent with 32 per cent to the non-residential sector.

Approximately $527.3 million of the General Services development charges eligible capital program is deemed to benefit residential development. When this amount is divided by the ten-year growth in population in new dwelling units (82,568), an “unadjusted” charge of $6,386.79 per capita results. The non-residential share totals $38.6 million and yields an “unadjusted” charge of $15.11 per square metre when divided by the ten-year increase in non-residential building space (2.6 million square metres).

TABLE 6

CITY OF VAUGHAN
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
10-YEAR CAPITAL PROGRAM FOR GENERAL SERVICES

10 Year Growth in Population in New Units	82,568
10 Year Growth in Square Meters	2,557,351

Service	Development-Related Capital Program (2022 - 2031)								
	Net Municipal Cost ($000)	Replacement & Benefit to Existing ($000)	Prior Growth ($000)	Other Dev. Related ($000)	Total DC Eligible Costs for Recovery ($000)	Residential Share %	Residential Share ($000)	Non-Residential Share %	Non-Residential Share ($000)
1.0 DEVELOPMENT-RELATED STUDIES	$44,170.3	$4,569.0	$6,976.4	$0.0	$32,624.9	68%	$22,184.9	32%	$10,439.97
Unadjusted Development Charge Per Capita							$268.69		
Unadjusted Development Charge Per Square Metre									$4.08
2.0 LIBRARY SERVICES	$93,921.2	$0.0	$13,396.6	$30,399.3	$50,125.3	100%	$50,125.3	0%	$0.00
Unadjusted Development Charge Per Capita							$607.08		
Unadjusted Development Charge Per Square Metre									$0.00
3.0 FIRE AND RESCUE SERVICES	$79,766.7	$18,534.7	$6,560.4	$8,581.2	$46,090.4	68%	$31,341.5	32%	$14,748.94
Unadjusted Development Charge Per Capita							$379.59		
Unadjusted Development Charge Per Square Metre									$5.77
4.0 COMMUNITY SERVICES	$858,728.7	$7,287.4	$166,224.7	$290,091.5	$395,125.2	100%	$395,125.2	0%	$0.00
Unadjusted Development Charge Per Capita							$4,785.48		
Unadjusted Development Charge Per Square Metre									$0.00
5.0 PUBLIC WORKS: BUILDINGS AND FLEET	$59,686.7	$475.2	$11,267.3	$5,937.6	$42,006.5	68%	$28,564.4	32%	$13,442.09
Unadjusted Development Charge Per Capita							$345.95		
Unadjusted Development Charge Per Square Metre									$5.26
TOTAL 10-YEAR GENERAL SERVICES	**$1,136,273.7**	**$30,866.3**	**$204,425.4**	**$335,009.6**	**$565,972.4**		**$527,341.4**		**$38,631.0**
Unadjusted Development Charge Per Capita							**$6,386.79**		
Unadjusted Development Charge Per Square Metre									**$15.11**

B. "UNADJUSTED" DEVELOPMENT CHARGES CALCULATION FOR CITY-WIDE ENGINEERING SERVICES

Table 7 displays the calculation of the "unadjusted" rates for City-wide Engineering services. The development-related infrastructure will be used to service development in the City over the planning period between 2022 and 2031.

After discussions with the industry, a benefit to existing share of $50.6 million (2 per cent) has been allocated to projects throughout the capital program. An additional share of $133.4 million (5 per cent) has been identified as development charges reserve funds and represents the revenue collected from prior growth. This portion has also been subtracted from the chargeable capital costs. A share of $823.7 million (29 per cent) is attributable to other development-related funding sources, including post-period benefit. This development-related share has been removed from the calculation though it may be recovered under future development charge studies.

The remaining $1.9 billion is related to development in the planning period and has been included in the development charge calculation.

Similar to the General Services capital program, the capital program eligible for recovery through development charges is allocated to the residential and non-residential sectors based net population and employment growth over the planning period. The allocation remains the same as the General Services, with the residential and non-residential sectors calculated at 68 per cent and 32 per cent respectively.

Of the total development charge eligible cost for City-wide Engineering services, $1.3 billion is deemed to benefit residential development. When this amount is divided by the long-term growth in population in new dwelling units (82,568) an "unadjusted" charge of $15,383.55 per capita results.

The non-residential share totals $597.7 million and, when this amount is divided by the long-term forecast of building space growth (2.6 million square metres) an "unadjusted" charge of $233.73 per square metre results.

TABLE 7

CITY OF VAUGHAN
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
10-YEAR CAPITAL PROGRAM FOR CITY-WIDE HARD SERVICES (TO 2031)

10 Year Growth in Population in New Units	82,568
10 Year Growth in Square Meters	2,557,351

Service	Development-Related Capital Program (2022 - 2031)								
	Net Municipal Cost ($000)	Replacement & Benefit to Existing ($000)	Prior Growth ($000)	Other Dev. Related ($000)	Total DC Eligible Costs for Recovery ($000)	Residential Share %	Residential Share ($000)	Non-Residential Share %	Non-Residential Share ($000)
6.0 CITY-WIDE ENGINEERING	$2,875,673.1	$50,622.7	$133,410.5	$823,726.0	$1,867,913.9	68%	$1,270,181.5	32%	$597,732.5
Unadjusted Development Charge Per Capita							$15,383.55		
Unadjusted Development Charge Per Square Metre									$233.73
TOTAL 10 -YEAR HARD SERVICES	**$2,875,673.1**	**$50,622.7**	**$133,410.5**	**$823,726.0**	**$1,867,913.9**		**$1,270,181.5**		**$597,732.5**
Unadjusted Development Charge Per Capita							**$15,383.55**		
Unadjusted Development Charge Per Square Metre									**$233.73**

C. RESIDENTIAL & NON-RESIDENTIAL DEVELOPMENT CHARGES

Final adjustments to the "unadjusted" development charge rates summarized above are made through a cash flow analysis. The analysis, details of which are included in Appendices B through G, considers the borrowing cost and interest earnings associated with the timing of expenditures and development charge receipts for each service.

Tables 8 and 9 summarize the results of the adjustment for the residential and non-residential components of the City-wide rates, respectively. As shown in Table 8, the adjusted per capita rate for general services increases from $6,386.79 to $6,842.70 after the cash flow analysis. For City-wide Engineering services, the charge increases after the cash flow analysis from $15,383.55 to $15,668.43 per capita. Table 9 shows that the total adjusted rate for non-residential development increases from $248.84 to $252.66 per square metre.

The residential City-wide development charges are proposed to vary by dwelling unit type to reflect their different occupancy factors and resulting demand for services. The proposed residential and non-residential development charges for City-wide services are shown in Tables 8 and 9. As shown, the proposed residential charge for City services ranges from $36,016 for small apartments (less than 700 square feet) to $80,420 for single detached and semi-detached units. The proposed charge for rows (and other multiples) is $66,163 and $49,974 for large apartments equal to or greater than 700 square feet.

The proposed non-residential development charge for City-wide services is $252.66 per square metre (seen in Table 9).

TABLE 8

CITY OF VAUGHAN
CITY-WIDE DEVELOPMENT CHARGES
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE

Service	Unadjusted Charge Per Capita	Adjusted Charge Per Capita	Residential Charge By Unit Type (1)				Percentage of Charge
			Singles & Semis	Townhouses & Multiples	Large Apartments (≥ 700 sq.ft.)	Small Apartments (< 700 sq.ft.)	
Development-Related Studies	$268.69	$283.94	$1,014	$835	$630	$454	1.3%
Library Services	$607.08	$627.13	$2,240	$1,843	$1,392	$1,003	2.8%
Fire And Rescue Services	$379.59	$400.73	$1,432	$1,178	$890	$641	1.8%
Community Services	$4,785.48	$5,120.86	$18,294	$15,051	$11,368	$8,193	22.7%
Public Works: Buildings And Fleet	$345.95	$410.04	$1,465	$1,205	$910	$656	1.8%
Subtotal City Wide General	**$6,386.79**	**$6,842.70**	**$24,445**	**$20,112**	**$15,190**	**$10,947**	**30.4%**
City Wide Engineering	$15,383.55	$15,668.43	$55,975	$46,051	$34,784	$25,069	69.6%
Total City Wide Residential	**$21,770.34**	**$22,511.13**	**$80,420**	**$66,163**	**$49,974**	**$36,016**	**100.0%**
[1] Based on Persons Per Unit Of:			3.57	2.94	2.22	1.60	

TABLE 9

CITY OF VAUGHAN
CITY-WIDE DEVELOPMENT CHARGES
NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE

Service	Unadjusted Charge per Square Metre	Adjusted Charge per Square Metre	Percentage of Charge
Development-Related Studies	$4.08	$4.28	1.7%
Library Services	$0.00	$0.00	0.0%
Fire And Rescue Services	$5.77	$6.04	2.4%
Community Services	$0.00	$0.00	0.0%
Public Works: Buildings And Fleet	$5.26	$6.20	2.5%
Subtotal City Wide General	**$15.11**	**$16.52**	**6.5%**
City Wide Engineering	$233.73	$236.14	93.5%
Total City Wide Non-Residential	**$248.84**	**$252.66**	**100.0%**

D. DEVELOPMENT CHARGES FOR AREA-SPECIFIC SERVICES

The development charges for Area-Specific services are summarized on Table 10 for charges levied on a land area basis and Table 11 for charges levied on a per unit basis for residential development and a Gross Floor Area basis for non-residential development. Additional details are contained in Appendix H.

As shown in Table 10 below, the ASDC related to land area based charges range from a low of $4,290 per net hectare to $1,512,542 per net hectare reflecting the differing relative servicing costs for the water, wastewater and storm drainage projects. It is noted also that some layering of charges may apply in various development areas. In addition to those ASDC levied on a per net hectare basis, two service areas have been calculated on a charge per unit basis for residential development and a charge per square metre for non-residential development. The per unit/GFA approach is utilized in areas where future development densities are generally known and where costs can be more equitably be distributed to the benefiting developments. Schematic representations of the different service areas are shown on the maps in Appendix H.

Overall, ten ASDCs have been carried forward from the City's last development charges study and two new ASDCs are proposed at this time. It should be noted that the Edgeley Pond and Black Creek Channel Works ASDC recently updated in 2021 as well as the VMC West Interchange Sanitary Sewer ASDC are not being reviewed as part of this study. Furthermore, the ASDC associated with the Pressure District 7 Watermain west is now fully built out and can be closed.

TABLE 10

CITY OF VAUGHAN
SUMMARY OF AREA-SPECIFIC CHARGES - CHARGE PER NET DEVELOPABLE AREA (HA)

Service Area - Charge per Hectare	Net Cost	Net Developable Area (Ha)	Charge Per Net Developable Hectare
Carry Forward ASDCs			
Rainbow Creek Drainage Works	$2,392,862	557.73	$4,290
Pressure District 5 West Woodbridge Watermain	$1,125,266	139.23	$8,082
Zenway/Huntington Road Sanitary Sub-Trunk	$3,411,627	322.46	$10,580
Huntington Road Sanitary Sewer (Trade Valley to Rutherford)	$2,187,453	255.21	$8,571
Highway 27 South Servicing Works	$881,929	5.11	$172,589
VMC - Interchange Storm Water	$82,323,126	54.43	$1,512,542
Steeles West Sanitary Sewer Improvement Works	$2,695,700	37.60	$71,695
Steeles West SWM Works	$46,426,284	37.60	$1,234,757
Woodbridge Avenue Sanitary Sewer Improvments	$667,626	22.26	$29,991
New ASDCs			
Rainbow Creek (Milani Blvd) Sanitary Trunk Sewer	$378,329	119.48	$3,166

TABLE 11

CITY OF VAUGHAN
SUMMARY OF AREA-SPECIFIC CHARGES - PER UNIT AND GFA BASIS

ASDC - Charge per Unit and per Square Metre	*CARRY FORWARD* VMC SE Doughton Sanitary Sewer	*NEW ASDC* VMC Jane Street Sanitary Sewer
Charge per Residential Unit		
Singles & Semis	$ 709	$ 345
Townhouses & Multiples	$ 584	$ 284
Large Apartments (>= 700 square feet)	$ 441	$ 214
Small Apartments (< 700 square feet)	$ 318	$ 154
Charge per Square Metre of Non-Residential GFA	$ 6.98	$ 3.81

7. Comparison of Calculated & Current DCs

Tables 12 and 13 compare the newly calculated residential and non-residential development charges with the City's current charges (as of January 1st, 2022).

Table 12 shows that the calculated residential development charge for a single detached unit increases by $19,205 per unit, or 31 per cent, from $61,215 per unit to $80,420 per unit.

The calculated development charge for non-residential development is $252.66 per square meter, which is an increase of $73.97 over the existing City rate of $178.69 per square metre (represents a 41 per cent increase).

The overall increase in the rates is caused by several factors

- First, there has been considerable increase in the capital costs for all City services. The inflation adjustment factor that is prescribed by *O.Reg. 82/98* and which the City uses has not adequately reflected the increase in capital costs that is being experienced in the municipal sector.
- The cost of land has increased significantly in Vaughan and across the GTA and with more intensification the City will have to acquire more land for roads on the open market rather than *Planning Act* dedications.
- A better understanding of the road requirements in the City's key growth areas; and
- The elimination of the 10% statutory discount for all soft services (Library, Development-related Studies and Community Services).

TABLE 12

CITY OF VAUGHAN
COMPARISON OF CURRENT AND CALCULATED
RESIDENTIAL DEVELOPMENT CHARGES

Service	Current Residential Charge / SDU*	Calculated Residential Charge / SDU	Difference in Charge	
Development-Related Studies	$1,274	$1,014	($260)	-20%
Library Services	$1,726	$2,240	$514	30%
Fire And Rescue Services	$1,239	$1,432	$193	16%
Community Services	$16,536	$18,294	$1,758	11%
Public Works: Buildings And Fleet	$1,286	$1,465	$179	14%
Subtotal City Wide General	**$22,061**	**$24,445**	**$2,384**	**11%**
City Wide Engineering	$39,154	$55,975	$16,821	43%
Total City Wide Residential	**$61,215**	**$80,420**	**$19,205**	**31%**

**Current Rates as of January 1st 2022*

TABLE 13

CITY OF VAUGHAN
COMPARISON OF CURRENT AND CALCULATED
NON-RESIDENTIAL DEVELOPMENT CHARGES

Service	Non-Residential ($/Square Metre)			
	Current Non-Res Charge*	Calculated Non-Res Charge	Difference in Charge	
Development-Related Studies	$5.44	$4.28	($1.16)	-21%
Library Services	$0.00	$0.00	$0.00	0%
Fire And Rescue Services	$5.31	$6.04	$0.73	14%
Community Services	$0.00	$0.00	$0.00	0%
Public Works: Buildings And Fleet	$5.54	$6.20	$0.66	12%
Subtotal City Wide General	**$16.29**	**$16.52**	**$0.23**	**1%**
City Wide Engineering	$162.40	$236.14	$73.74	45%
Total City Wide Non-Residential	**$178.69**	**$252.66**	**$73.97**	**41%**

**Current Rates as of January 1st 2022*

8. Cost of Growth Analysis

This section summarizes the examination of the long-term capital and operating costs as well as the asset management-related annual provisions for the capital facilities and infrastructure to be included in the DC By-law(s). The examination is required as one of the provisions of the *DCA*. Additional details on the cost of growth analysis, including asset management analysis, are included in Appendix J.

A. ASSET MANAGEMENT PLAN

Table 14 summarizes the annual capital provisions required to replace the capital infrastructure proposed to be funded under the development charges by-law. This estimate is based on information obtained through discussions with City staff regarding useful life assumptions and the capital cost of acquiring and/or constructing each asset.

Table 14 illustrates that, by 2032, the City will need to fund an additional $28.5 million in order to properly fund the full life-cycle costs of the new assets supported under the DC by-law. An additional $2.5 million is required for the area-specific assets included in this study. The calculated annual funding provision should be considered within the context of the City's projected growth; over the next ten years (to 2031) the City is projecting an increase of 29,700 total occupied dwellings units, which represents a 28 per cent increase over the existing base.

Additionally, 39,200 new employees occupying 2.6 million square metres of non-residential building space are anticipated in the City over the next ten years. This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the DC by-law.

TABLE 14

CITY OF VAUGHAN
ANNUAL ASSET MANAGEMENT PROVISION BY 2032

Service	2022-2031 Capital Program		Calculated AMP Annual Provision by 2032	
	DC Related	Non-DC Related*	DC Related	Non-DC Related
Development-Related Studies	$ 39,601,274	$ 4,569,015	$ -	$ -
Library Services	$ 63,521,923	$ 30,399,321	$ 1,653,558	$ 1,116,512
Fire And Rescue Services	$ 52,650,854	$ 27,115,874	$ 1,151,531	$ 569,496
Community Services	$ 561,349,871	$ 297,378,867	$ 7,318,739	$ 4,865,049
Public Works: Buildings And Fleet	$ 53,273,847	$ 6,412,837	$ 1,280,372	$ 389,420
City-Wide Engineering	$ 2,001,324,442	$ 823,725,967	$ 17,085,532	$ 5,458,576
Total	**$ 2,771,722,210**	**$ 1,189,601,880**	**$ 28,489,733**	**$ 12,399,053**
ASDC Assets			**$ 2,473,441**	

*Includes costs that will be recovered from development related sources: future DC studies or other growth funding tools

B. LONG-TERM CAPITAL & OPERATING COSTS

Appendix J summarizes the estimated increase in net operating costs that the City will experience for additions associated with the planned capital forecast. Table 15 summarizes the estimated increase in net operating costs that the City will experience for additions associated with the planned capital program.

The City's annual net operating costs are estimated to increase by $69.5 million by 2031.

Appendix J also summarizes the components of the development related capital program that will require funding from non development charge sources. Of the $4.0 billion net capital cost of all services, about $81.5 million will need to be funded from non-development charge sources over the next ten years. This is entirely related to shares of projects related to facility and infrastructure replacement and for non-development-related shares of projects that provide benefit to the existing community.

Council is made aware of these estimates so that they understand the financial implications of the quantum and timing of the projects included in the development related capital forecast in this study.

TABLE 15

CITY OF VAUGHAN
SUMMARY OF LONG TERM CAPITAL AND OPERATING IMPACTS
(in thousands of constant dollars)

		2031
Net Operating Impacts		
Development-Related Studies	$	-
Library Services	$	10,311.6
Fire And Rescue Services	$	10,191.9
Community Services	$	39,854.4
Public Works: Buildings And Fleet	$	840.1
City-Wide Engineering	$	8,322.4
NET OPERATING IMPACTS	**$**	**69,520.5**

		Total to 2031
Long-Term Capital Impact		
Total Net Cost	$	4,011,946.8
Net Cost from Development Charges	$	2,433,886.3
Prior Growth Share from DC Reserve Balances (1)	$	337,835.9
Portion for Other Development-Related Funding (2)	$	1,158,735.6
Funding from Non-DC Sources		
Replacement & Benefit to Existing Shares	$	81,489.0
FUNDING FROM NON-DC SOURCES	**$**	**81,489.0**

Notes:

(1) Existing development charge reserve fund balances collected from growth prior to 2022 are applied to fund initial projects in development-related capital forecast.

(2) Other development-related net capital costs may be eligible for development charge funding in future DC by-laws or other growth funding tools (CBCs)

C. THE PROGRAM IS DEEMED TO BE FINANCIALLY SUSTAINABLE

In summary, the asset management plan and long-term capital and operating analysis contained in Appendix J demonstrates that the City can afford to invest and operate the identified general and engineered services infrastructure over the ten-year planning period.

Importantly, the City's annual budget review allows staff to continue to monitor and implement mitigating measures should the program become less sustainable.

9. Development Charges Administration

A. General Administration

No significant changes are recommended to the City's current policies and practices regarding development charge administration. In this regard:

- It is recommended that practices regarding collection of development charges and by-law administration continue to the extent possible.
- It is further recommended that the collection and administration policies be as consistent as practicable with those of the Regional Municipality of York in order to simplify by-law administration and aid understanding for those required to pay the charges.
- As required under the *DCA*, the City should codify any rules regarding application of the by-laws and exemptions within the development charges by-laws proposed for adoption.
- It is recommended that the by-law permit the payment of a development charge in cash or through services in lieu agreements. The municipality is not obligated to enter into services in lieu agreements.
- That the City continue to use front-ending agreements or developer agreements (or services-in-lieu arrangements), whichever are practical and desirable by the development industry and the City;
- It is recommended that the City continue to pursue cost-sharing and uploading with the Regional Municipality of York for road-related infrastructure that meets the criteria of Regional significance.
- It is recommended that the City examine ways to streamline the administration of ASDCs. This may involve the use of external trustees or additional internal resources.
- It is recommended that Council adopt the development-related capital program included in this background study, subject to annual review through the City's normal capital budget process.

- That Council determine that the future excess capacity identified in the DC Background Study shall be paid for by the development charges contemplated in the said DC Background Study, or other similar charges.

B. CONSIDERATION FOR AREA-RATING

In accordance with the DCA, Council must give consideration to the use of area rating, also known as area-specific development charges, as part of the DC Background Study. As part of the City's 2022 DC Background Study, the appropriateness of implementing area-specific development charges for the various City services was examined and it is deemed appropriate that the study continue to use a City-wide approach for general services and City-wide Engineering services. In addition, area-specific development charges for sanitary sewer and storm drainage works continue to be employed, which is consistent with past practice, and is deemed the best approach to align development-related costs and benefits.

C. LOCAL SERVICE POLICY

The City of Vaughan has a Local Service Policy which sets out the general guidelines on determining growth-related engineering infrastructure and parkland development that may be eligible for funding, in whole or in part by development charges (DCs) or area-specific development charges (ASDCs).

The *Development Charges Act, 1997 (DCA)* governs what constitutes eligible services for DC funding, and which services are considered ineligible. This policy was used by City of Vaughan Development Engineering staff in the development of the capital program to ensure consistency in the projects included in the DC capital program.

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Appendix A

Development Forecast

APPENDIX A: DEVELOPMENT FORECAST

This appendix provides the details of the development forecast used to prepare the 2022 Development Charges (DC) Background Study for the City of Vaughan. The forecast method and key assumptions are discussed. The results of the forecasts are presented in the following tables:

Historical Development

Table 1	Historical Population, Occupied Dwellings & Employment Summary
Table 2	Historical Occupied Households by Unit Type
Table 3	Historical Annual Growth in Occupied Households by Unit Type
Table 4	Historical Households by Period of Construction Showing Household Size
Table 5	Historical Place of Work Employment

Forecast Development

Table 6	Population, Household & Employment Forecast Summary
Table 7	Forecast of Occupied Households by Unit Type
Table 8	Forecast of Annual Growth in Occupied Households by Unit Type
Table 9	Forecast Population in New Households by Unit Type
Table 10	Forecast of Place of Work Employment
Table 11	Forecast of Annual Non-Residential Space Growth

The forecasts of population, households and employment are based on the 2031 targets for the City as identified in the Region of York's 2017 Development Charges Background Study, which reflects a 45 per cent intensification scenario as approved by Regional Council. The forecast and methodology applied in this DC Study remain consistent with those targets and methodology employed in the 2018 City of Vaughan Development Charges Background Study. It is expected that the City of Vaughan will evaluate the forecasts used in this study upon the approval of a new City Official Plan.

A. FORECAST APPROACH AND KEY ASSUMPTIONS

The *Development Charges Act (DCA)* requires the City to estimate "the anticipated amount, type and location of development" for which development charges may be imposed. The development forecast must cover both residential and non-residential development and be

specific enough with regards to quantum, type, location and timing of development to allow the City to prepare a reasonable development-related capital program.

A "Census-based" definition of population is used for the purpose of the development charges study. This definition does not include the Census net undercoverage, which is typically included in the definition of "total" population commonly used in municipal planning documents.

The forecast is based on Census years and is translated into the time periods required for DC purposes, generally pro-rating the census periods to the DC time period. A ten-year development forecast, from mid-year 2022 to mid-year 2031, has been used for both general services (non-engineering) and City-wide engineering services (roads, water, stormwater).

Employment figures used in DC studies utilize place of work employment values. Place of work employment considers where people work irrespective of their place of residence. The Region's employment base information is based on employment survey data, adjusted to Census definition base, rather than the exact Census data. The forecast is based on the Schedule 3 employment forecast, which also uses the Census place of work definition of employment. Consistent with the Regional Plan and Schedule 3, the total employment forecast includes workers with no fixed place of work and those who work at home. For DC forecast purposes, the work at home employment is excluded from the calculations since the increased need for service is already captured in the residential forecast.

B. HISTORICAL DEVELOPMENT IN THE CITY

Historical population and household figures presented in the ensuing tables are based on Statistics Canada Census data (up to 2016 where complete dataset exists) and existing Region of York information. Historical place of work employment figures are based on the 2018 DC Study and the Region of York information. For development charges purposes, the ten-year period of 2012 to 2021 is used for calculating historical service levels.

i. Growth in Population and Housing Units in Vaughan Has Been Strong (Table 1)

The City of Vaughan has experienced fairly rapid population and household growth over the last ten years. As shown in Table 1, the City's population increased from 288,300 people in 2011 to 332,100 in 2021 which represents an increase of 15 per cent. The number of occupied dwelling units in the City also increased significantly during the ten-year historical

period, rising from 86,100 in 2011 to 104,600 occupied households in 2021 – a 22 per cent increase. The difference between the rates of population and occupied dwelling unit growth is the result of a decline in the average number of persons residing in housing units.

As shown in Table 1, the City experienced strong employment growth over the 2011 to 2021 period. Employment in the City, excluding those working at home, has grown from 174,800 employees in 2011 to 231,300 employees in 2021 which represents an increase of 32 per cent. The activity rate (ratio of employees to population) has remained relatively strong over this planning period.

ii. Growth in Occupied Households by Unit Type Has Recently Shifted to More Apartments (Tables 2 and 3)

Details on historical occupied households by unit type in the City are provided in Table 2 and the annual growth in Table 3. Information in these tables is sourced from Statistics Canada and CMHC. Overall, the dominant type of housing in Vaughan since 2012 has been single and semi-detached housing (72 per cent on average). This is followed by apartment dwelling units (16 per cent) and finally, rows and other multiple dwellings (11 per cent). In the time period after 2012, there is a significant shift away from single and semi detached dwellings to apartment dwellings. During the last five years, 51 per cent of new occupied unit types have been apartments with only 29 per cent being single and semi-detached dwellings.

iii. Historical Occupancy Patterns (Table 4)

Table 4 provides details on historical occupancy levels in the City. The overall average occupancy level in Vaughan is 3.23 persons per unit (PPU). For development charges calculations, recently constructed dwellings provide a better indication of occupancy levels of new development that will be paying development charges. For single and semi-detached units constructed between 2006 and 2016, the average occupancy is 3.71 persons per housing unit. This value is higher than the City's overall average for these unit types of 3.51, this outcome is common across Ontario since new dwelling units tend to attract families with children. In many older housing units, children have moved out and two or one person occupancies are relatively more common. A 2016 PPU of 3.05 was used as a base for rows and other multiples which is equal to the ten-year average for recently constructed units.

The PPU value in for all apartments in the City is 1.76, however this value is low compared to most other GTA communities. Accordingly, the PPU value for apartments used in this study is 1.91 and remains consistent with the 2018 DC Study.

As shown in the forthcoming Table 9, the 2016 PPU values in new units for singles and semis and row units are reduced slightly over the forecast period to reflect the aging of the City's overall population. The development charges rates are calculated by using the first five-year average, the life of a DC by-law. The PPUs for apartments is held static over the forecast period, since the occupancies of these units are less prone to change given their smaller size. The trend used in this analysis is consistent with approach employed in the City's 2018 DC Study which sets the foundation for the forecasts in this study.

iv. Growth in Historical Employment by Place of Work (Table 5)

Table 5 summarizes the historical employment growth by place of work. The forecast has been categorized into major office, population related and in employment land. The slow growth in the employment land sector from 2006 to 2011 is largely attributable to significant employment losses in the industrial sector due to the global recession. Following the recession, employment in this sector has grown between the 2011 and 2016 Censuses.

C. FORECAST RESULTS

This section describes the method used to establish the development forecast for the period of 2022 to 2031.

Development charges are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of both the population growth[1] as well as the population in new housing is required.

- The population growth determines the need for additional facilities and provides the foundation for the development-related capital program.
- When calculating the development charge, however, the development-related net capital costs are spread over the total additional population that occupies new dwelling units. This population in new units represents the population from which development charges will be collected.

Development charges are levied on non-residential development as a charge per unit of gross floor area (GFA). The non-residential forecast includes both a projection of

[1] Commonly referred to as "net population growth" in the context of development charges.

employment growth as well as a projection of the floor space associated with employment growth in the City.

i. Residential Development Forecast

The residential development forecast is based on forecasts of population and households, consistent with the York Region 45 per cent intensification scenario used in the Region's 2017 Development Charge Background Study and the City of Vaughan's 2018 Development Charges Study. The population and household growth determines the need for additional facilities and provides the foundation for the development-related capital program. Tables 6, 7 and 8 summarize the population and household growth forecast. The tables show that the City's Census population is forecast to increase by roughly 82,500 over the ten-year planning period. The number of occupied dwellings is forecasted to increase by 29,700 over the ten-year period.

High and medium density units are expected to increase as a share of the City's total housing stock. Apartments are forecasted to represent 39 per cent of new housing construction to 2031. Single and Semi detached units are estimated to comprise 41 per cent of new units with rows comprising 20 per cent.

In addition to the net population forecast, a forecast of "population in new units" that will result from the addition of new housing units has been made (see Table 9). Population growth in new units is estimated by applying the PPUs, described above, to the forecasted housing growth. The persons residing in newly constructed units are based upon the historical time series of population growth in housing in the ten-year Census period (2006-2016). In total, 82,600 is the forecasted population in new dwelling units over the ten-year planning period to 2031.

ii. Non-Residential Development Forecast

City-wide non-residential development charges are calculated on a per square meter basis. Therefore, as required by the *DCA*, a forecast for non-residential building space is provided. Consistent with the residential forecast, the non-residential building space forecast covers a period from 2022 to 2031. The non-residential forecast used in this study is based on the Region of York's DC Study employment forecast.

The forecast of employment in the City is separated into three categories. They are:

- Major office employment – employment in office buildings of 20,000 square feet or greater;

- Population-related employment – employment scattered through the community including most retail and institutional employment; work at home employment is excluded; and

- Employment land employment – the mix of commercial and industrial activities occurring in what are typically (but somewhat inaccurately) called industrial areas.

a) Major Office Employment and Space Forecast

In 2021, 19,400 workers or 8 per cent of the City's total employment is employed in the major office category. In the ten-year forecast period Vaughan's major office employment is forecast to increase by 40 per cent to 27,300 employees.

While major office space has a high profile in the community, employment in this category is not a large part of the existing base in Vaughan. This share of total employment is expected to continue grow rapidly with further development within the VMC.

A ratio of 23 m^2 per employee is used in the forecast to estimate future major office building space. Roughly 179,900 m^2 of major office space is forecast to be added by 2031.

b) Population-Related Employment and Space Forecast

In 2021, approximately 68,400 or 30 per cent of the City's 231,300 (non work at home) workers are employed in population-related activities. City-wide population-related employment is forecast to grow by 15 per cent between 2021 and 2031 to a total of 78,300.

For converting population-related employment growth to building space a factor of 49 m^2 per employee is used. This is a weighted average of:

- Commercial Development; 67 per cent of growth; 40 m^2 per employee
- Institutional Development; 33 per cent of growth; 67 m^2 per employee

Over the ten-year planning period 2022–2031, about 487,000 m^2 of building space is forecast to be added in this category.

c) Employment Land Forecast

Employment within designated employment lands is by far the largest category of employment in Vaughan, and this is expected to remain the case throughout the forecast. Typical operations that occur on employment lands include manufacturing, distribution and smaller offices.

In 2021, an estimated 143,500 people, or 62 per cent of the City's total employment, were employed in the employment lands category. With the development of the West Vaughan Employment Area this amount is expected to grow by 15 per cent over the ten-year forecast to 2031.

Growth in building space on employment lands is forecast by applying a ratio of 88 m^2 per employee. Approximately 1.9 million m^2 are forecast to be added by 2031.

As shown in Table 11, total floor space growth is forecast at 2.6 million m^2 over the ten-year period with an accompanying employment growth of 39,200 (excluding work at home employment).

APPENDIX A - TABLE 1
CITY OF VAUGHAN
HISTORICAL POPULATION, OCCUPIED DWELLINGS & EMPLOYMENT SUMMARY

Mid-Year	Census Population	Annual Growth	Occupied Households	Annual Growth	Av. Household Size (PPU)	Employment For DC Study	Annual Growth	Activity Rate
2006	**238,866**		**69,536**		**3.44**	**151,094**		**63.3%**
2007	248,023	9,157	72,556	3,020	3.42	155,133	4,039	62.5%
2008	257,532	9,508	75,713	3,156	3.40	159,495	4,362	61.9%
2009	267,405	9,873	79,011	3,299	3.38	164,208	4,713	61.4%
2010	277,656	10,252	82,459	3,448	3.37	169,304	5,095	61.0%
2011	**288,301**	**10,645**	**86,063**	**3,604**	**3.35**	**174,816**	**5,512**	**60.6%**
2012	291,801	3,500	87,594	1,531	3.33	181,268	6,452	60.7%
2013	295,344	3,543	89,176	1,582	3.31	187,958	6,690	60.8%
2014	298,930	3,586	90,812	1,635	3.29	194,896	6,937	60.9%
2015	302,560	3,629	92,503	1,691	3.27	202,089	7,194	61.0%
2016	**306,233**	**3,673**	**94,253**	**1,750**	**3.25**	**209,549**	**7,460**	**61.1%**
2017	311,243	5,010	95,814	1,561	3.25	213,643	4,094	61.2%
2018	316,334	5,092	98,552	2,738	3.21	217,858	4,215	61.3%
2019	321,509	5,175	99,624	1,072	3.23	222,201	4,343	61.4%
2020	326,769	5,260	102,738	3,114	3.18	226,677	4,476	61.5%
2021	**332,114**	**5,346**	**104,570**	**1,832**	**3.18**	**231,293**	**4,616**	**61.6%**
Growth 2012-2021		43,813		18,507			56,477	

Source: Statistics Canada, Census of Canada, York Region & Hemson estimates

APPENDIX A - TABLE 2
CITY OF VAUGHAN
HISTORICAL OCCUPIED HOUSEHOLDS BY UNIT TYPE

Mid-Year	Occupied Households				Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2006	**53,682**	**6,675**	**9,179**	**69,536**	**77%**	**10%**	**13%**	**100%**
2007	55,845	7,134	9,577	72,556	77%	10%	13%	100%
2008	58,096	7,624	9,992	75,713	77%	10%	13%	100%
2009	60,438	8,147	10,426	79,011	76%	10%	13%	100%
2010	62,874	8,707	10,878	82,459	76%	11%	13%	100%
2011	**65,408**	**9,305**	**11,350**	**86,063**	**76%**	**11%**	**13%**	**100%**
2012	66,093	9,473	12,028	87,594	75%	11%	14%	100%
2013	66,786	9,644	12,747	89,176	75%	11%	14%	100%
2014	67,486	9,818	13,508	90,812	74%	11%	15%	100%
2015	68,193	9,995	14,315	92,503	74%	11%	15%	100%
2016	**68,908**	**10,175**	**15,170**	**94,253**	**73%**	**11%**	**16%**	**100%**
2017	69,779	10,546	15,489	95,814	73%	11%	16%	100%
2018	70,538	11,323	16,691	98,552	72%	11%	17%	100%
2019	70,918	11,979	16,727	99,624	71%	12%	17%	100%
2020	71,233	12,301	19,204	102,738	69%	12%	19%	100%
2021	**71,638**	**12,431**	**20,501**	**104,570**	**69%**	**12%**	**20%**	**100%**

Source: Statistics Canada, Census of Canada, York Region & Hemson estimates

APPENDIX A - TABLE 3
CITY OF VAUGHAN
HISTORICAL ANNUAL GROWTH IN OCCUPIED HOUSEHOLDS BY UNIT TYPE

	Annual Growth in Occupied Households				Shares By Unit Type			
Mid-Year	**Singles/Semis**	**Rows**	**Apartments**	**Total**	**Singles/Semis**	**Rows**	**Apartments**	**Total**
2006								
2007	2,164	458	398	3,020	72%	15%	13%	100%
2008	2,251	490	415	3,156	71%	16%	13%	100%
2009	2,342	524	433	3,299	71%	16%	13%	100%
2010	2,436	560	452	3,448	71%	16%	13%	100%
2011	**2,534**	**598**	**472**	**3,604**	**70%**	**17%**	**13%**	**100%**
2012	685	168	678	1,531	45%	11%	44%	100%
2013	693	171	719	1,582	44%	11%	45%	100%
2014	700	174	761	1,635	43%	11%	47%	100%
2015	707	177	807	1,691	42%	10%	48%	100%
2016	**715**	**180**	**855**	**1,750**	**41%**	**10%**	**49%**	**100%**
2017	871	371	319	1,561	56%	24%	20%	100%
2018	759	777	1,202	2,738	28%	28%	44%	100%
2019	380	656	36	1,072	35%	61%	3%	100%
2020	315	322	2,477	3,114	10%	10%	80%	100%
2021	**405**	**130**	**1,297**	**1,832**	**22%**	**7%**	**71%**	**100%**
Growth 2012-2021	6,230	3,126	9,151	18,507	34%	17%	49%	100%

Source: Statistics Canada, Census of Canada, York Region & Hemson estimates

APPENDIX A - TABLE 4
CITY OF VAUGHAN
HISTORICAL HOUSEHOLDS BY PERIOD OF CONSTRUCTION SHOWING HOUSEHOLD SIZE

	Period of Construction										Period of Construction Summaries		
Dwelling Unit Type	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	Pre 2006	2006-2016	Total
Singles & Semis													
Household Population	1,245	2,180	2,815	12,375	56,450	16,350	40,730	48,370	41,830	19,680	180,515	61,510	242,025
Households	420	765	955	4,020	17,275	4,615	11,305	13,080	11,215	5,385	52,435	16,600	69,035
Household Size	2.96	2.85	2.95	3.08	3.27	3.54	3.60	3.70	3.73	3.65	3.44	3.71	3.51
Rows													
Household Population	65	100	135	400	2,365	2,585	7,005	8,035	6,945	3,955	20,690	10,900	31,590
Households	25	50	45	160	790	860	2,315	2,425	2,165	1,410	6,670	3,575	10,245
Household Size	2.60	2.00	3.00	2.50	2.99	3.01	3.03	3.31	3.21	2.80	3.10	3.05	3.08
Apartments (excl. Duplexes): Bachelor or 1BR													
Household Population	0	0	85	100	215	255	290	720	1,880	2,390	1,180	2,600	3,780
Households	10	0	80	75	155	185	225	490	1,370	1,725	715	1,785	2,500
Household Size	n/a	n/a	1.06	1.33	1.39	1.38	1.29	1.47	1.37	1.39	1.65	1.46	1.51
Apartments (excl. Duplexes): 2BR or more													
Household Population	0	85	0	220	450	1,730	2,130	1,345	2,130	1,760	5,960	3,890	9,850
Households	0	45	0	125	250	945	1,185	705	1,105	980	3,255	2,085	5,340
Household Size	n/a	1.89	n/a	1.76	1.80	1.83	1.80	1.91	1.93	1.80	1.83	1.87	1.84
Apartments (excl. Duplexes) - Total													
Household Population	105	0	300	730	2,420	2,440	2,500	2,535	4,985	4,860	11,030	9,845	20,875
Households	60	20	180	330	1,385	1,385	1,300	1,355	2,885	2,990	6,015	5,875	11,890
Household Size	1.75	n/a	1.67	2.21	1.75	1.76	1.92	1.87	1.73	1.63	1.83	1.68	1.76
Duplexes													
Household Population	60	150	200	1,360	4,225	970	1,390	765	270	195	9,120	465	9,585
Households	20	55	80	485	1,325	315	420	235	85	65	2,935	150	3,085
Household Size	3.00	2.73	2.50	2.80	3.19	3.08	3.31	3.26	3.18	3.00	3.11	3.10	3.11
All Units													
Household Population	1,490	2,460	3,455	14,870	65,460	22,360	51,620	59,700	54,040	28,685	221,415	82,725	304,140
Households	520	890	1,265	5,000	20,775	7,170	15,345	17,090	16,355	9,850	68,055	26,205	94,260
Household Size	2.87	2.76	2.73	2.97	3.15	3.12	3.36	3.49	3.30	2.91	3.25	3.16	3.23

Note: Population and household values in this table are based on National Household Survey response rates and may differ from Census values

Source: Statistics Canada, National Household Survey Special Run.

APPENDIX A - TABLE 5
CITY OF VAUGHAN
HISTORICAL PLACE OF WORK EMPLOYMENT

Mid-Year	Office	Annual Growth	Population Related	Annual Growth	Employment Land	Annual Growth	Total For DC Study	Annual Growth	Work at Home	Annual Growth	Total w/ Work At Home	Annual Growth
2006	**8,672**		**35,052**		**107,371**		**151,094**		**8,105**		**159,199**	
2007	9,189	517	38,246	3,194	107,698	327	155,133	4,039	8,500	395	163,633	4,434
2008	9,737	548	41,732	3,486	108,026	328	159,495	4,362	8,914	414	168,409	4,776
2009	10,318	581	45,535	3,803	108,355	329	164,208	4,713	9,349	435	173,557	5,148
2010	10,934	616	49,685	4,150	108,685	330	169,304	5,095	9,805	456	179,109	5,551
2011	**11,586**	**652**	**54,213**	**4,528**	**109,017**	**332**	**174,816**	**5,512**	**10,283**	**478**	**185,099**	**5,990**
2012	12,023	437	56,308	2,095	112,937	3,920	181,268	6,452	10,515	232	191,783	6,684
2013	12,476	453	58,484	2,176	116,999	4,061	187,958	6,690	10,752	237	198,711	6,928
2014	12,946	470	60,744	2,260	121,206	4,207	194,896	6,937	10,995	243	205,891	7,180
2015	13,434	488	63,091	2,347	125,565	4,359	202,089	7,194	11,243	248	213,333	7,442
2016	**13,940**	**506**	**65,529**	**2,438**	**130,080**	**4,515**	**209,549**	**7,460**	**11,497**	**254**	**221,046**	**7,713**
2017	14,899	959	66,089	560	132,654	2,574	213,643	4,094	11,662	165	225,305	4,259
2018	15,925	1,025	66,654	565	135,280	2,625	217,858	4,215	11,830	168	229,688	4,383
2019	17,021	1,096	67,224	570	137,957	2,677	222,201	4,343	12,000	170	234,202	4,513
2020	18,192	1,171	67,798	575	140,687	2,730	226,677	4,476	12,173	173	238,850	4,649
2021	**19,444**	**1,252**	**68,378**	**580**	**143,471**	**2,784**	**231,293**	**4,616**	**12,348**	**175**	**243,641**	**4,791**
Growth 2012-2021		7,858		14,165		34,454		56,477		2,065		58,542

Note: Employment Values Include No Fixed Place of Work Employment

Source: Statistics Canada, Census of Canada, York Region & Hemson estimates

APPENDIX A - TABLE 6
CITY OF VAUGHAN
POPULATION, HOUSEHOLD & EMPLOYMENT FORECAST SUMMARY

Mid-Year	Census Population	Annual Growth	Total Population	Annual Growth	Total Occupied Households	Annual Growth	Av. Household Size (PPU)	Place of Work Employment	Annual Growth	Activity Rate
2021	**332,114**	**5,346**	**342,742**	**5,517**	**104,570**	**1,832**	**3.18**	**231,293**	**4,616**	**69.6%**
2022	338,933	6,818	349,779	7,037	107,159	2,589	3.16	235,080	3,788	69.4%
2023	345,891	6,958	356,960	7,181	109,847	2,688	3.15	238,940	3,859	69.1%
2024	352,993	7,101	364,288	7,329	112,638	2,791	3.13	242,872	3,933	68.8%
2025	360,240	7,247	371,767	7,479	115,538	2,900	3.12	246,880	4,008	68.5%
2026	**367,636**	**7,396**	**379,400**	**7,633**	**118,552**	3,014	**3.10**	**250,964**	**4,084**	**68.3%**
2027	376,588	8,952	388,639	9,239	121,519	2,967	3.10	254,748	3,784	67.6%
2028	385,759	9,170	398,103	9,464	124,573	3,054	3.10	258,597	3,848	67.0%
2029	395,152	9,394	407,797	9,694	127,718	3,145	3.09	262,510	3,913	66.4%
2030	404,775	9,623	417,728	9,930	130,957	3,239	3.09	266,490	3,980	65.8%
2031	**414,632**	**9,857**	**427,900**	**10,172**	**134,293**	**3,336**	**3.09**	**270,537**	**4,047**	**65.2%**
Growth 2022-2031		82,517		85,158		29,723			39,244	

Source: 2017 York Region DC Study (45% Intensfication Scenario) & Hemson estimates

APPENDIX A - TABLE 7
CITY OF VAUGHAN
FORECAST OF OCCUPIED HOUSEHOLDS BY UNIT TYPE

	Occupied Households				Shares By Unit Type			
Mid-Year	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2021	**71,638**	**12,431**	**20,501**	**104,570**	**69%**	**12%**	**20%**	**100%**
2022	72,614	12,822	21,723	107,159	68%	12%	20%	100%
2023	73,604	13,225	23,018	109,847	67%	12%	21%	100%
2024	74,607	13,641	24,390	112,638	66%	12%	22%	100%
2025	75,624	14,070	25,844	115,538	65%	12%	22%	100%
2026	**76,655**	**14,512**	**27,385**	**118,552**	**65%**	**12%**	**23%**	**100%**
2027	78,025	15,213	28,281	121,519	64%	13%	23%	100%
2028	79,419	15,947	29,207	124,573	64%	13%	23%	100%
2029	80,838	16,717	30,163	127,718	63%	13%	24%	100%
2030	82,282	17,525	31,150	130,957	63%	13%	24%	100%
2031	**83,752**	**18,371**	**32,170**	**134,293**	**62%**	**14%**	**24%**	**100%**

Source: 2017 York Region DC Study (45% Intensfication Scenario) & Hemson estimates

APPENDIX A - TABLE 8
CITY OF VAUGHAN
FORECAST OF ANNUAL GROWTH IN OCCUPIED HOUSEHOLDS BY UNIT TYPE

Mid-Year	Annual Growth in Occupied Households				Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apts.	Total
2021	**405**	**130**	**1,297**	**1,832**	**22%**	**7%**	**71%**	**100%**
2022	976	391	1,222	2,589	38%	15%	47%	100%
2023	990	403	1,295	2,688	37%	15%	48%	100%
2024	1,003	416	1,372	2,791	36%	15%	49%	100%
2025	1,017	429	1,454	2,900	35%	15%	50%	100%
2026	**1,031**	**442**	**1,541**	**3,014**	**34%**	**15%**	**51%**	**100%**
2027	1,370	701	896	2,967	46%	24%	30%	100%
2028	1,394	735	926	3,054	46%	24%	30%	100%
2029	1,419	770	956	3,145	45%	24%	30%	100%
2030	1,444	807	987	3,239	45%	25%	30%	100%
2031	**1,470**	**846**	**1,020**	**3,336**	**44%**	**25%**	**31%**	**100%**
Growth 2022-2031	12,114	5,940	11,669	29,723	41%	20%	39%	100%

Source: 2017 York Region DC Study (45% Intensfication Scenario) & Hemson estimates

APPENDIX A - TABLE 9
CITY OF VAUGHAN
FORECAST POPULATION IN NEW HOUSEHOLDS BY UNIT TYPE

Mid-Year	Assumed Average Occupancies (PPU)				Forecast Population in New Households			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2021	**3.62**	**2.98**	**1.91**	**2.36**	**1,467**	**387**	**2,477**	**4,332**
2022	3.61	2.97	1.91	2.71	3,522	1,160	2,334	7,016
2023	3.59	2.95	1.91	2.69	3,554	1,191	2,473	7,219
2024	3.57	2.94	1.91	2.66	3,586	1,223	2,621	7,429
2025	3.56	2.93	1.91	2.64	3,616	1,255	2,777	7,648
2026	**3.54**	**2.91**	**1.91**	**2.61**	**3,645**	**1,287**	**2,943**	**7,875**
2027	3.53	2.91	1.91	2.90	4,841	2,038	1,712	8,591
2028	3.53	2.91	1.91	2.89	4,923	2,135	1,768	8,826
2029	3.53	2.90	1.91	2.88	5,007	2,236	1,826	9,069
2030	3.53	2.90	1.91	2.88	5,091	2,342	1,886	9,319
2031	**3.52**	**2.90**	**1.91**	**2.87**	**5,177**	**2,452**	**1,947**	**9,576**
Growth 2022-2031	3.55	2.92	1.91	2.78	42,962	17,318	22,288	82,568

Source: Statistics Canada, National Household Survey Special Run, York Region & Hemson estimates. 2018 DC Study assumptions maintained

APPENDIX A - TABLE 10
CITY OF VAUGHAN
FORECAST OF PLACE OF WORK EMPLOYMENT

Mid-Year	Major Office	Annual Growth	Population Related	Annual Growth	Employment Land	Annual Growth	Total For DC Study	Annual Growth	Work at Home	Annual Growth	Total w/ Work At Home	Annual Growth
2021	**19,444**	**1,252**	**68,378**	**580**	**143,471**	**2,784**	**231,293**	**4,616**	**12,348**	**175**	**243,641**	**4,791**
2022	20,175	731	69,388	1,010	145,518	2,047	235,080	3,788	12,657	309	247,738	4,097
2023	20,934	759	70,412	1,025	147,593	2,076	238,940	3,859	12,974	317	251,914	4,176
2024	21,721	787	71,452	1,040	149,699	2,105	242,872	3,933	13,299	325	256,171	4,257
2025	22,538	817	72,507	1,055	151,834	2,135	246,880	4,008	13,632	333	260,512	4,340
2026	**23,386**	**848**	**73,578**	**1,071**	**154,000**	**2,166**	**250,964**	**4,084**	**13,973**	**341**	**264,937**	**4,425**
2027	24,115	729	74,502	924	156,131	2,131	254,748	3,784	14,325	352	269,073	4,136
2028	24,867	752	75,438	936	158,291	2,160	258,597	3,848	14,686	361	273,282	4,209
2029	25,643	775	76,386	948	160,481	2,190	262,510	3,913	15,055	370	277,565	4,283
2030	26,442	800	77,345	960	162,702	2,220	266,490	3,980	15,434	379	281,924	4,359
2031	**27,267**	**825**	**78,317**	**972**	**164,953**	**2,251**	**270,537**	**4,047**	**15,823**	**389**	**286,360**	**4,436**
Growth 2022-2031		7,823		9,939		21,482		39,244		3,475		42,719

Note: Includes No Fixed Place of Work Employment

APPENDIX A - TABLE 11
CITY OF VAUGHAN
FORECAST OF ANNUAL NON-RESIDENTIAL SPACE GROWTH

Employment Density	
Commercial	40 m^2 per employee
Institutional	67 m^2 per employee
Population-Related Weighted	49 m^2 per employee
Employment Land	88 m^2 per employee
Major Office	23 m^2 per employee

Mid-Year	Major Office	Population Related	Employment Land	Total For DC Study
2021	**28,794**	**28,396**	**245,012**	**302,202**
2022	16,820	49,478	180,095	246,394
2023	17,453	50,209	182,664	250,326
2024	18,109	50,950	185,270	254,330
2025	18,791	51,703	187,913	258,406
2026	**19,497**	**52,466**	**190,593**	**262,557**
2027	16,773	45,290	187,512	249,575
2028	17,296	45,859	190,106	253,261
2029	17,836	46,435	192,736	257,007
2030	18,392	47,018	195,403	260,813
2031	**18,966**	**47,609**	**198,107**	**264,681**
Growth 2022-2031	179,933	487,018	1,890,399	2,557,351

Note: Includes No Fixed Place of Work Employment

Appendices B to F

General Services

Introduction and Overview

GENERAL SERVICES – TECHNICAL APPENDICES

The following five appendices provide the detailed analysis undertaken to establish the development charge rates for each of the general services in the City of Vaughan:

Appendix B	Development-Related Studies
Appendix C	Library Services
Appendix D	Fire and Rescue Service
Appendix E	Community Services
Appendix F	Services Related to a Highway: Public Works: Buildings and Fleet

Every appendix, with the exception of Development-Related Studies, contains a set of three tables. The tables provide the background data and analysis undertaken to arrive at the calculated development charge rates for that particular service. An overview of the content and purpose of each of the tables is given below.

TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 presents the data used to determine the ten-year historical service level. The *DCA* and *Ontario Regulation 82/98* require that development charges be set at a level no higher than the average service level provided in the municipality over the ten-year period immediately preceding the preparation of the background study, on a service by service basis. For the purpose of this study, the historical inventory period has been defined as 2012 to 2021.

O. Reg. 82/98 requires that when defining and determining historical service levels both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet. The qualitative aspect is introduced by considering the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of cost per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be funded by new growth reflect not only the quantity (number and size) but also the quality (replacement value or cost) of service provided by the municipality in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by City staff. This information is generally based on historical records and experience with costs to acquire or construct similar facilities,

equipment and infrastructure which in some instances the data is based information from the City's external consultants.

The final page of Table 1 shows the calculation of the "maximum allowable" funding envelope, net of uncommitted excess capacity. The maximum allowable is defined as the ten-year historical service level (expressed as either $/capita or $/population & employment) multiplied by the forecast increase in net population growth, or net population and employment growth, over the future planning period. The resulting figure is the value of capital infrastructure that would have to be constructed for that particular service so that the ten-year historical service level is maintained.

There is also a requirement in the *DCA* to consider "excess capacity" within the City's existing infrastructure that may be available to partially meet the future servicing requirements. If Council has expressed its intent, before or at the time the capacity was created, to recoup the cost of providing the capacity from new development, it is considered "committed excess capacity" under the *DCA*, and the associated capital cost is eligible for recovery. Should notional "uncommitted excess capacity" exist, if it is determined to be available to service new development appropriate adjustments are made to the calculations.

TABLE 2 2022 – 2031 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE "UNADJUSTED" DEVELOPMENT CHARGES

In order to impose a development charge, it is not sufficient to merely base the charge on historical service levels. The *DCA* requires that Council express its intent to provide future capital facilities to support future growth. Based on the development forecasts presented in Appendix A, City staff in collaboration with consultants have developed a development-related capital forecast which sets out the projects required to service anticipated growth for the ten-year period from 2022 to 2031.

To determine the share of the program that is eligible for recovery through development charges, the project costs are reduced by any anticipated grants, subsidies or other recoveries; "replacement" shares and benefit to existing shares.

A replacement share occurs when a new facility will at least in part replace a facility that is demolished, redeployed or will otherwise not be available to serve its former function. The replacement share of the capital program is not deemed to be growth-related and is therefore removed from the development charge calculation. The capital cost for

replacement will require funding from non-development charge sources, typically property taxes.

The capital program less any grants or subsidies and replacement shares or benefit to existing shares yields the development-related costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2022 to 2031. For some services, reserve fund balances may be available to fund a share of the program. In addition, for some services, a portion of the capital program may service development occurring after 2031. This portion of the capital program is deemed "pre-built" service capacity and is to be considered as committed excess capacity to be recovered from future development, or represents future service level increase that may be ineligible for development charge recovery. This portion of the capital program deemed "other development related" can be considered to be funded from future DC by-laws or other growth funding tools such as community benefit charges or through parkland dedication.

The remaining portion of the net capital program represents the development-related cost that may be included in the development charge. In all cases, as required, this amount is equal to or less than the maximum allowable capital amount as calculated on the final page of Table 1. The result is the development-related net capital cost that is eligible for recovery against development over the period from 2022 to 2031.

Calculation of the Unadjusted Development Charges Rates

The section below the capital program displays the calculation of the "unadjusted" development charge rates. The term "unadjusted" development charge is used to distinguish the charge that is calculated prior to cash flow financing considerations. The cash flow analysis is shown in Table 3.

The first step when determining the unadjusted development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For Development-Related Studies, Fire and Rescue Service, and Public Works Buildings and Fleet, the growth-related costs have been apportioned as 68 per cent residential and 32 per cent non-residential. This apportionment is based on the anticipated shares of net population and employment growth over the ten-year forecast period.

The development-related costs associated with the Library Services and Community Services have been allocated 100 per cent to the residential sector because the need for these services is generally driven by residential development.

The residential share of the 2022-2031 DC eligible costs are then divided by the forecast population growth in new units. This gives the unadjusted residential development charge per capita. The non-residential growth-related net capital costs are divided by the forecast increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential GFA.

TABLE 3 CASH FLOW ANALYSIS

A cash flow analysis is also undertaken to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs, therefore, are accounted for in the calculation as allowed under the *DCA*. Based on the growth forecast, the analysis calculates the development charges rate that is required to finance the net development-related capital spending plan including provisions for any borrowing costs or interest earnings on the reserve funds. The cash flow analysis is designed so that the closing cash balance at the end of the planning period is as close to nil as possible.

In order to determine appropriate development charge rates reflecting borrowing and earnings necessary to support the net growth-related funding requirement, assumptions are used for the inflation rate and interest rate. An inflation rate of 2 per cent is used for the funding requirements and an interest rate of 5 per cent is used for borrowing on the funds and an interest rate of 3.5 per cent is applied to positive balances.

Table 3 displays the results of the cash flow analysis and provides the adjusted or final per capita residential and per square metre (of GFA) non-residential development charges.

APPENDIX B

DEVELOPMENT-RELATED STUDIES

APPENDIX B - DEVELOPMENT-RELATED STUDIES

The *DCA* allows the cost of development-related studies to be included in the calculation of the development charges as long as they are permitted under the legislation. Subsection 7 (3) of the DCA allows for a development-related studies class in respect of any service in subsection 2 (4). This appendix covers the costs included for recovery of development-related studies.

TABLE 1 2022–2031 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE "UNADJUSTED" DEVELOPMENT CHARGES

As shown on Table 1, the 2022-2031 development-related gross cost for general government is $44.2 million. The capital program includes various development-related studies committed to be undertaken and to be funded through the City's Development-Related Studies DC reserve fund. After funding these studies, the Studies DC Reserve is left in a negative position and included in the capital program for recovery from future DC's (item 1.8.2 totalling $7.7 million). The committed project items total $7.0 million.

The bulk of the remaining studies relate to updating the City Zoning By-Law, Fire Master Plan, the Municipal Comprehensive Official Plan Review (and associated studies), Park Development studies, fiscal impact analyses for new development, development related studies and consultation sessions for the VMC and other high growth areas.

Recognizing that not all studies under this service are entirely a result of new growth in the City, "benefit to existing" shares have been netted off the total net municipal costs. The benefit to existing shares amount to $4.6 million and this amount will not be recovered through development charges. Committed projects totalling $7.0 million are funded from the Development-Related Studies DC reserve fund leaving no uncommitted reserves available for future projects. No other development-related shares have been identified for this service.

The remaining $32.6 million is eligible for development charges funding in the ten-year planning period. This amount is included in the development charge calculation and is allocated 68 per cent, or $22.2 million to the residential sector and 32 per cent, or $10.4 million to the non-residential sector based on shares of ten-year growth in net population and employment. The resulting unadjusted per capita residential charge is $268.69 before cash flow adjustments. The non-residential unadjusted charge is $4.08 per square metre.

TABLE 2 CASH FLOW ANALYSIS

After cash flow consideration, the residential charge increases to $283.94 per capita and the non-residential charge increases to $4.28 per square metre.

DEVELOPMENT-RELATED STUDIES SUMMARY

10-year Hist. Service Level per capita	2022 - 2031 Development-Related Capital Program		Unadjusted Development Charge		**Adjusted Development Charge**	
	Total	Net DC Recoverable	$/capita	$/sq.m	**$/capita**	**$/sq.m**
N/A	$44,170,289	$32,624,908	$268.69	$4.08	**$283.94**	**$4.28**

APPENDIX B
TABLE 1 - PAGE 1

CITY OF VAUGHAN
DEVELOPMENT-RELATED CAPITAL PROGRAM
DEVELOPMENT-RELATED STUDIES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	Ineligible Costs Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs Prior Growth	DC Eligible Costs 2022-2031	DC Eligible Costs Other Dev. Related
1.0 DEVELOPMENT-RELATED STUDIES										
1.1 Committed Projects										
1.1.1 BS-1006-15 Zoning Bylaw Review	2022	$ 123,627	$ -	$ 123,627.0	0%	$ -	$ 123,627	$ 123,627	$ -	$ -
1.1.2 BU-2551-18 LR Fiscal Plan & Forecast	2022	$ 130,338	$ -	$ 130,338.0	0%	$ -	$ 130,338	$ 130,338	$ -	$ -
1.1.3 BU-2554-20 Growth Related Financial Study	2022	$ 3,561	$ -	$ 3,561.0	0%	$ -	$ 3,561	$ 3,561	$ -	$ -
1.1.4 BU-2560-20 Bill 108 Related Studies	2022	$ 452,565	$ -	$ 452,565.0	0%	$ -	$ 452,565	$ 452,565	$ -	$ -
1.1.5 BU-9571-20 Growth Management Strategy	2022	$ 93,097	$ -	$ 93,097.0	0%	$ -	$ 93,097	$ 93,097	$ -	$ -
1.1.6 DP-9525-15 Vaughan Mills Urban Design Study	2022	$ 13,866	$ -	$ 13,866.0	0%	$ -	$ 13,866	$ 13,866	$ -	$ -
1.1.7 DP-9526-17 Yonge Street / Steeles Corrid	2022	$ 60,474	$ -	$ 60,474.0	0%	$ -	$ 60,474	$ 60,474	$ -	$ -
1.1.8 DP-9536-15 Building Pedestrian Level	2022	$ 45,000	$ -	$ 45,000.0	0%	$ -	$ 45,000	$ 45,000	$ -	$ -
1.1.9 DP-9553-17 Plan Update - Implications of	2022	$ 54,947	$ -	$ 54,947.0	0%	$ -	$ 54,947	$ 54,947	$ -	$ -
1.1.10 DP-9555-17 VMC - Consultation Services	2022	$ 116,950	$ -	$ 116,950.0	0%	$ -	$ 116,950	$ 116,950	$ -	$ -
1.1.11 DP-9561-19 VMC Demonstration Plans/ Pilot	2022	$ 141,831	$ -	$ 141,831.0	0%	$ -	$ 141,831	$ 141,831	$ -	$ -
1.1.12 DP-9577-21 Promenade Mall Urban Design S	2022	$ 110,336	$ -	$ 110,336.0	0%	$ -	$ 110,336	$ 110,336	$ -	$ -
1.1.13 DP-9581-20 Concord West Go Station Maste	2022	$ 71,918	$ -	$ 71,918.0	0%	$ -	$ 71,918	$ 71,918	$ -	$ -
1.1.14 DP-9582-19 Update to the City-Wide Stree	2022	$ 22,318	$ -	$ 22,318.0	0%	$ -	$ 22,318	$ 22,318	$ -	$ -
1.1.15 DP-9586-19 Service Delivery Modernization	2022	$ -	$ -	$ -	0%	$ -	$ -	$ -	$ -	$ -
1.1.16 DP-9591-20 Heritage Vaughan Inventory Up	2022	$ 46,350	$ -	$ 46,350.0	0%	$ -	$ 46,350	$ 46,350	$ -	$ -
1.1.17 DP-9595-21 Design Review Panel Administr	2022	$ 7,444	$ -	$ 7,444.0	0%	$ -	$ 7,444	$ 7,444	$ -	$ -
1.1.18 ES-2521-15 Community Sustainability and E	2022	$ 8,677	$ -	$ 8,677.0	0%	$ -	$ 8,677	$ 8,677	$ -	$ -
1.1.19 ID-2087-19 General Design & Construction	2022	$ 166,090	$ -	$ 166,090.0	0%	$ -	$ 166,090	$ 166,090	$ -	$ -
1.1.20 PK-6536-16 VMC-Parks Development Plan and	2022	$ 171,189	$ -	$ 171,189.0	0%	$ -	$ 171,189	$ 171,189	$ -	$ -
1.1.21 PK-6642-21 ATMP Wheeled Sports Study	2022	$ 120,600	$ -	$ 120,600.0	0%	$ -	$ 120,600	$ 120,600	$ -	$ -
1.1.22 PK-6643-20 Parks & Open Space Strategic	2022	$ 204,340	$ -	$ 204,340.0	0%	$ -	$ 204,340	$ 204,340	$ -	$ -
1.1.23 PK-6644-21 Vaughan Mills Centre Parks Ma	2022	$ 111,111	$ -	$ 111,111.0	0%	$ -	$ 111,111	$ 111,111	$ -	$ -
1.1.24 PL-9023-11 Weston Road and Highway 7 Seco	2022	$ 319,102	$ -	$ 319,102.0	0%	$ -	$ 319,102	$ 319,102	$ -	$ -
1.1.25 PL-9027-12 The Major Transit Station Area	2022	$ 190,865	$ -	$ 190,865.0	0%	$ -	$ 190,865	$ 190,865	$ -	$ -
1.1.26 PL-9533-13 New Community Areas Secondary	2022	$ 153,072	$ -	$ 153,072.0	0%	$ -	$ 153,072	$ 153,072	$ -	$ -
1.1.27 PL-9535-13 New Community Areas Secondary	2022	$ 404,399	$ -	$ 404,399.0	0%	$ -	$ 404,399	$ 404,399	$ -	$ -
1.1.28 PL-9550-16 Official Plan Review	2022	$ 2,604,850	$ -	$ 2,604,850.0	0%	$ -	$ 2,604,850	$ 2,604,850	$ -	$ -
1.1.29 PL-9551-16 Concord GO Centre Secondary Pl	2022	$ 318,019	$ -	$ 318,019.0	0%	$ -	$ 318,019	$ 318,019	$ -	$ -
1.1.30 PL-9570-18 Promenade Mall Secondary Plan	2022	$ 215,351	$ -	$ 215,351.0	0%	$ -	$ 215,351	$ 215,351	$ -	$ -
1.1.31 PL-9572-18 Greening Standards Study	2022	$ 92,948	$ -	$ 92,948.0	0%	$ -	$ 92,948	$ 92,948	$ -	$ -
1.1.32 PL-9573-19 VMC Secondary Plan Review	2022	$ 401,131	$ -	$ 401,131.0	0%	$ -	$ 401,131	$ 401,131	$ -	$ -
Subtotal Committed Projects		$ 6,976,366	$ -	$ 6,976,366.0		$ -	$ 6,976,366	$ 6,976,366	$ -	$ -
1.2 Municipal Comprehensive Review										
1.2.1 Municipal Comprehensive (Official Plan) Review	2023	$ 600,000	$ -	$ 600,000	0%	$ -	$ 600,000	$ -	$ 600,000	$ -
1.2.2 Municipal Comprehensive (Official Plan) Review	2024	$ 200,000	$ -	$ 200,000	0%	$ -	$ 200,000	$ -	$ 200,000	$ -
1.2.3 Various Secondary Plan Studies	2025	$ 150,000	$ -	$ 150,000	0%	$ -	$ 150,000	$ -	$ 150,000	$ -
1.2.4 Various Secondary Plan Studies	2026	$ 150,000	$ -	$ 150,000	0%	$ -	$ 150,000	$ -	$ 150,000	$ -
1.2.5 Various Secondary Plan Studies	2027	$ 150,000	$ -	$ 150,000	0%	$ -	$ 150,000	$ -	$ 150,000	$ -
1.2.6 Municipal Comprehensive (Official Plan) Review	2029	$ 3,300,000	$ -	$ 3,300,000	25%	$ 825,000	$ 2,475,000	$ -	$ 2,475,000	$ -
1.2.7 Residential Growth, Intensification an Housing Strategy	2029	$ 170,000	$ -	$ 170,000	25%	$ 42,500	$ 127,500	$ -	$ 127,500	$ -
1.2.8 Employment Land Use Review	2029	$ 110,000	$ -	$ 110,000	25%	$ 27,500	$ 82,500	$ -	$ 82,500	$ -
1.2.9 Commercial Land Use Review	2029	$ 200,000	$ -	$ 200,000	25%	$ 50,000	$ 150,000	$ -	$ 150,000	$ -
1.2.10 Urban Design & Sustainable Development	2029	$ 340,000	$ -	$ 340,000	25%	$ 85,000	$ 255,000	$ -	$ 255,000	$ -
1.2.11 Natural Heritage Network Review	2029	$ 170,000	$ -	$ 170,000	25%	$ 42,500	$ 127,500	$ -	$ 127,500	$ -
1.2.12 Agricultural System Review	2029	$ 80,000	$ -	$ 80,000	25%	$ 20,000	$ 60,000	$ -	$ 60,000	$ -
1.2.13 Climate Change & Resiliency BP & Strategy	2029	$ 75,000	$ -	$ 75,000	50%	$ 37,500	$ 37,500	$ -	$ 37,500	$ -
1.2.14 Municipal Comprehensive (Official Plan) Review	2030	$ 2,992,000	$ -	$ 2,992,000	25%	$ 748,000	$ 2,244,000	$ -	$ 2,244,000	$ -
Subtotal Municipal Comprehensive Review		$ 8,687,000	$ -	$ 8,687,000.0		$ 1,878,000	$ 6,809,000	$ -	$ 6,809,000	$ -

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CITY OF VAUGHAN
DEVELOPMENT-RELATED CAPITAL PROGRAM
DEVELOPMENT-RELATED STUDIES

Project Description		Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						Replacement & BTE Shares	Replacement & BTE Shares		Prior Growth	2022-2031	Other Dev. Related
1.3	**Development-Related Development Planning Studies**										
1.3.1	Yonge - Steeles Corridor Urban Design Streetscape & Open Space Masterplan	2022	$ 220,500	$ -	$ 220,500	0%	$ -	$ 220,500	$ -	$ 220,500	$ -
1.3.2	Concord West Go Station Master Plan	2022	$ 134,000	$ -	$ 134,000	0%	$ -	$ 134,000	$ -	$ 134,000	$ -
1.3.3	Promenade Mall Urban Design Streetscape Plan	2022	$ 64,573	$ -	$ 64,573	25%	$ 16,143	$ 48,430	$ -	$ 48,430	$ -
1.3.4	Stratified Publicly Owned Land Study	2022	$ 150,000	$ -	$ 150,000	0%	$ -	$ 150,000	$ -	$ 150,000	$ -
1.3.5	VMC Operating & Maintenace Strategy	2022	$ 120,000	$ -	$ 120,000	0%	$ -	$ 120,000	$ -	$ 120,000	$ -
1.3.6	VMC Consultation Services	2022	$ 59,229	$ -	$ 59,229	0%	$ -	$ 59,229	$ -	$ 59,229	$ -
1.3.7	Yonge-Steeles Corridor SP OLT and Planning Support	2022	$ 500,000	$ -	$ 500,000	0%	$ -	$ 500,000	$ -	$ 500,000	$ -
1.3.8	City-wide Intensification Standards	2022	$ 475,188	$ -	$ 475,188	0%	$ -	$ 475,188	$ -	$ 475,188	$ -
1.3.9	VMC Secondary Plan Review	2022	$ 49,938	$ -	$ 49,938	0%	$ -	$ 49,938	$ -	$ 49,938	$ -
1.3.10	Yonge-Steeles Placemeaking Documents	2023	$ 600,000	$ -	$ 600,000	0%	$ -	$ 600,000	$ -	$ 600,000	$ -
1.3.11	Promenade Mall Urban Design Streetscape Plan	2023	$ 50,000	$ -	$ 50,000	25%	$ 12,500	$ 37,500	$ -	$ 37,500	$ -
1.3.12	Jane St Studies (VMC to Vaughan Mills) -- corridors	2023	$ 175,000	$ -	$ 175,000	0%	$ -	$ 175,000	$ -	$ 175,000	$ -
1.3.13	Carrville District Centre Streetscape	2023	$ 191,000	$ -	$ 191,000	0%	$ -	$ 191,000	$ -	$ 191,000	$ -
1.3.14	Weston Road/Hwy 7 Area Urban Design Streetscape Plan	2023	$ 96,300	$ -	$ 96,300	25%	$ 24,075	$ 72,225	$ -	$ 72,225	$ -
1.3.15	Kirby Go Master Plan	2023	$ 152,440	$ -	$ 152,440	0%	$ -	$ 152,440	$ -	$ 152,440	$ -
1.3.16	Update Thornhill HCD Plan	2023	$ 77,280	$ -	$ 77,280	50%	$ 38,640	$ 38,640	$ -	$ 38,640	$ -
1.3.17	VMC Expansion Areas - Environmental Considerations	2023	$ 500,000	$ -	$ 500,000	0%	$ -	$ 500,000	$ -	$ 500,000	$ -
1.3.18	VMC Consultation Services	2023	$ 60,000	$ -	$ 60,000	0%	$ -	$ 60,000	$ -	$ 60,000	$ -
1.3.19	Weston Road/Hwy 7 Area Urban Design Streetscape Plan	2024	$ 48,100	$ -	$ 48,100	25%	$ 12,025	$ 36,075	$ -	$ 36,075	$ -
1.3.20	Kirby Go Master Plan	2024	$ 80,855	$ -	$ 80,855	0%	$ -	$ 80,855	$ -	$ 80,855	$ -
1.3.21	Update Thornhill HCD Plan	2024	$ 37,950	$ -	$ 37,950	50%	$ 18,975	$ 18,975	$ -	$ 18,975	$ -
1.3.22	VMC Streetscape and Open Space Plan Update	2024	$ 200,000	$ -	$ 200,000	0%	$ -	$ 200,000	$ -	$ 200,000	$ -
1.3.23	VMC Consultation Services	2024	$ 60,000	$ -	$ 60,000	0%	$ -	$ 60,000	$ -	$ 60,000	$ -
1.3.24	VMC Consultation Services	2025	$ 60,000	$ -	$ 60,000	0%	$ -	$ 60,000	$ -	$ 60,000	$ -
1.3.25	VMC Consultation Services	2026	$ 60,000	$ -	$ 60,000	0%	$ -	$ 60,000	$ -	$ 60,000	$ -
1.3.26	VMC Secondary Plan Update	2027	$ 400,000	$ -	$ 400,000	0%	$ -	$ 400,000	$ -	$ 400,000	$ -
1.3.27	VMC Consultation Services	2027	$ 60,000	$ -	$ 60,000	0%	$ -	$ 60,000	$ -	$ 60,000	$ -
1.3.28	VMC Consultation Services	2028	$ 60,000	$ -	$ 60,000	0%	$ -	$ 60,000	$ -	$ 60,000	$ -
1.3.29	Yonge-Steeles Secondary Plan Update	2028	$ 400,000	$ -	$ 400,000	0%	$ -	$ 400,000	$ -	$ 400,000	$ -
1.3.30	VMC Consultation Services	2029	$ 60,000	$ -	$ 60,000	0%	$ -	$ 60,000	$ -	$ 60,000	$ -
1.3.31	Yonge-Steeles Urban Design Guidelines and Streetscape Update	2029	$ 150,000	$ -	$ 150,000	0%	$ -	$ 150,000	$ -	$ 150,000	$ -
1.3.32	VMC Consultation Services	2030	$ 60,000	$ -	$ 60,000	0%	$ -	$ 60,000	$ -	$ 60,000	$ -
1.3.33	VMC Consultation Services	2031	$ 60,000	$ -	$ 60,000	0%	$ -	$ 60,000	$ -	$ 60,000	$ -
	Subtotal Development Related Development Planning Studies		$ 5,472,353	$ -	$ 5,472,353		$ 122,358	$ 5,349,995	$ -	$ 5,349,995	$ -

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CITY OF VAUGHAN
DEVELOPMENT-RELATED CAPITAL PROGRAM
DEVELOPMENT-RELATED STUDIES

Project Description		Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						Replacement & BTE Shares	Replacement & BTE Shares		Prior Growth	2022-2031	Other Dev. Related
1.4 Development-Related Finance Studies											
1.4.1	Growth Related Financial Analysis and Long Range Financial Planning	2022	$ 160,000	$ -	$ 160,000	15%	$ 24,000	$ 136,000	$ -	$ 136,000	$ -
1.4.3	Growth Related Financial Analysis and Long Range Financial Planning	2023	$ 160,000	$ -	$ 160,000	15%	$ 24,000	$ 136,000	$ -	$ 136,000	$ -
1.4.5	Growth Related Financial Analysis and Long Range Financial Planning	2024	$ 160,000	$ -	$ 160,000	15%	$ 24,000	$ 136,000	$ -	$ 136,000	$ -
1.4.7	Growth Related Financial Analysis and Long Range Financial Planning	2025	$ 160,000	$ -	$ 160,000	15%	$ 24,000	$ 136,000	$ -	$ 136,000	$ -
1.4.9	City-Wide DC Background Study	2026	$ 350,000	$ -	$ 350,000	0%	$ -	$ 350,000	$ -	$ 350,000	$ -
1.4.11	Secondary Plan and OP Fiscal Impact Analysis	2026	$ 160,000	$ -	$ 160,000	0%	$ -	$ 160,000	$ -	$ 160,000	$ -
1.4.13	Growth Related Financial Analysis and Long Range Financial Planning	2027	$ 113,000	$ -	$ 113,000	15%	$ 16,950	$ 96,050	$ -	$ 96,050	$ -
1.4.15	Black Creek Financial Strategy	2027	$ 100,000	$ -	$ 100,000	30%	$ 30,000	$ 70,000	$ -	$ 70,000	$ -
1.4.17	Growth Related Financial Analysis and Long Range Financial Planning	2028	$ 160,000	$ -	$ 160,000	15%	$ 16,950	$ 143,050	$ -	$ 143,050	$ -
1.4.19	Secondary Plan and OP Fiscal Impact Analysis	2028	$ 150,000	$ -	$ 150,000	0%	$ -	$ 150,000	$ -	$ 150,000	$ -
1.4.21	Growth Related Financial Analysis and Long Range Financial Planning	2029	$ 160,000	$ -	$ 160,000	15%	$ 16,950	$ 143,050	$ -	$ 143,050	$ -
1.4.23	Growth Related Financial Analysis and Long Range Financial Planning	2030	$ 160,000	$ -	$ 160,000	15%	$ 24,000	$ 136,000	$ -	$ 136,000	$ -
1.4.25	City-Wide DC Background Study	2031	$ 350,000	$ -	$ 350,000	0%	$ 16,950	$ 333,050	$ -	$ 333,050	$ -
1.4.27	Black Creek Financial Strategy	2031	$ 100,000	$ -	$ 100,000	30%	$ 30,000	$ 70,000	$ -	$ 70,000	$ -
Subtotal Development Related Finance Studies			$ 2,443,000	$ -	$ 2,443,000		$ 247,800	$ 2,195,200	$ -	$ 2,195,200	$ -

APPENDIX B
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CITY OF VAUGHAN
DEVELOPMENT-RELATED CAPITAL PROGRAM
DEVELOPMENT-RELATED STUDIES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs: Replacement & BTE Shares	Ineligible Costs: Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs: Prior Growth	DC Eligible Costs: 2022-2031	DC Eligible Costs: Other Dev. Related
1.5 Parks Development										
1.5.1 Parks Development Studies (GSP, 55/63 DP, Peer, Wheeled Sports)	2022	$ 595,000	$ -	$ 595,000	0%	$ -	$ 595,000	$ -	$ 595,000	$ -
1.5.2 Active Together Master Plan Update	2022	$ 205,000	$ -	$ 205,000	0%	$ -	$ 205,000	$ -	$ 205,000	$ -
1.5.3 Yonge Street / Steeles Corridor Urban Design Streetscape & Open Space Masterplan	2022	$ 90,973	$ -	$ 90,973	0%	$ -	$ 90,973	$ -	$ 90,973	$ -
1.5.4 Promenade Mall Urban Design Streetscape Plan	2022	$ 64,573	$ -	$ 64,573	0%	$ -	$ 64,573	$ -	$ 64,573	$ -
1.5.5 Parks & Open Space Strategic Plan (Greenspace Strategy Plan)	2022	$ 177,902	$ -	$ 177,902	0%	$ -	$ 177,902	$ -	$ 177,902	$ -
1.5.6 Parks Redevelopment Strategy	2023	$ 135,000	$ -	$ 135,000	75%	$ 101,250	$ 33,750	$ -	$ 33,750	$ -
1.5.7 VMC Parks Implementation Strategy	2023	$ 100,000	$ -	$ 100,000	0%	$ -	$ 100,000	$ -	$ 100,000	$ -
1.5.8 ATMP Tennis and Sports Courts Strategy	2023	$ 150,000	$ -	$ 150,000	0%	$ -	$ 150,000	$ -	$ 150,000	$ -
1.5.9 ATMP Parks Observation Study	2023	$ 300,000	$ -	$ 300,000	0%	$ -	$ 300,000	$ -	$ 300,000	$ -
1.5.10 Northwest Vaughan Regional Park Land Securement Study	2023	$ 80,000	$ -	$ 80,000	0%	$ -	$ 80,000	$ -	$ 80,000	$ -
1.5.11 VMC Tree Monitoring Study	2023	$ 50,000	$ -	$ 50,000	0%	$ -	$ 50,000	$ -	$ 50,000	$ -
1.5.12 Memorial Hill Cultural Landscape Revitalization Study	2024	$ 80,000	$ -	$ 80,000	0%	$ -	$ 80,000	$ -	$ 80,000	$ -
1.5.13 Maple Nature Reserve Master Plan Update	2024	$ 150,000	$ -	$ 150,000	50%	$ 75,000	$ 75,000	$ -	$ 75,000	$ -
1.5.14 Park and Open Space Policies Review and Update	2025	$ 135,000	$ -	$ 135,000	0%	$ -	$ 135,000	$ -	$ 135,000	$ -
1.5.15 Civic Centre - Public Square Design	2025	$ 200,000	$ -	$ 200,000	75%	$ 150,000	$ 50,000	$ -	$ 50,000	$ -
1.5.16 Peer Review for Park and Open Space Secondary Plan and Block Plan Studies	2025	$ 600,000	$ -	$ 600,000	0%	$ -	$ 600,000	$ -	$ 600,000	$ -
1.5.17 Black Creek Financial Strategy	2026	$ 26,767	$ -	$ 26,767	0%	$ -	$ 26,767	$ -	$ 26,767	$ -
1.5.18 Active Together Master Plan	2026	$ 205,000	$ -	$ 205,000	0%	$ -	$ 205,000	$ -	$ 205,000	$ -
1.5.19 VMC Parks Implementation Strategy Update	2027	$ 200,000	$ -	$ 200,000	0%	$ -	$ 200,000	$ -	$ 200,000	$ -
1.5.20 Parks Redevelopment Strategy	2028	$ 135,000	$ -	$ 135,000	75%	$ 101,250	$ 33,750	$ -	$ 33,750	$ -
1.5.21 Parks Planning Special or ATMP Study	2028	$ 200,000	$ -	$ 200,000	0%	$ -	$ 200,000	$ -	$ 200,000	$ -
1.5.22 Parks Planning Special or ATMP Study	2029	$ 200,000	$ -	$ 200,000	0%	$ -	$ 200,000	$ -	$ 200,000	$ -
1.5.23 Parks Planning Special or ATMP Study	2030	$ 200,000	$ -	$ 200,000	0%	$ -	$ 200,000	$ -	$ 200,000	$ -
1.5.24 Parks Planning Special or ATMP Study	2031	$ 200,000	$ -	$ 200,000	0%	$ -	$ 200,000	$ -	$ 200,000	$ -
1.5.25 Black Creek Financial Strategy	2031	$ 26,767	$ -	$ 26,767	0%	$ -	$ 26,767	$ -	$ 26,767	$ -
Subtotal Parks Development		$ 4,506,982	$ -	$ 4,506,982		$ 427,500	$ 4,079,482	$ -	$ 4,079,482	$ -
1.6 Fire and Rescue Services										
1.6.1 Fire Master Plan Update	2025	$ 188,500	$ -	$ 188,500	0%	$ -	$ 188,500	$ -	$ 188,500	$ -
Subtotal Fire and Rescue Services		$ 188,500	$ -	$ 188,500		$ -	$ 188,500	$ -	$ 188,500	$ -
1.7 Building Standards										
1.7.1 Comprehensive Zoning By-law Review	2022	$ 404,795	$ -	$ 404,795	70%	$ 283,357	$ 121,439	$ -	$ 121,439	$ -
1.7.2 Comprehensive Zoning By-law Review - Area Specific for VMC Zones	2023	$ 100,000	$ -	$ 100,000	0%	$ -	$ 100,000	$ -	$ 100,000	$ -
1.7.3 Comprehensive Zoning By-law Review -Area Specific for Yonge-Steeles Zones	2023	$ 100,000	$ -	$ 100,000	0%	$ -	$ 100,000	$ -	$ 100,000	$ -
1.7.4 Comprehensive Zoning By-law Review	2028	$ 2,300,000	$ -	$ 2,300,000	70%	$ 1,610,000	$ 690,000	$ -	$ 690,000	$ -
Subtotal Building Standards		$ 2,904,795	$ -	$ 2,904,795		$ 1,893,357	$ 1,011,439	$ -	$ 1,011,439	$ -
1.8 Miscellaneous										
1.8.1 Various Growth Related Studies (525,000 per year)	Various	$ 5,250,000	$ -	$ 5,250,000	0%	$ -	$ 5,250,000	$ -	$ 5,250,000	$ -
1.8.2 Recovery of Negative Reserve Fund	2022	$ 7,741,293	$ -	$ 7,741,293	0%	$ -	$ 7,741,293	$ -	$ 7,741,293	$ -
Subtotal Various Growth Related Studies (525,000 per year)		$ 12,991,293	$ -	$ 12,991,293		$ -	$ 12,991,293	$ -	$ 12,991,293	$ -
TOTAL DEVELOPMENT-RELATED STUDIES		**$ 44,170,289**	**$ -**	**$ 44,170,289**		**$ 4,569,015**	**$ 39,601,274**	**$ 6,976,366**	**$ 32,624,908**	**$ -**

Residential Development Charge Calculation		
Residential Share of 2022 - 2031 DC Eligible Costs	68.0%	$22,184,937
10-Year Growth in Population in New Units		82,568
Unadjusted Development Charge Per Capita		**$268.69**
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022 - 2031 DC Eligible Costs	32.0%	$10,439,971
10-Year Growth in Square Metres		2,557,351
Unadjusted Development Charge Per Square Metre		**$4.08**

2022 - 2031 Net Funding Envelope	N/A
Reserve Fund Balance	
Reserve Fund Balance Before Commitments	($764,927)
2021 Committed Capital Budget Draws	($6,976,366)
Total Uncommitted Reserve Funds (as at Dec 31 2021)	($7,741,293)

HEMSON

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CITY OF VAUGHAN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
DEVELOPMENT-RELATED STUDIES
RESIDENTIAL DEVELOPMENT CHARGE
(in $000)

DEVELOPMENT-RELATED STUDIES	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	$4,743.9	($5,892.7)	($6,920.4)	($6,084.3)	($5,428.4)	($4,370.2)	($3,017.0)	($2,026.9)	($2,625.1)	($2,180.9)	
2022 - 2031 RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	$4,743.9	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	**$4,743.9**
- Development-Related Studies: Non Inflated	$7,761.8	$2,721.1	$960.1	$1,254.3	$1,004.2	$1,020.7	$1,497.2	$2,987.3	$2,152.2	$826.1	**$22,184.9**
- Development-Related Studies: Inflated	$12,505.8	$2,775.5	$998.9	$1,331.0	$1,087.0	$1,127.0	$1,686.1	$3,431.4	$2,521.6	$987.2	**$28,451.5**
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	7,016	7,219	7,429	7,648	7,875	8,591	8,826	9,069	9,319	9,576	**82,568**
REVENUE											
- DC Receipts: Inflated	$1,992.2	$2,090.7	$2,194.7	$2,304.5	$2,420.5	$2,693.1	$2,822.2	$2,957.8	$3,100.1	$3,249.4	**$25,825.2**
INTEREST											
- Interest on Opening Balance	$166.0	($324.1)	($380.6)	($334.6)	($298.6)	($240.4)	($165.9)	($111.5)	($144.4)	($119.9)	**($1,954.0)**
- Interest on In-year Transactions	($289.1)	($18.8)	$20.9	$17.0	$23.3	$27.4	$19.9	($13.0)	$10.1	$39.6	**($162.7)**
TOTAL REVENUE	$1,869.2	$1,747.8	$1,835.0	$1,986.9	$2,145.2	$2,480.1	$2,676.2	$2,833.3	$2,965.8	$3,169.1	**$23,708.6**
CLOSING CASH BALANCE	($5,892.7)	($6,920.4)	($6,084.3)	($5,428.4)	($4,370.2)	($3,017.0)	($2,026.9)	($2,625.1)	($2,180.9)	$1.0	

2022 Adjusted Charge Per Capita	**$283.94**

Allocation of Capital Program	
Residential Sector	68.0%
Non-Residential Sector	32.0%
Rates for 2022	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B
TABLE 2 - PAGE 1

CITY OF VAUGHAN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
DEVELOPMENT-RELATED STUDIES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in $000)

DEVELOPMENT-RELATED STUDIES	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**TOTAL**
OPENING CASH BALANCE	$2,232.4	($2,652.8)	($3,017.8)	($2,509.8)	($2,090.9)	($1,488.7)	($910.2)	($525.6)	($915.4)	($842.3)	
2022 - 2031 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	$2,232.4	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	**$2,232.4**
- Development-Related Studies: Non Inflated	$3,652.6	$1,280.5	$451.8	$590.2	$472.6	$480.3	$704.6	$1,405.8	$1,012.8	$388.7	**$10,440.0**
- Development-Related Studies: Inflated	$5,885.1	$1,306.1	$470.1	$626.4	$511.5	$530.3	$793.5	$1,614.8	$1,186.7	$464.6	**$13,389.0**
NEW NON-RESIDENTIAL DEVELOPMENT											
- Sq. Metres in New Buildings	246,394	250,326	254,330	258,406	262,557	249,575	253,261	257,007	260,813	264,681	**2,557,351**
REVENUE											
- DC Receipts: Inflated	$1,054.6	$1,092.8	$1,132.5	$1,173.7	$1,216.4	$1,179.4	$1,220.7	$1,263.5	$1,307.9	$1,353.8	**$11,995.3**
INTEREST											
- Interest on Opening Balance	$78.1	($145.9)	($166.0)	($138.0)	($115.0)	($81.9)	($50.1)	($28.9)	($50.3)	($46.3)	**($744.3)**
- Interest on In-year Transactions	($132.8)	($5.9)	$11.6	$9.6	$12.3	$11.4	$7.5	($9.7)	$2.1	$15.6	**($78.3)**
TOTAL REVENUE	$999.9	$941.1	$978.1	$1,045.2	$1,113.7	$1,108.8	$1,178.1	$1,225.0	$1,259.7	$1,323.1	**$11,172.7**
CLOSING CASH BALANCE	($2,652.8)	($3,017.8)	($2,509.8)	($2,090.9)	($1,488.7)	($910.2)	($525.6)	($915.4)	($842.3)	$16.1	

2022 Adjusted Charge Per Square Metre	**$4.28**

Allocation of Capital Program	
Residential Sector	68.0%
Non-Residential Sector	32.0%
Rates for 2022	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix C

Library Services

APPENDIX C - LIBRARY SERVICES

The Library Board is responsible for the provision of library services in the City of Vaughan. In 2021, the Board operated 12 libraries in various locations throughout the City and the Board expects to expand its service in several growing areas over the next ten years.

TABLE 1 HISTORICAL SERVICE LEVELS

The total space used in 2021 to provide Library Services in Vaughan totals approximately 186,600 square feet and has a replacement value of $130.6 million (Page 1). The land associated with this space totals 5.6 hectares and is valued at $53.6 million. Materials are valued at $13.8 million and furniture and equipment totals $10.6 million. Broadband materials are valued at $116,600. Computer related equipment is excluded in this total as required by the *DCA*.

The replacement value of the 2021 inventory of capital assets for Library Service is $208.7 million, and the average historical service level over ten years is $607.45 per capita (Page 4). The historical service level multiplied by the ten-year forecast of net population growth results in a ten-year maximum allowable funding envelope of $50.1 million (82,517 net population growth x historical service level of $607.45/capita).

Notional excess capacity of approximately $6.9 million is identified. However, the notional excess capacity identified cannot be used to meet the capital requirements required by future development, and therefore, the associated capital cost is eligible for recovery and no reduction to the funding envelope is made.

TABLE 2 2022–2031 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE "UNADJUSTED" DEVELOPMENT CHARGES

The 2022–2031 development-related capital program for Library Services totals $93.9 million and is largely related to the construction of new buildings which is generally informed by the 2017 Active Together Master Plan (ATMP) and discussions with City staff. Furthermore, there are several projects in the Library capital program which are considered to be committed projects previously approved in the Capital Budget and to be funded through the City's Library DC Reserve fund. These projects are cumulatively valued at $8.9 million and mainly related to the construction of the Carville Library and the new VMC

Library. The $8.9 million in committed projects is funded from reserves which leaves about $4.5 million in uncommitted funds to be applied towards new projects outlined below.

In addition to the committed project list, the first main project is the additional construction costs associated with new Carville library in Block 11 at a cost of $4.1 million for additional construction and resources. The second project is a new library in Block 41 at a cost of $15.0 million as well as a new branch in the VMC for $4.5 million. It should be noted that the assumed principal portions of the debenture payments associated with the VMC Library have been identified in the program; interest costs have been included in the cash flow calculations (see Table 3).

The capital program also includes the construction of four additional libraries in Block 51 (West Woodbridge) for $13.1 million, Block 55 Kleinburg/Nashville ($14.7 million), Block 27 ($15.0 million) and Vaughan Mills ($16.8 million). The capital program includes for the acquisition of land, construction, and resources, furniture, equipment and hardware for these facilities.

Lastly, additional works include the Yonge and Steeles Library studies, design and resources totaling $1.9 million.

Altogether, the total ten-year development-related capital program for Library Services is $93.9 million. No provincial government grants/subsidies are available to offset the cost of the program. About $4.5 million in uncommitted Library DC reserves are available to help fund the cost of the program. Finally, a portion of the capital program, $30.4 million, is considered under other development-related sources, and will be considered for recovery in subsequent development charge by-laws or other development-related funding sources (such as a Community Benefits Charge by-law).

The remaining $50.1 million is related to development between 2022 and 2031, which is allocated entirely against future residential development in the City of Vaughan. This results in an unadjusted development charge of $607.08 per capita.

TABLE 3 CASH FLOW ANALYSIS

The cash flow analysis is displayed in Table 3. It considers the timing of the projects against the timing of the development charge revenues to determine adjusted calculated rates. After cash flow analysis, the residential charge increases to $627.13 per capita.

LIBRARY SERVICES SUMMARY

10-year Hist. Service Level per capita	2022 - 2031 Development-Related Capital Program Total	Net DC Recoverable	Unadjusted Development Charge $/capita	$/sq.m	**Adjusted Development Charge $/capita**	**$/sq.m**
$607.45	$93,921,244	$50,125,306	$607.08	$0.00	**$627.13**	**$0.00**

APPENDIX C
TABLE 1 - PAGE 1

CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICES

BUILDINGS	# of Square Feet										UNIT COST
Branch Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/sq.ft.)
Ansley Grove Library (350 Ansley Grove)	10,491	10,491	10,491	10,491	10,491	10,491	10,491	10,491	10,491	10,491	$700
Bathurst Clark Library (900 Clark Ave.)	35,882	35,882	35,882	35,882	35,882	35,882	35,882	35,882	35,882	35,882	$700
Civic Centre Resource Library (2191 Major Mackenzie Dr.)	-	-	-	-	35,586	35,586	35,586	35,586	35,586	35,586	$700
Dufferin Clark Library (1441 Clark Ave.)	12,521	12,521	12,521	12,521	12,521	12,521	12,521	12,521	12,521	12,521	$700
Gallanough Resource Centre (1 Brooke Street.)	10,276	10,276	10,276	10,276	10,276	10,276	10,276	10,276	10,276	10,276	$700
Kleinburg Library (10341 Islington Avenue)	5,593	5,593	5,593	5,593	5,593	5,593	5,593	5,593	5,593	5,593	$700
Maple Library (10190 Keele Street)	14,127	14,127	14,127	14,127	14,127	14,127	14,127	14,127	14,127	14,127	$700
Pierre Berton Resource Library (4921 Rutherford Rd.)	33,002	33,002	33,002	33,002	33,002	33,002	33,002	33,002	33,002	33,002	$700
Pleasant Ridge Library (300 Pleasant Ridge Ave.)	-	-	-	8,600	8,600	8,600	8,600	8,600	8,600	8,600	$700
Mackenzie Health Vaughan Library (3200 Major Mackenzie Dr. W.) (1)	-	-	-	-	-	-	-	-	-	2,000	$700
Vellore Village Library (1 Villa Royale Ave.)	-	-	-	-	-	-	8,350	8,350	8,350	8,350	$700
Woodbridge Library (150 Woodbridge Ave.)	10,198	10,198	10,198	10,198	10,198	10,198	10,198	10,198	10,198	10,198	$700
Total (sq.ft.)	**132,090**	**132,090**	**132,090**	**140,690**	**176,276**	**176,276**	**184,626**	**184,626**	**184,626**	**186,626**	
Total ($000)	**$92,463.0**	**$92,463.0**	**$92,463.0**	**$98,483.0**	**$123,393.2**	**$123,393.2**	**$129,238.2**	**$129,238.2**	**$129,238.2**	**$130,638.2**	

Note 1: Facility opened mid-year and therefore only 50% of the gfa is included for 2021

LAND	# of Hectares										UNIT COST
Branch Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/ha)
Ansley Grove Library (350 Ansley Grove)	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	$8,030,640
Bathurst Clark Library (900 Clark Ave.)	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	$14,825,797
Civic Centre Resource Library (2191 Major Mackenzie Dr.)	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	$8,648,427
Dufferin Clark Library (1441 Clark Ave.)	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	$8,648,427
Gallanough Resource Centre (1 Brooke Street.)	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	$8,030,640
Kleinburg Library (10341 Islington Avenue)	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	$8,030,640
Maple Library (10190 Keele Street)*	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	$8,648,427
Pierre Berton Resource Library (4921 Rutherford Rd.)	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	$8,648,427
Pleasant Ridge Library (300 Pleasant Ridge Ave.)	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	$8,030,640
Vellore Village Library (1 Villa Royale Ave.)	-	-	-	-	-	0.10	0.10	0.10	0.10	0.10	$8,030,640
Woodbridge Library (150 Woodbridge Ave.)	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	$8,030,640
Total (ha)	**5.48**	**5.48**	**5.48**	**5.48**	**5.48**	**5.58**	**5.58**	**5.58**	**5.58**	**5.58**	
Total ($000)	**$52,804.7**	**$52,804.7**	**$52,804.7**	**$52,804.7**	**$52,804.7**	**$53,607.8**	**$53,607.8**	**$53,607.8**	**$53,607.8**	**$53,607.8**	

* Library land for the Maple CC based on library's share of total building for recreation and library.

APPENDIX C
TABLE 1 - PAGE 2

CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICES

MATERIALS	# of Collection Materials										UNIT COST
Type of Collection	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/item)
- Books	420,685	404,367	412,611	455,025	446,234	477,797	415,497	424,733	410,822	417,755	$21
- Periodicals	977	977	1,208	1,208	1,310	1,264	1,261	1,269	1,227	1,304	$120
- Audio visual materials	95,270	95,525	103,973	112,790	118,089	133,705	115,971	116,297	113,818	114,949	$34
- Electronic Books	4,841	5,905	7,109	7,471	9,820	12,392	13,453	16,052	23,909	25,471	$30
- Electronic Products	42	38	39	48	31	31	33	35	33	33	$6,648
Total (#)	**521,815**	**506,812**	**524,940**	**576,542**	**575,484**	**625,189**	**546,215**	**558,386**	**549,809**	**559,512**	
Total ($000)	**$12,615.3**	**$12,286.6**	**$12,817.4**	**$14,078.6**	**$14,043.8**	**$15,309.2**	**$13,442.7**	**$13,740.0**	**$13,581.0**	**$13,821.1**	

FURNITURE AND EQUIPMENT	Total Value of Furniture and Equipment ($)									
Branch Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Ansley Grove Library (350 Ansley Grove)	$515,900	$520,300	$564,900	$570,300	$571,200	$614,300	$580,600	$581,100	$585,800	$585,800
Bathurst Clark Library (900 Clark Ave.)	$1,526,800	$1,552,800	$1,604,500	$1,627,900	$1,623,900	$1,634,000	$1,710,500	$1,739,800	$1,747,600	$1,747,600
Civic Centre Resource Library (2191 Major Mackenzie Dr.)	$0	$0	$0	$0	$1,078,100	$1,104,300	$1,091,800	$1,113,800	$1,145,900	$1,145,900
Dufferin Clark Library (1441 Clark Ave.)	$459,800	$460,800	$512,900	$523,700	$531,000	$579,700	$579,700	$580,400	$582,800	$582,800
Gallanough Resource Centre (1 Brooke Street.)	$0	$0	$0	$0	$0	$82,100	$82,100	$83,400	$83,400	$83,400
Kleinburg Library (10341 Islington Avenue)	$134,900	$135,600	$139,000	$158,200	$164,200	$165,600	$164,300	$166,900	$166,900	$166,900
Maple Library (10190 Keele Street)	$382,500	$384,800	$383,200	$391,700	$391,700	$392,200	$402,500	$306,400	$308,200	$308,200
Pierre Berton Resource Library (4921 Rutherford Rd.)	$1,302,800	$1,304,500	$1,339,200	$1,398,300	$1,436,600	$1,436,600	$1,436,600	$1,494,200	$1,494,500	$1,494,500
Pleasant Ridge Library (300 Pleasant Ridge Ave.)	$0	$0	$204,100	$292,000	$292,000	$292,700	$297,000	$301,900	$302,800	$302,800
Mackenzie Health Vaughan Library (3200 Major Mackenzie Dr. W.)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$148,300
Vaughan Metropolitan Centre Library (200 Apple Mill Rd.)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,160,000
Vellore Village Library (1 Villa Royale Ave.)	$0	$0	$0	$0	$0	$289,000	$316,100	$321,200	$321,600	$321,600
Woodbridge Library (150 Woodbridge Ave.)	$332,200	$336,100	$338,000	$342,900	$345,100	$389,300	$389,300	$398,600	$401,500	$401,500
System wide circulation equipment and learning media (excl. PCs/Printers)	$1,362,600	$1,388,600	$1,418,200	$1,428,600	$1,492,300	$1,556,100	$1,764,500	$1,921,700	$2,008,700	$2,100,700
Total ($000)	**$6,017.5**	**$6,083.5**	**$6,504.0**	**$6,733.6**	**$7,926.1**	**$8,535.9**	**$8,815.0**	**$9,009.4**	**$9,149.7**	**$10,550.0**

APPENDIX C
TABLE 1 - PAGE 3

CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICES

BROADBAND	# of Access Points										UNIT COST
Branch Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/unit)
Ansley Grove Library (350 Ansley Grove)	0	0	0	2	2	2	2	2	2	2	$2,200
Bathurst Clark Library (900 Clark Ave.)	0	0	5	5	5	5	7	7	8	8	$2,200
Civic Centre Resource Library (2191 Major Mackenzie Dr.)	0	0	0	0	10	10	11	11	12	12	$2,200
Dufferin Clark Library (1441 Clark Ave.)	0	0	0	2	2	2	2	2	2	2	$2,200
Kleinburg Library (10341 Islington Avenue)	0	0	0	1	1	1	1	1	1	1	$2,200
Maple Library (10190 Keele Street)	0	0	1	1	1	1	1	1	1	1	$2,200
Pierre Berton Resource Library (4921 Rutherford Rd.)	0	0	0	6	6	6	6	6	7	7	$2,200
Pleasant Ridge Library (300 Pleasant Ridge Ave.)	0	0	2	2	2	2	2	2	2	2	$2,200
Vaughan Hospital Library (3200 Major Mackenzie Dr. W.)	0	0	0	0	0	0	0	0	0	4	$2,200
Vaughan Metropolitan Centre Library (200 Apple Mill Rd.)	0	0	0	0	0	0	0	0	0	8	$2,200
Vellore Village Library (1 Villa Royale Ave.)	0	0	0	0	0	0	3	3	3	3	$2,200
Woodbridge Library (150 Woodbridge Ave.)	0	0	0	3	3	3	3	3	3	3	$2,200
Total (#)	**-**	**-**	**8**	**22**	**32**	**32**	**38**	**38**	**41**	**53**	
Total ($000)	**$0.0**	**$0.0**	**$17.6**	**$48.4**	**$70.4**	**$70.4**	**$83.6**	**$83.6**	**$90.2**	**$116.6**	

APPENDIX C
TABLE 1 - PAGE 4

CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICES

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historical Population	291,801	295,344	298,930	302,560	306,233	311,243	316,334	321,509	326,769	332,114

INVENTORY SUMMARY ($000)

Buildings	$92,463.0	$92,463.0	$92,463.0	$98,483.0	$123,393.2	$123,393.2	$129,238.2	$129,238.2	$129,238.2	$130,638.2
Land	$52,804.7	$52,804.7	$52,804.7	$52,804.7	$52,804.7	$53,607.8	$53,607.8	$53,607.8	$53,607.8	$53,607.8
Materials	$12,615.3	$12,286.6	$12,817.4	$14,078.6	$14,043.8	$15,309.2	$13,442.7	$13,740.0	$13,581.0	$13,821.1
Furniture and Equipment	$6,017.5	$6,083.5	$6,504.0	$6,733.6	$7,926.1	$8,535.9	$8,815.0	$9,009.4	$9,149.7	$10,550.0
Broadband	$0.0	$0.0	$17.6	$48.4	$70.4	$70.4	$83.6	$83.6	$90.2	$116.6
Total ($000)	**$163,900.4**	**$163,637.8**	**$164,606.7**	**$172,148.3**	**$198,238.2**	**$200,916.5**	**$205,187.3**	**$205,679.0**	**$205,666.8**	**$208,733.7**

SERVICE LEVEL ($/capita)

											Average Service Level
Buildings	$316.87	$313.07	$309.31	$325.50	$402.94	$396.45	$408.55	$401.97	$395.50	$393.35	$366.35
Land	$180.96	$178.79	$176.65	$174.53	$172.43	$172.24	$169.47	$166.74	$164.05	$161.41	$171.73
Materials	$43.23	$41.60	$42.88	$46.53	$45.86	$49.19	$42.50	$42.74	$41.56	$41.62	$43.77
Furniture and Equipment	$20.62	$20.60	$21.76	$22.26	$25.88	$27.43	$27.87	$28.02	$28.00	$31.77	$25.42
Broadband	$0.00	$0.00	$0.06	$0.16	$0.23	$0.23	$0.26	$0.26	$0.28	$0.35	$0.18
Total ($/capita)	**$561.68**	**$554.06**	**$550.65**	**$568.97**	**$647.34**	**$645.53**	**$648.64**	**$639.73**	**$629.40**	**$628.50**	**$607.45**

CITY OF VAUGHAN
CALCULATION OF MAXIMUM ALLOWABLE FUNDING ENVELOPE
LIBRARY SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2012 - 2021	$607.45
Net Population Growth 2022 - 2031	82,517
Maximum Allowable Funding Envelope	**$50,125,306**

APPENDIX C
TABLE 2 - PAGE 1

CITY OF VAUGHAN
DEVELOPMENT-RELATED CAPITAL PROGRAM
LIBRARY SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs: Replacement & BTE Shares	Ineligible Costs: Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs: Prior Growth	DC Eligible Costs: 2022-2031	DC Eligible Costs: Other Dev. Related
2.0 LIBRARY SERVICES										
2.1 Commitments										
2.1.1 BU-2554-20 Growth Related Financial Study	2022	$ 3,958	$ -	$ 3,958	0%	$ -	$ 3,958	$ 3,958	$ -	$ -
2.1.2 LI-4522-15 Carrville BL11 - Consulting D	2022	$ 6,399,396	$ -	$ 6,399,396	0%	$ -	$ 6,399,396	$ 6,399,396	$ -	$ -
2.1.3 LI-4554-17 Resource Material, F&E, Comm/	2022	$ 281,092	$ -	$ 281,092	0%	$ -	$ 281,092	$ 281,092	$ -	$ -
2.1.4 LI-4570-19 Vaughan Hospital Library - No	2022	$ 144,523	$ -	$ 144,523	0%	$ -	$ 144,523	$ 144,523	$ -	$ -
2.1.5 RE-9537-17 VMC Library, Recreation	2022	$ 2,031,054	$ -	$ 2,031,054	0%	$ -	$ 2,031,054	$ 2,031,054	$ -	$ -
Subtotal Commitments		$ 8,860,023	$ -	$ 8,860,023		$ -	$ 8,860,023	$ 8,860,023	$ -	$ -
2.2 Carrville (Block 11) Library										
2.2.1 Carrville Library - Additional Construction	2022	$ 987,917	$ -	$ 987,917	0%	$ -	$ 987,917	$ 987,917	$ -	$ -
2.2.3 Carrville Library - Additional Construction	2023	$ 592,816	$ -	$ 592,816	0%	$ -	$ 592,816	$ -	$ 592,816	$ -
2.2.4 Carrville Library - Additional Construction	2024	$ 592,816	$ -	$ 592,816	0%	$ -	$ 592,816	$ -	$ 592,816	$ -
2.2.5 Carrville Library - Additional Construction	2025	$ 592,816	$ -	$ 592,816	0%	$ -	$ 592,816	$ -	$ 592,816	$ -
2.2.6 Carrville Library - Resource, F&E, Comm/Hrdwr	2025	$ 296,000	$ -	$ 296,000	0%	$ -	$ 296,000	$ -	$ 296,000	$ -
2.2.7 Carrville Library - Resource, F&E, Comm/Hrdwr	2026	$ 1,000,000	$ -	$ 1,000,000	0%	$ -	$ 1,000,000	$ -	$ 1,000,000	$ -
Subtotal Carrville (Block 11) Library		$ 4,062,364	$ -	$ 4,062,364		$ -	$ 4,062,364	$ 987,917	$ 3,074,447	$ -

APPENDIX C
TABLE 2 - PAGE 2

CITY OF VAUGHAN
DEVELOPMENT-RELATED CAPITAL PROGRAM
LIBRARY SERVICES

Project Description		Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						Replacement & BTE Shares	Replacement & BTE Shares		Prior Growth	2022-2031	Other Dev. Related
2.3 Block 41 Library (Vellore Village North)											
2.3.1	Block 41 Library - Provision for Land (0.283 ha)	2025	$ 2,382,050	$ -	$ 2,382,050	0%	$ -	$ 2,382,050	$ -	$ 2,382,050	$ -
2.3.2	Block 41 Library - Studies and Design	2026	$ 1,049,490	$ -	$ 1,049,490	0%	$ -	$ 1,049,490	$ -	$ 1,049,490	$ -
2.3.3	Block 41 Library - Construction	2027	$ 5,041,717	$ -	$ 5,041,717	0%	$ -	$ 5,041,717	$ -	$ 5,041,717	$ -
2.3.4	Block 41 Library - Construction	2028	$ 5,041,717	$ -	$ 5,041,717	0%	$ -	$ 5,041,717	$ -	$ 5,041,717	$ -
2.3.6	Block 41 Library - Resource, F&E, Comm/Hrdwr	2028	$ 720,000	$ -	$ 720,000	0%	$ -	$ 720,000	$ -	$ 720,000	$ -
2.3.7	Block 41 Library - Resource, F&E, Comm/Hrdwr	2029	$ 720,000	$ -	$ 720,000	0%	$ -	$ 720,000	$ -	$ 720,000	$ -
	Subtotal Block 41 Library (Vellore Village North)		$ 14,954,974	$ -	$ 14,954,974		$ -	$ 14,954,974	$ -	$ 14,954,974	$ -
2.4 VMC Library (Block 30) (1)											
2.4.1	VMC Library - Resource, F&E, Comm/Hrdwr	2022	$ 1,152,000	$ -	$ 1,152,000	0%	$ -	$ 1,152,000	$ 1,152,000	$ -	$ -
2.4.2	VMC Library - Resource, F&E, Comm/Hrdwr	2022	$ 1,152,000	$ -	$ 1,152,000	0%	$ -	$ 1,152,000	$ 1,152,000	$ -	$ -
2.4.3	VMC Library - Annual IO Debt Repayment - Principal Only	2022	$ 162,407	$ -	$ 162,407	0%	$ -	$ 162,407	$ 162,407	$ -	$ -
2.4.4	VMC Library - Annual IO Debt Repayment - Principal Only	2023	$ 207,595	$ -	$ 207,595	0%	$ -	$ 207,595	$ -	$ 207,595	$ -
2.4.5	VMC Library - Annual IO Debt Repayment - Principal Only	2024	$ 212,761	$ -	$ 212,761	0%	$ -	$ 212,761	$ -	$ 212,761	$ -
2.4.6	VMC Library - Annual IO Debt Repayment - Principal Only	2025	$ 218,062	$ -	$ 218,062	0%	$ -	$ 218,062	$ -	$ 218,062	$ -
2.4.7	VMC Library - Annual IO Debt Repayment - Principal Only	2026	$ 223,502	$ -	$ 223,502	0%	$ -	$ 223,502	$ -	$ 223,502	$ -
2.4.8	VMC Library - Annual IO Debt Repayment - Principal Only	2027	$ 229,086	$ -	$ 229,086	0%	$ -	$ 229,086	$ -	$ 229,086	$ -
2.4.9	VMC Library - Annual IO Debt Repayment - Principal Only	2028	$ 234,817	$ -	$ 234,817	0%	$ -	$ 234,817	$ -	$ 234,817	$ -
2.4.10	VMC Library - Annual IO Debt Repayment - Principal Only	2029	$ 240,698	$ -	$ 240,698	0%	$ -	$ 240,698	$ -	$ 240,698	$ -
2.4.11	VMC Library - Annual IO Debt Repayment - Principal Only	2030	$ 246,735	$ -	$ 246,735	0%	$ -	$ 246,735	$ -	$ -	$ 246,735
2.4.12	VMC Library - Annual IO Debt Repayment - Principal Only	2031	$ 252,930	$ -	$ 252,930	0%	$ -	$ 252,930	$ -	$ -	$ 252,930
	Subtotal VMC Library (Block 30) (1)		$ 4,532,593	$ -	$ 4,532,593		$ -	$ 4,532,593	$ 2,466,407	$ 1,566,522	$ 499,665
2.5 Yonge and Steeles (Block 1)											
2.5.1	Yonge and Steeles - Studies and Design	2030	$ 1,143,297	$ -	$ 1,143,297	0%	$ -	$ 1,143,297	$ -	$ -	$ 1,143,297
2.5.2	Yonge & Steeles - Resource, F&E, Comm/Hrdwr	2031	$ 764,070	$ -	$ 764,070	0%	$ -	$ 764,070	$ -	$ -	$ 764,070
	Subtotal Yonge and Steeles (Block 1)		$ 1,907,367	$ -	$ 1,907,367		$ -	$ 1,907,367	$ -	$ -	$ 1,907,366.5

Note 1: Principal Payment Only. Interest Payments are included in the cash flow analysis.

APPENDIX C
TABLE 2 - PAGE 3

CITY OF VAUGHAN
DEVELOPMENT-RELATED CAPITAL PROGRAM
LIBRARY SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs: Replacement & BTE Shares	Ineligible Costs: Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs: Prior Growth	DC Eligible Costs: 2022-2031	DC Eligible Costs: Other Dev. Related
2.6 West Woodbridge Library (Block 51)										
2.6.1 West Woodbridge Library - Provision for Land	2022	$ 2,382,050	$ -	$ 2,382,050	0%	$ -	$ 2,382,050	$ 1,082,270	$ 1,299,780	$ -
2.6.2 West Woodbridge Library - Studies and Design	2022	$ 873,678	$ -	$ 873,678	0%	$ -	$ 873,678	$ -	$ 873,678	$ -
2.6.3 West Woodbridge Library - Construction	2023	$ 4,290,769	$ -	$ 4,290,769	0%	$ -	$ 4,290,769	$ -	$ 4,290,769	$ -
2.6.4 West Woodbridge Library - Construction	2024	$ 4,290,769	$ -	$ 4,290,769	0%	$ -	$ 4,290,769	$ -	$ 4,290,769	$ -
2.6.5 West Woodbridge Library - Resource, F&E, Comm/Hrdwr	2023	$ 231,000	$ -	$ 231,000	0%	$ -	$ 231,000	$ -	$ 231,000	$ -
2.6.6 West Woodbridge Library - Resource, F&E, Comm/Hrdwr	2024	$ 1,000,000	$ -	$ 1,000,000	0%	$ -	$ 1,000,000	$ -	$ 1,000,000	$ -
Subtotal West Woodbridge Library (Block 51)		$ 13,068,266	$ -	$ 13,068,266		$ -	$ 13,068,266	$ 1,082,270	$ 11,985,996	$ -
2.7 Kleinburg/Nashville Library (Block 55)										
2.7.1 Kleinburg Library - Provision for Land (0.283 ha)	2026	$ 2,382,050	$ -	$ 2,382,050	0%	$ -	$ 2,382,050	$ -	$ 2,382,050	$ -
2.7.2 Kleinburg Library - Studies and Design	2027	$ 1,049,490	$ -	$ 1,049,490	0%	$ -	$ 1,049,490	$ -	$ 1,049,490	$ -
2.7.3 Kleinburg Library - Construction	2028	$ 5,041,717	$ -	$ 5,041,717	0%	$ -	$ 5,041,717	$ -	$ 5,041,717	$ -
2.7.4 Kleinburg Library - Construction	2029	$ 5,041,717	$ -	$ 5,041,717	0%	$ -	$ 5,041,717	$ -	$ 958,295	$ 4,083,422
2.7.5 Kleinburg Library - Construction	2029	$ 231,000	$ -	$ 231,000	0%	$ -	$ 231,000	$ -	$ -	$ 231,000
2.7.6 Kleinburg Library - Resource, F&E, Comm/Hrdwr	2030	$ 1,000,000	$ -	$ 1,000,000	0%	$ -	$ 1,000,000	$ -	$ -	$ 1,000,000
Subtotal Kleinburg/Nashville Library (Block 55)		$ 14,745,974	$ -	$ 14,745,974		$ -	$ 14,745,974	$ -	$ 9,431,553	$ 5,314,422
2.8 Block 27 Library										
2.8.1 Block 27 Library - Provision for Land (0.283 ha)	2028	$ 3,664,693	$ -	$ 3,664,693	0%	$ -	$ 3,664,693	$ -	$ 3,664,693	$ -
2.8.2 Block 27 Library - Studies and Design	2029	$ 1,049,000	$ -	$ 1,049,000	0%	$ -	$ 1,049,000	$ -	$ -	$ 1,049,000
2.8.3 Block 27 Library - Construction	2030	$ 5,041,717	$ -	$ 5,041,717	0%	$ -	$ 5,041,717	$ -	$ -	$ 5,041,717
2.8.4 Block 27 Library - Construction	2031	$ 5,041,717	$ -	$ 5,041,717	0%	$ -	$ 5,041,717	$ -	$ -	$ 5,041,717
2.8.5 Block 27 Library - Resource, F&E, Comm/Hrdwr	2031	$ 231,000	$ -	$ 231,000	0%	$ -	$ 231,000	$ -	$ -	$ 231,000
Subtotal Block 27 Library		$ 15,028,127	$ -	$ 15,028,127		$ -	$ 15,028,127	$ -	$ 3,664,693	$ 11,363,434.0
2.9 Vaughan Mills Library (Block 31)										
2.9.1 Vaughan Mills Library - Provision for Land (0.283 ha)	2026	$ 4,397,631	$ -	$ 4,397,631	0%	$ -	$ 4,397,631	$ -	$ 4,397,631	$ -
2.9.2 Vaughan Mills Library - Studies and Design	2027	$ 1,049,490	$ -	$ 1,049,490	0%	$ -	$ 1,049,490	$ -	$ 1,049,490	$ -
2.9.3 Vaughan Mills Library - Construction	2028	$ 5,041,717	$ -	$ 5,041,717	0%	$ -	$ 5,041,717	$ -	$ -	$ 5,041,717
2.9.4 Vaughan Mills Library - Construction	2029	$ 5,041,717	$ -	$ 5,041,717	0%	$ -	$ 5,041,717	$ -	$ -	$ 5,041,717
2.9.5 Vaughan Mills Library - Resource, F&E, Comm/Hrdwr	2029	$ 231,000	$ -	$ 231,000	0%	$ -	$ 231,000	$ -	$ -	$ 231,000
2.9.6 Vaughan Mills Library - Resource, F&E, Comm/Hrdwr	2030	$ 1,000,000	$ -	$ 1,000,000	0%	$ -	$ 1,000,000	$ -	$ -	$ 1,000,000
Subtotal Vaughan Mills Library (Block 31)		$ 16,761,555	$ -	$ 16,761,555		$ -	$ 16,761,555	$ -	$ 5,447,121	$ 11,314,434
TOTAL LIBRARY SERVICES		**$ 93,921,244**	**$ -**	**$ 93,921,244**		**$ -**	**$ 93,921,244**	**$ 13,396,617**	**$ 50,125,306**	**$ 30,399,321**

Note 1: Principal Payment Only. Interest Payments are included in the cash flow analysis.

Residential Development Charge Calculation		
Residential Share of 2022 - 2031 DC Eligible Costs	100%	$50,125,306
10-Year Growth in Population in New Units		82,568
Unadjusted Development Charge Per Capita		**$607.08**
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022 - 2031 DC Eligible Costs	0%	$0
10-Year Growth in Square Metres		2,557,351
Unadjusted Development Charge Per Square Metre		**$0.00**

2022 - 2031 Net Funding Envelope	$50,125,306
Reserve Fund Balance	
Reserve Fund Balance Before Commitments	$13,396,617
2021 Committed Capital Budget Draws	($8,860,024)
Total Uncommitted Reserve Funds (as at Dec 31 2021)	$4,536,593

HEMSON

APPENDIX C
TABLE 3

CITY OF VAUGHAN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
LIBRARY SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in $000)

LIBRARY SERVICES	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**TOTAL**
OPENING CASH BALANCE	$13,396.6	$2,091.6	$1,181.0	($441.3)	$855.4	($3,791.5)	($6,250.7)	($17,143.7)	($13,393.5)	($6,979.7)	
2022 - 2031 RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	$13,396.6	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	**$13,396.6**
- Library Services: Non Inflated	$2,173.5	$5,114.6	$5,883.6	$3,270.9	$8,829.2	$7,140.7	$14,468.1	$1,678.3	$0.0	$0.0	**$48,558.8**
- VMC Branch Borrowed Funds	$0.0	$207.6	$212.8	$218.1	$223.5	$229.1	$234.8	$240.7	$0.0	$0.0	**$1,566.5**
- Library Services: Inflated(1)	$15,570.1	$5,424.5	$6,334.0	$3,689.1	$9,780.5	$8,113.0	$16,528.3	$2,168.5	$0.0	$0.0	**$67,608.0**
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	7,016	7,219	7,429	7,648	7,875	8,591	8,826	9,069	9,319	9,576	**82,568**
REVENUE											
- DC Receipts: Inflated	$4,400.2	$4,617.7	$4,847.3	$5,089.8	$5,346.0	$5,948.1	$6,233.4	$6,532.8	$6,847.1	$7,177.0	**$57,039.4**
INTEREST											
- Interest on Opening Balance	$267.9	$41.8	$23.6	($15.4)	$17.1	($132.7)	($218.8)	($600.0)	($468.8)	($244.3)	**($1,329.5)**
- Interest on In-year Transactions	($307.2)	($22.2)	($40.9)	$24.5	($121.9)	($59.5)	($283.1)	$76.4	$119.8	$125.6	**($488.5)**
- Interest on VMC Branch	($95.9)	($123.5)	($118.3)	($113.0)	($107.6)	($102.0)	($96.3)	($90.4)	($84.4)	($78.2)	**($1,009.6)**
TOTAL REVENUE	$4,265.0	$4,513.9	$4,711.7	$4,985.8	$5,133.6	$5,653.9	$5,635.2	$5,918.8	$6,413.8	$6,980.1	**$54,211.8**
CLOSING CASH BALANCE	$2,091.6	$1,181.0	($441.3)	$855.4	($3,791.5)	($6,250.7)	($17,143.7)	($13,393.5)	($6,979.7)	$0.4	

Note 1: Borrowed funds are not inflated.

2022 Adjusted Charge Per Capita	**$627.13**

Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2022	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX D

FIRE AND RESCUE SERVICE

APPENDIX D - FIRE AND RESCUE SERVICE

The Vaughan Fire and Rescue Service (VFRS) is responsible for the provision of fire protection services across the City. The *Fire Protection and Prevention Act* defines fire protection services as "…fire suppression, fire prevention, fire safety education, communication, training of persons involved in the provision of fire protection services, rescue and emergency services and the delivery of all those services."

TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 displays the ten-year historical inventory for buildings, land, vehicles and equipment. The VFRS currently operates out of 11 stations and other operations-related buildings. The total building area for all fire related buildings in 2021 is 128,000 square feet having a replacement value of $78.8 million.

The land associated with the fire stations and operations buildings totals 9.3 hectares valued at $78.8 million. The 2021 fleet totals 71 vehicles with a replacement value of $32.3 million. Furniture, equipment and broadband in all stations is valued at approximately $18.4 million.

The 2021 replacement value of the inventory of capital assets for the Fire and Rescue Service totals $204.2 million and the ten-year historical average service level is $378.53 per capita and employee (Page 4). It should be noted that the historical average service level has been adjusted to account for committed excess capacity associated with the negative reserve fund balance for Fire Services. The historical service level, multiplied by the ten-year forecast in net population and employment growth, results in a ten-year maximum allowable funding envelope of $46.1 million and is brought forward to the development charges calculation.

TABLE 2 2022–2031 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE "UNADJUSTED" DEVELOPMENT CHARGES

The development-related capital program for the VFRS is largely based on the Master Fire Plan and Implementation Strategy Update. In addition, there are several projects in the capital program which are considered to be committed projects previously approved in the Capital Budget and to be funded through the City's Fire and Rescue DC Reserve fund.

These projects are cumulatively valued at $6.6 million and mainly relate to the new Station 7-12. As a result of funding these projects, the Fire and Rescue Services DC reserve fund balance is in a negative position at year end 2021, and an amount of $4.2 million is included for recovery through DCs (item 3.2.1).

Station 7-2 Maple is expected to be repositioned starting in 2023 for a total cost of $19.4 million. Of this amount, about $12.9 million is deducted from the gross project cost to account for the replacement shares related to the decommissioning of the existing station – this amount will not be recovered through development charges.

Furthermore, the capital program also includes the construction of Station 7-6 at a cumulative cost of $14.3 million. About $5.6 million is deducted from the gross project cost to account for the replacement shares related to the decommissioning of the existing station. Although, some new equipment at Station 7-6 is considered to be entirely growth related and accounts for $2.5 million of the $14.3 million cost.

In addition to those repositioning stations, VFRS is expected to construct two new stations. The first new station (7-11) is expected to be developed in 2024 for a total cost of $13.3 million including all land acquisition costs, building, furnishings, equipment and vehicles. Lastly. Station 7-13 is estimated to begin in 2023 with a total project cost of $18.7 million. The program also includes top-up funding of $3.2 million for Station 7-12 which relates to construction, equipment and a new vehicle.

Altogether, the ten-year capital program for the VFRS amounts to $79.8 million. A deduction of $18.5 million is made to this amount to account for the replacement shares related to the decommissioning of Station 7-2 and Station 7-6 when the new facilities are constructed. A further deduction of $6.6 million is also made to account for the reserve funds applied to the existing committed projects. Furthermore, a portion of the capital program, $8.6 million, will be considered for recovery in subsequent development charge by-laws or through other development-related funding sources. The remaining $46.1 million is related to growth in the 2022–2031 planning period and is eligible for DC recovery.

The development-related net capital cost of $46.1 million for the VFRS is allocated 68 per cent to residential development ($31.3 million) and 32 per cent to non-residential development ($14.7 million). This apportionment is based on the anticipated shares of net population and employment growth over the ten-year forecast period. The residential share of the net growth related capital cost is divided by the ten-year forecast growth in population in new units to derive an unadjusted charge of $379.59 per capita. The non-residential share of the net development-related capital cost is divided by the ten-year forecast growth in floor space to derive an unadjusted charge of $5.77 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge increases to $400.73 per capita and the non-residential charge increases to $6.04 per square metre.

FIRE AND RESCUE SERVICES SUMMARY

10-year Hist. Service Level	2022 - 2031 Development-Related Capital Program		Unadjusted Development Charge		**Adjusted Development Charge**	
per pop & emp	Total	Net DC Recoverable	$/capita	$/sq.m	**$/capita**	**$/sq.m**
$378.53	$79,766,728	$46,090,423	$379.59	$5.77	**$400.73**	**$6.04**

APPENDIX D
TABLE 1 - PAGE 1

CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
FIRE AND RESCUE SERVICES

BUILDINGS	# of Square Feet										UNIT COST
Station Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/sq. ft.)
Station 7-1 (Thornhill) Fire Suppression Division	9,269	9,269	9,269	9,269	9,269	9,269	9,269	9,269	9,269	9,269	$615
Station 7-2 (Maple) Fire Suppression Division	9,943	9,943	9,943	9,943	9,943	9,943	9,943	9,943	9,943	9,943	$615
Station 7-3 (Woodbridge-old) Fire Suppression Division	5,054	5,054	5,054	5,054	5,054	5,054	5,054	-	-	-	$615
Station 7-3 (Woodbridge-new) Fire Suppression Division	-	-	-	-	-	-	-	10,075	10,075	10,075	$575
Station 7-4 (Kleinburg) Fire Suppression Division	1,461	1,461	-	-	-	-	-	-	-	-	$615
Station 7-4 (Kleinburg-new) Fire Suppression Division	-	-	-	-	-	-	-	-	10,258	10,258	$665
Station 7-5 (East Woodbridge) Fire Suppression Division	6,443	6,443	6,443	7,622	7,622	7,622	7,622	7,622	7,622	7,622	$615
Station 7-6 (Concord) Fire Suppression Division	6,222	6,222	6,222	6,222	6,222	6,222	6,222	6,222	6,222	6,222	$615
Station 7-7 (West Maple) Fire Suppression Division	6,663	6,663	6,663	6,663	6,663	6,663	6,663	6,663	6,663	6,663	$615
Station 7-8 (East Vaughan) Fire Suppression Division	7,077	7,077	7,077	7,077	7,077	7,077	7,077	7,077	7,077	7,077	$615
Station 7-9 (North Woodbridge) Fire Suppression Division	6,722	6,722	6,722	6,722	6,722	6,722	6,722	6,722	6,722	6,722	$615
Station 7-10 (Dufferin & Teston)	7,233	7,233	7,233	7,233	7,233	7,233	7,233	7,233	7,233	7,233	$615
Joint Operations Centre, Fire and Emergency Services	46,947	46,947	46,947	46,947	46,947	46,947	46,947	46,947	46,947	46,947	$615
Total (sq.ft.)	**113,034**	**113,034**	**111,573**	**112,752**	**112,752**	**112,752**	**112,752**	**117,773**	**128,031**	**128,031**	
Total ($000)	**$69,515.9**	**$69,515.9**	**$68,617.4**	**$69,342.5**	**$69,342.5**	**$69,342.5**	**$69,342.5**	**$72,027.4**	**$78,849.0**	**$78,849.0**	

LAND	# of Hectares										UNIT COST
Station Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/ha)
Station 7-1 (Thornhill) Fire Suppression Division	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	$ 8,648,427
Station 7-2 (Maple) Fire Suppression Division	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	$ 8,648,427
Station 7-3 (Woodbridge-old) Fire Suppression Division	1.01	1.01	1.01	1.01	1.01	1.01	1.01	-	-	-	$ 8,648,427
Station 7-3 (Woodbridge-new) Fire Suppression Division	-	-	-	-	-	-	-	0.72	0.72	0.72	$ 8,648,427
Station 7-4 (Kleinburg) Fire Suppression Division	0.25	0.25	-	-	-	-	-	-	-	-	$ 8,648,427
Station 7-4 (Kleinburg-new) Fire Suppression Division	-	-	-	-	-	0.39	0.39	0.39	0.39	0.39	$ 8,648,427
Station 7-5 (East Woodbridge) Fire Suppression Division	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	$ 8,648,427
Station 7-6 (Concord) Fire Suppression Division	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	$ 5,930,319
Station 7-7 (West Maple) Fire Suppression Division	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	$ 8,648,427
Station 7-8 (East Vaughan) Fire Suppression Division	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	$ 8,648,427
Station 7-9 (North Woodbridge) Fire Suppression Division	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	$ 8,648,427
Station 7-10 (Dufferin & Teston)	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	$ 8,030,640
Joint Operations Centre, Fire and Emergency Services	3.55	3.55	3.55	3.55	3.55	3.55	3.55	3.55	3.55	3.55	$ 8,648,427
Total (ha)	**9.45**	**9.45**	**9.20**	**9.20**	**9.20**	**9.59**	**9.59**	**9.30**	**9.30**	**9.30**	
Total ($000)	**$80,147.2**	**$80,147.2**	**$77,985.1**	**$77,985.1**	**$77,985.1**	**$81,357.9**	**$81,357.9**	**$78,849.9**	**$78,849.9**	**$78,849.9**	

APPENDIX D
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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
FIRE AND RESCUE SERVICES

VEHICLES	# of Vehicles										UNIT COST
Vehicle Type	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/vehicle)
- Staff vehicles, sedans, wagons, vans, pick-ups	24	23	22	22	22	25	25	25	25	25	$ 50,000
- Airlight Support Vehicle	-	-	-	-	1	1	1	1	1	1	$ 138,000
- Rehab Support Vehicle	1	1	1	1	1	1	1	1	1	1	$ 331,000
- Mechanical Service	2	2	2	3	3	3	3	3	3	3	$ 220,000
- Command Unit	1	1	1	1	1	1	1	1	1	1	$ 390,000
- Command Unit (Small)	1	1	2	2	2	2	2	2	2	2	$ 66,000
- Tankers	2	2	2	2	2	2	2	2	2	2	$ 331,000
- Pumpers (light duty commercial)	1	-	-	-	-	-	-	-	-	-	$ 540,000
- Haz Mat Unit	1	1	1	1	1	1	1	1	1	1	$ 940,000
- Pumpers (heavy duty custom)	8	8	8	8	8	8	8	8	9	9	$ 800,000
- Pumper Telesquirt/Aerial Ladder	-	-	-	-	-	-	-	-	-	-	$ 940,000
- Aerial/Quint (same as engine)	7	7	7	7	7	7	7	7	7	7	$ 1,320,000
- Aerial/Platform	3	3	3	3	3	3	3	3	3	4	$ 1,900,000
- Rescue (Heavy Duty Custom)	3	3	3	3	3	3	3	3	3	3	$ 826,000
- Rescue (Technical)	1	1	1	1	1	1	1	1	1	1	$ 826,000
- Foam Trailers	1	1	1	1	1	1	1	1	1	1	$ 4,000
- Utility Trailer	1	1	1	1	2	2	2	2	2	2	$ 11,000
- Air Tank Refiller	5	5	5	6	7	7	7	7	7	7	$ 66,000
- Kawasaki Mule-All Terrain Vehicle	1	1	1	1	1	1	1	1	1	1	$ 13,000
Total (#)	**63**	**61**	**61**	**63**	**66**	**69**	**69**	**69**	**70**	**71**	
Total ($000)	**$29,571.0**	**$28,981.0**	**$28,997.0**	**$29,283.0**	**$29,498.0**	**$29,648.0**	**$29,648.0**	**$29,648.0**	**$30,448.0**	**$32,348.0**	

APPENDIX D
TABLE 1 - PAGE 3

CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
FIRE AND RESCUE SERVICES

FURNITURE & EQUIPMENT	Total Value of Furniture & Equipment ($)									
Description	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**
Personal Fire Fighter Equipment	$1,525,520	$1,514,030	$1,605,940	$1,692,100	$1,709,330	$1,818,470	$1,818,470	$1,818,470	$3,218,470	$3,218,470
Opticom Traffic Controller Pre-Emption Device	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Communications Equipment	$4,108,000	$4,108,000	$4,142,000	$4,142,000	$4,142,000	$4,142,000	$4,142,000	$4,142,000	$4,142,000	$4,142,000
Public Access Defibrillators	$173,900	$173,900	$173,900	$173,900	$173,900	$173,900	$173,900	$173,900	$173,900	$173,900
Truck Defibrillators	$124,400	$124,400	$124,400	$124,400	$124,400	$124,400	$124,400	$124,400	$124,400	$124,400
Other Station Equipment (includig vehicle equipment)	$5,693,500	$5,698,300	$5,630,300	$5,906,200	$6,042,500	$6,117,400	$6,117,400	$6,117,400	$6,217,400	$6,217,400
Mechanical Division Equipment	$1,263,000	$1,291,000	$1,309,000	$1,331,000	$1,342,000	$1,371,000	$1,371,000	$1,371,000	$1,371,000	$1,371,000
Training Division Equipment	$194,300	$205,300	$274,100	$339,000	$389,700	$1,860,000	$1,860,000	$1,860,000	$1,860,000	$1,860,000
Fire Prevention Division Equipment	$148,000	$159,000	$164,500	$170,000	$170,000	$170,000	$170,000	$170,000	$170,000	$170,000
Total ($000)	**$13,230.6**	**$13,273.9**	**$13,424.1**	**$13,878.6**	**$14,093.8**	**$15,777.2**	**$15,777.2**	**$15,777.2**	**$17,277.2**	**$17,277.2**

GENERATORS (FIXED EQUIPMENT)	Total Value of Generators in Fire Stations									
Station Name	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**
Station 7-1 (Thornhill) Generator	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600
Station 7-2 (Maple) Generator	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600
Station 7-3 (Woodbridge-old) Generator	$82,600	$82,600	$82,600	$82,600	$82,600	$0	$0	$0	$0	$0
Station 7-3 (Woodbridge-new) Generator	$0	$0	$0	$0	$0	$82,600	$82,600	$82,600	$82,600	$82,600
Station 7-4 (Kleinburg) Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$82,600
Station 7-5 (East Woodbridge) Generator	$138,000	$138,000	$138,000	$138,000	$138,000	$138,000	$138,000	$138,000	$138,000	$138,000
Station 7-6 (Concord) Generator	$0	$0	$0	$0	$0	$82,600	$82,600	$82,600	$82,600	$82,600
Station 7-7 (West Maple) Generator	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600
Station 7-8 (East Vaughan) Generator	$138,000	$138,000	$138,000	$138,000	$138,000	$138,000	$138,000	$138,000	$138,000	$138,000
Station 7-9 (North Woodbridge) Generator	$138,000	$138,000	$138,000	$138,000	$138,000	$138,000	$138,000	$138,000	$138,000	$138,000
Station 7-10 (Dufferin & Teston) Generator	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600	$82,600
Total Cost ($000)	**$827.0**	**$827.0**	**$827.0**	**$827.0**	**$827.0**	**$909.6**	**$909.6**	**$909.6**	**$909.6**	**$992.2**

BROADBAND	# of Access Points										UNIT COST
Station Name	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/unit)**
Station 7-1 (Thornhill) Fire Suppression Division	0	0	0	0	0	0	0	4	4	4	$2,200
Station 7-2 (Maple) Fire Suppression Division	0	0	0	0	0	0	0	5	5	5	$2,200
Station 7-3 (Woodbridge-new) Fire Suppression Division	0	0	0	0	0	3	3	3	3	3	$2,200
Station 7-4 (Kleinburg) Fire Suppression Division	0	0	0	0	0	0	0	5	5	5	$2,200
Station 7-5 (East Woodbridge) Fire Suppression Division	0	0	0	0	0	0	0	4	4	4	$2,200
Station 7-6 (Concord) Fire Suppression Division	0	0	0	0	0	0	0	4	4	4	$2,200
Station 7-7 (West Maple) Fire Suppression Division	0	0	0	0	0	0	0	4	4	4	$2,200
Station 7-8 (East Vaughan) Fire Suppression Division	0	0	0	0	0	0	0	3	3	3	$2,200
Station 7-9 (North Woodbridge) Fire Suppression Division	0	0	0	0	0	0	0	3	3	3	$2,200
Station 7-10 (Dufferin & Teston)	0	0	0	0	0	0	0	4	4	4	$2,200
Joint Operations Centre, Fire and Emergency Services	0	0	0	0	0	0	0	0	0	0	$2,200
Fire Department Headquarters	0	0	0	0	0	0	0	0	0	0	$2,200
Total (#)	**-**	**-**	**-**	**-**	**-**	**3.00**	**3.00**	**39.00**	**39.00**	**39.00**	
Total ($000)	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$6.6**	**$6.6**	**$85.8**	**$85.8**	**$85.8**	

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CITY OF VAUGHAN
CALCULATION OF SERVICE LEVELS
FIRE AND RESCUE SERVICES

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historic Population	291,801	295,344	298,930	302,560	306,233	311,243	316,334	321,509	326,769	332,114
Historic Employment	181,268	187,958	194,896	202,089	209,549	213,643	217,858	222,201	226,677	231,293
Total Population & Employment	**473,069**	**483,302**	**493,826**	**504,649**	**515,782**	**524,885**	**534,193**	**543,710**	**553,446**	**563,407**

INVENTORY SUMMARY ($000)

Buildings	$69,515.9	$69,515.9	$68,617.4	$69,342.5	$69,342.5	$69,342.5	$69,342.5	$72,027.4	$78,849.0	$78,849.0
Land	$80,147.2	$80,147.2	$77,985.1	$77,985.1	$77,985.1	$81,357.9	$81,357.9	$78,849.9	$78,849.9	$78,849.9
Vehicles	$29,571.0	$28,981.0	$28,997.0	$29,283.0	$29,498.0	$29,648.0	$29,648.0	$29,648.0	$30,448.0	$32,348.0
Furniture & Equipment	$14,057.6	$14,100.9	$14,251.1	$14,705.6	$14,920.8	$16,686.8	$16,686.8	$16,686.8	$18,186.8	$18,269.4
Broadband	$0.0	$0.0	$0.0	$0.0	$0.0	$6.6	$6.6	$85.8	$85.8	$85.8
Inventory Adjustment for Negative Reserve Fund Balance	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*($4,170.0)*
Total ($000)	**$193,291.7**	**$192,745.0**	**$189,850.6**	**$191,316.1**	**$191,746.4**	**$197,041.8**	**$197,041.8**	**$197,297.9**	**$206,419.4**	**$204,232.0**

SERVICE LEVEL ($/pop & emp)

											Average Service Level
Buildings	$146.95	$143.84	$138.95	$137.41	$134.44	$132.11	$129.81	$132.47	$142.47	$139.95	$137.84
Land	$169.42	$165.83	$157.92	$154.53	$151.20	$155.00	$152.30	$145.02	$142.47	$139.95	$153.36
Vehicles	$62.51	$59.96	$58.72	$58.03	$57.19	$56.48	$55.50	$54.53	$55.02	$57.41	$57.54
Furniture & Equipment	$29.72	$29.18	$28.86	$29.14	$28.93	$31.79	$31.24	$30.69	$32.86	$32.43	$30.48
Broadband	$0.00	$0.00	$0.00	$0.00	$0.00	$0.01	$0.01	$0.16	$0.16	$0.15	$0.05
Inventory Adjustment for Negative Reserve Fund Balance	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*($7.40)*	*($0.74)*
Total ($/pop & emp)	**$408.59**	**$398.81**	**$384.45**	**$379.11**	**$371.76**	**$375.40**	**$368.86**	**$362.87**	**$372.97**	**$362.49**	**$378.53**

CITY OF VAUGHAN
CALCULATION OF MAXIMUM ALLOWABLE
FIRE AND RESCUE SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2012 - 2021	$378.53
Net Population & Employment Growth 2022 - 2031	121,762
Maximum Allowable Funding Envelope	**$46,090,423**

APPENDIX D
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CITY OF VAUGHAN
DEVELOPMENT-RELATED CAPITAL PROGRAM
FIRE AND RESCUE SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	Replacement & BTE Shares		Prior Growth	2022-2031	Other Dev. Related
3.0 FIRE AND RESCUE SERVICES										
3.1 Committed Projects										
3.1.1 BU-2554-20 Growth Related Financial Study	2022	$ 7,820	$ -	$ 7,820	0%	$ -	$ 7,820	$ 7,820	$ -	$ -
3.1.2 FR-3606-18 Station 76 Aerial Purchase	2022	$ 112,549	$ -	$ 112,549	0%	$ -	$ 112,549	$ 112,549	$ -	$ -
3.1.3 FR-3607-19 Aerial 76 Equipment Purchase	2022	$ 60,000	$ -	$ 60,000	0%	$ -	$ 60,000	$ 60,000	$ -	$ -
3.1.4 FR-3618-18 Station #74 Equipment for Fire	2022	$ 35,896	$ -	$ 35,896	0%	$ -	$ 35,896	$ 35,896	$ -	$ -
3.1.5 FR-3619-18 Engine #74 Equipment Purchase	2022	$ 16,032	$ -	$ 16,032	0%	$ -	$ 16,032	$ 16,032	$ -	$ -
3.1.6 FR-3626-18 Station #74 Furniture and Equipment	2022	$ 121,604	$ -	$ 121,604	0%	$ -	$ 121,604	$ 121,604	$ -	$ -
3.1.7 FR-3652-19 Public Order Unit - VFRS	2022	$ 19,327	$ -	$ 19,327	0%	$ -	$ 19,327	$ 19,327	$ -	$ -
3.1.8 FR-3656-19 Washing and Drying Machines	2022	$ 30,636	$ -	$ 30,636	0%	$ -	$ 30,636	$ 30,636	$ -	$ -
3.1.9 FR-3689-20 Technical Rescue - Replacement	2022	$ 34,401	$ -	$ 34,401	0%	$ -	$ 34,401	$ 34,401	$ -	$ -
3.1.10 ID-2093-20 New Fire Station 7-12	2022	$ 6,122,166	$ -	$ 6,122,166	0%	$ -	$ 6,122,166	$ 6,122,166	$ -	$ -
Subtotal Committed Projects		$ 6,560,431	$ -	$ 6,560,431		$ -	$ 6,560,431	$ 6,560,431	$ -	$ -
3.2 Recovery of Negative Reserve Fund Balance										
3.2.1 Reserve Recovery	2022	$ 4,170,035	$ -	$ 4,170,035	0%	$ -	$ 4,170,035	$ -	$ 4,170,035	$ -
Subtotal Recovery of Negative Reserve Fund Balance		$ 4,170,035	$ -	$ 4,170,035		$ -	$ 4,170,035	$ -	$ 4,170,035	$ -
3.3 Fire Equipment										
3.3.1 Various Development-Related Fire Equipment	2022	$ 120,452	$ -	$ 120,452	0%	$ -	$ 120,452	$ -	$ 120,452	$ -
Subtotal Fire Equipment		$ 120,452	$ -	$ 120,452		$ -	$ 120,452	$ -	$ 120,452	$ -
3.4 Station 7-2										
3.4.1 Station 7-2 - Provision for Land (0.6 Ha)	2023	$ 5,050,283	$ -	$ 5,050,283	76%	$ 3,862,690	$ 1,187,594	$ -	$ 1,187,594	$ -
3.4.2 Station 7-2 - Studies and Design	2024	$ 874,023	$ -	$ 874,023	76%	$ 668,493	$ 205,530	$ -	$ 205,530	$ -
3.4.3 Station 7-2 - Construction (total 13,000 sf.)	2025	$ 3,641,763	$ -	$ 3,641,763	76%	$ 2,785,389	$ 856,375	$ -	$ 856,375	$ -
3.4.4 Station 7-2 - Construction	2026	$ 3,641,763	$ -	$ 3,641,763	76%	$ 2,785,389	$ 856,375	$ -	$ 856,375	$ -
3.4.5 Station 7-2 - Construction	2027	$ 3,641,763	$ -	$ 3,641,763	76%	$ 2,785,389	$ 856,375	$ -	$ 856,375	$ -
3.4.6 Station 7-2 Aerial Purchase	2027	$ 2,211,000	$ -	$ 2,211,000	0%	$ -	$ 2,211,000	$ -	$ 2,211,000	$ -
3.4.7 Aerial 7-2 Equipment Purchase	2027	$ 144,000	$ -	$ 144,000	0%	$ -	$ 144,000	$ -	$ 144,000	$ -
3.4.8 Station 7-2 Equipment for Firefighter Purchase	2027	$ 183,071	$ -	$ 183,071	0%	$ -	$ 183,071	$ -	$ 183,071	$ -
Subtotal Station 7-2		$ 19,387,667	$ -	$ 19,387,667		$ 12,887,349	$ 6,500,318	$ -	$ 6,500,318	$ -
3.5 Station 7-6										
3.5.1 Station 7-6 - Studies and Design	2023	$ 874,023	$ -	$ 874,023	48%	$ 418,321	$ 455,702	$ -	$ 455,702	$ -
3.5.2 Station 7-6 - Construction (13,000 sf.)	2024	$ 3,641,763	$ -	$ 3,641,763	48%	$ 1,743,004	$ 1,898,759	$ -	$ 1,898,759	$ -
3.5.3 Station 7-6 - Construction	2025	$ 3,641,763	$ -	$ 3,641,763	48%	$ 1,743,004	$ 1,898,759	$ -	$ 1,898,759	$ -
3.5.4 Station 7-6 - Construction	2026	$ 3,641,763	$ -	$ 3,641,763	48%	$ 1,743,004	$ 1,898,759	$ -	$ 1,898,759	$ -
3.5.5 Station 7-6 Aerial Purchase	2027	$ 2,211,000	$ -	$ 2,211,000	0%	$ -	$ 2,211,000	$ -	$ 2,211,000	$ -
3.5.6 Aerial 7-6 Equipment Purchase	2027	$ 144,000	$ -	$ 144,000	0%	$ -	$ 144,000	$ -	$ 144,000	$ -
3.5.7 Station 7-6 Equipment for Firefighter Purchase	2027	$ 183,071	$ -	$ 183,071	0%	$ -	$ 183,071	$ -	$ 183,071	$ -
Subtotal Station 7-6		$ 14,337,384	$ -	$ 14,337,384		$ 5,647,333	$ 8,690,051	$ -	$ 8,690,051	$ -

APPENDIX D
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CITY OF VAUGHAN
DEVELOPMENT-RELATED CAPITAL PROGRAM
FIRE AND RESCUE SERVICES

Project Description		Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						Replacement & BTE Shares	Replacement & BTE Shares		Prior Growth	2022-2031	Other Dev. Related
3.6 Station 7-11											
3.6.1	Station 7-11 - Studies and Design	2024	$ 874,023	$ -	$ 874,023	0%	$ -	$ 874,023	$ -	$ 874,023	$ -
3.6.2	Station 7-11 Construction (13,000 sf)	2025	$ 3,641,763	$ -	$ 3,641,763	0%	$ -	$ 3,641,763	$ -	$ 3,641,763	$ -
3.6.3	Station 7-11 Construction	2026	$ 3,641,763	$ -	$ 3,641,763	0%	$ -	$ 3,641,763	$ -	$ 3,641,763	$ -
3.6.4	Station 7-11 Construction	2027	$ 3,641,763	$ -	$ 3,641,763	0%	$ -	$ 3,641,763	$ -	$ -	$ 3,641,763
3.6.5	Station 7-11 Equipment For Firefighter Purchase	2027	$ 183,071	$ -	$ 183,071	0%	$ -	$ 183,071	$ -	$ -	$ 183,071
3.6.6	Station 7-11 Engine	2027	$ 1,300,000	$ -	$ 1,300,000	0%	$ -	$ 1,300,000	$ -	$ -	$ 1,300,000
	Subtotal Station 7-11		$ 13,282,384	$ -	$ 13,282,384		$ -	$ 13,282,384	$ -	$ 8,157,550	$ 5,124,835
3.7 Station 7-12											
3.7.1	New Fire Station 7-12	2022	$ 1,704,124	$ -	$ 1,704,124	0%	$ -	$ 1,704,124	$ -	$ 1,704,124	$ -
3.7.2	Station 7-12 Equipment For Firefighter Purchase	2024	$ 183,071	$ -	$ 183,071	0%	$ -	$ 183,071	$ -	$ 183,071	$ -
3.7.3	Station 7-12 Engine	2024	$ 1,300,000	$ -	$ 1,300,000	0%	$ -	$ 1,300,000	$ -	$ 1,300,000	$ -
	Subtotal Station 7-12		$ 3,187,195	$ -	$ 3,187,195		$ -	$ 3,187,195	$ -	$ 3,187,195	$ -
3.8 Station 7-13											
3.8.1	Station 7-13 - Provision for Land (0.6ha)	2023	$ 5,438,795	$ -	$ 5,438,795	0%	$ -	$ 5,438,795	$ -	$ 5,438,795	$ -
3.8.2	Station 7-13 - Studies and Design	2024	$ 874,023	$ -	$ 874,023	0%	$ -	$ 874,023	$ -	$ 874,023	$ -
3.8.3	Station 7-13 - Construction (13,000 sf.)	2025	$ 3,641,763	$ -	$ 3,641,763	0%	$ -	$ 3,641,763	$ -	$ 3,641,763	$ -
3.8.4	Station 7-13 - Construction	2026	$ 3,641,763	$ -	$ 3,641,763	0%	$ -	$ 3,641,763	$ -	$ 3,641,763	$ -
3.8.5	Station 7-13 - Construction	2027	$ 3,641,763	$ -	$ 3,641,763	0%	$ -	$ 3,641,763	$ -	$ 1,668,477	$ 1,973,287
3.8.6	Station 7-13 Equipment For Firefighter Purchase	2027	$ 183,071	$ -	$ 183,071	0%	$ -	$ 183,071	$ -	$ -	$ 183,071
3.8.7	Station 7-1 Engine	2027	$ 1,300,000	$ -	$ 1,300,000	0%	$ -	$ 1,300,000	$ -	$ -	$ 1,300,000
			$ 18,721,179	$ -	$ 18,721,179		$ -	$ 18,721,179	$ -	$ 15,264,821	$ 3,456,358
TOTAL FIRE AND RESCUE SERVICES			**$ 79,766,728**	**$ -**	**$ 79,766,728**		**$ 18,534,681**	**$ 61,232,046**	**$ 6,560,431**	**$ 46,090,423**	**$ 8,581,192**

Residential Development Charge Calculation		
Residential Share of 2022 - 2031 DC Eligible Costs	68.0%	$31,341,488
10-Year Growth in Population in New Units		82,568
Unadjusted Development Charge Per Capita		**$379.59**
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022 - 2031 DC Eligible Costs	32.0%	$14,748,935
10-Year Growth in Square Metres		2,557,351
Unadjusted Development Charge Per Square Metre		**$5.77**

2022 - 2031 Net Funding Envelope	$46,090,423
Reserve Fund Balance	
Reserve Fund Balance Before Commitments	2,390,396.55
2021 Committed Capital Budget Draws	(6,560,432.00)
Total Uncommitted Reserve Funds (as at Dec 31 2021)	(4,170,035.45)

APPENDIX D
TABLE 3 - PAGE 1

CITY OF VAUGHAN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
FIRE AND RESCUE SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in $000)

FIRE AND RESCUE SERVICES	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	$55,315.2	$2,529.3	($2,879.7)	($3,734.0)	($8,040.9)	($12,565.4)	($15,214.7)	($11,998.7)	($8,411.2)	($4,422.0)	
2022 - 2031 RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	$51,992.7	$3,322.5	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	**$55,315.2**
- Fire And Rescue Services: Non Inflated	$4,076.3	$4,815.8	$3,628.1	$6,826.3	$6,826.3	$5,168.7	$0.0	$0.0	$0.0	$0.0	**$31,341.5**
- Fire And Rescue Services: Inflated	$56,069.1	$8,301.1	$3,774.7	$7,244.1	$7,389.0	$5,706.6	$0.0	$0.0	$0.0	$0.0	**$88,484.5**
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	7,016	7,219	7,429	7,648	7,875	8,591	8,826	9,069	9,319	9,576	**82,568**
REVENUE											
- DC Receipts: Inflated	$2,811.7	$2,950.7	$3,097.4	$3,252.3	$3,416.0	$3,800.8	$3,983.1	$4,174.4	$4,375.2	$4,586.0	**$36,447.6**
INTEREST											
- Interest on Opening Balance	$1,936.0	$88.5	($158.4)	($205.4)	($442.2)	($691.1)	($836.8)	($659.9)	($462.6)	($243.2)	**($1,675.1)**
- Interest on In-year Transactions	($1,464.6)	($147.1)	($18.6)	($109.8)	($109.3)	($52.4)	$69.7	$73.1	$76.6	$80.3	**($1,602.2)**
TOTAL REVENUE	$3,283.1	$2,892.1	$2,920.4	$2,937.2	$2,864.5	$3,057.3	$3,216.0	$3,587.5	$3,989.2	$4,423.0	**$33,170.3**
CLOSING CASH BALANCE	$2,529.3	($2,879.7)	($3,734.0)	($8,040.9)	($12,565.4)	($15,214.7)	($11,998.7)	($8,411.2)	($4,422.0)	$1.0	

2022 Adjusted Charge Per Capita	**$400.73**

Allocation of Capital Program	
Residential Sector	68.0%
Non-Residential Sector	32.0%
Rates for 2022	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX D
TABLE 3 - PAGE 2

CITY OF VAUGHAN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
FIRE AND RESCUE SERVICES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in $000)

FIRE AND RESCUE SERVICES	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	$26,030.7	$1,359.9	($1,021.7)	($1,260.9)	($3,131.2)	($5,112.4)	($6,442.8)	($5,044.3)	($3,507.4)	($1,822.3)	
2022 - 2031 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	$24,467.2	$1,563.5	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	**$26,030.7**
- Fire And Rescue Services: Non Inflated	$1,918.3	$2,266.3	$1,707.3	$3,212.4	$3,212.4	$2,432.3	$0.0	$0.0	$0.0	$0.0	**$14,748.9**
- Fire And Rescue Services: Inflated	$26,385.4	$3,906.4	$1,776.3	$3,409.0	$3,477.2	$2,685.5	$0.0	$0.0	$0.0	$0.0	**$41,639.8**
NEW NON-RESIDENTIAL DEVELOPMENT											
- Sq. Metres in New Buildings	246,394	250,326	254,330	258,406	262,557	249,575	253,261	257,007	260,813	264,681	**2,557,351**
REVENUE											
- DC Receipts: Inflated	$1,488.2	$1,542.2	$1,598.2	$1,656.3	$1,716.6	$1,664.3	$1,722.7	$1,783.1	$1,845.7	$1,910.6	**$16,928.0**
INTEREST											
- Interest on Opening Balance	$911.1	$47.6	($56.2)	($69.4)	($172.2)	($281.2)	($354.4)	($277.4)	($192.9)	($100.2)	**($545.2)**
- Interest on In-year Transactions	($684.7)	($65.0)	($4.9)	($48.2)	($48.4)	($28.1)	$30.1	$31.2	$32.3	$33.4	**($752.2)**
TOTAL REVENUE	$1,714.6	$1,524.8	$1,537.1	$1,538.8	$1,495.9	$1,355.1	$1,398.5	$1,536.9	$1,685.1	$1,843.8	**$15,630.6**
CLOSING CASH BALANCE	$1,359.9	($1,021.7)	($1,260.9)	($3,131.2)	($5,112.4)	($6,442.8)	($5,044.3)	($3,507.4)	($1,822.3)	$21.5	

2022 Adjusted Charge Per Square Metre	**$6.04**

Allocation of Capital Program	
Residential Sector	68.0%
Non-Residential Sector	32.0%
Rates for 2022	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX E

COMMUNITY SERVICES

APPENDIX E - COMMUNITY SERVICES

Community Services combines indoor recreation and parks services in the City of Vaughan. Indoor recreation services are provided through the Recreation Services Department and are primarily delivered through community centres located in all areas of the City. Under the *Development Charges Act*, Cultural facilities are not eligible to be recovered through development charges and therefore are excluded from this study.

The City of Vaughan's Parks, Forestry Department is responsible for providing parks, trails and outdoor recreation facilities in the City. Outdoor facilities include baseball diamonds, soccer fields, tennis courts, bocce courts, outdoor swimming pools, wading pools, water play equipment, outdoor rinks, basketball courts, playground equipment and other play courts.

Community Services includes:

- Parks and Recreation
- Services related to proceedings under the Provincial Offences Act, including by-law enforcement services and municipally administered court services. (for animal services).

TABLE 1 HISTORICAL SERVICE LEVELS

The City of Vaughan's Community Services inventory is separated into twelve categories: Community Centre Space, Land, Equipment, Broadband, Animal Services, Activity Spaces, Parkland Development, Park Facilities, Special Facilities, Trails, Non-Road Vehicles and Parks Operation Buildings & Land.

The City utilizes eleven main indoor recreation facilities to deliver services which have a total area of nearly 1.1 million square feet and a replacement value of $496.9 million (Page 4). This space includes indoor pools, gymnasiums, arenas, fitness centres, squash courts, indoor bocce courts, bowling alleys, program rooms and other space. Pages 1 to 4 includes a detailed breakdown of total space separated by function and facility. The land associated with the eleven indoor recreation facilities totals 36.8 hectares with a value of $308.8 million (Page 5). Broadband equipment at the City's recreation buildings adds another $182,600 to the cost of the inventory (Page 6).

Under the Community Services category, the City owns one animal shelter which has a total area of 6,700 square feet and a replacement value of $3.4 million. The land for this shelter amounts to 0.05 hectares with a total cost of $432,400. The equipment at this animal shelter is valued at $660,400. In total, the animal services component of the inventory is valued at $4.4 million (Page 7).

The City also operates 24 activity spaces which have a total area of about 77,500 square feet and a replacement value of $33.6 million (Page 8). The land associated with the activity spaces totals 8.30 hectares with a value of $67.3 million (Page 9).

The City owns a substantial amount of equipment used to provide recreation services. This includes fitness equipment, ice resurfacers, operations equipment, audio/video equipment and furniture and miscellaneous equipment. The total replacement value of all indoor recreation equipment in 2021 is estimated at $8.0 million (Pages 10-22).

Vaughan's 2021 inventory of parkland includes 385.6 hectares of neighbourhood parkland (Pages 23-27), 1.4 hectares of public squares (Page 28), 97.4 hectares of regional parkland (Page 30) and 114.8 hectares of district parkland (Page 31). The total cost of developing this parkland is estimated at $311.0 million (Pages 32-33). The cost of parkland acquisition cannot be included in the development charges inventory as per the *DCA*.

The Parks, Forestry and Horticulture Operations Department currently provides a total of 1,217 park facilities (and associated assets), the majority of which are sports related (Pages 34-60). The total replacement value of these park facilities is $200.0 million. Vaughan also has an inventory of special City-wide facilities valued at $14.5 million (Page 61). The City-owned Uplands Golf & Country Club (9 hole golf course and club house) valued at $7.1 million comprises about half of this amount. The City of Vaughan pedestrian and bicycle trail system add about $1.5 million to the inventory in 2021, which represents only those trails built by the City (Page 62).

The City of Vaughan owns 737 parks non-road vehicles in its fleet (Pages 63-87) and contracts about $1.7 million in vehicles. The combined total value of these vehicles (owned and contracted) is $23.9 million.

The Parks, Forestry and Horticulture Operations department operates from three buildings: The Joint Operations Centre, the Woodbridge Works Building, and the Dufferin Yard (Page 88). The total area of the buildings used Parks, Forestry and Horticulture Operations is 25,736 square feet with a replacement value of $9.8 million. The value of fixed equipment at these buildings is about $365,800. Parks, Forestry and Horticulture Operations share of the

land associated with these buildings is approximately 3.6 hectares with a value of $29.6 million. In total, the value of the Parks Operations inventory is $39.8 million.

The combined value of capital assets for Community Services is valued at $1.5 billion (Page 89). The ten-year historical average service level is $4,788.38 per capita, and this, multiplied by the ten-year forecast of net population growth, results in a ten-year maximum allowable funding envelope of $395.1 million.

It has been determined that no "uncommitted excess capacity" exists within the Community Services infrastructure, and as such, no adjustments have been made to the service level calculations.

TABLE 2 2022 – 2031 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE "UNADJUSTED" DEVELOPMENT CHARGES

The Community Services capital program is based on the 2022 Capital Budget, the 2017 Active Together Master Plan and discussions with City staff. The entire Community Services capital program is delineated into two sub-sections: Indoor Recreation and Park Development and Facilities.

Indoor Recreation

There is one project pertaining to indoor recreation valued at $65.2 million that is considered to be a committed project in the City's DC reserve and approved in the Capital Budget. This project relates to the Carrville Community Centre and the total $65.2 million is to be funded from the City's Community Services DC reserve fund. It should be noted that the capital program also includes an additional $28.3 million in top-up funding to construct the facility.

In addition to the committed project list, the construction of three additional community centres are included in the capital program located in Block 41, the VMC, Kleinburg and the top up amount for the Carville Community Centre as noted above. These Community Centres are expected to add new ice rinks, gymnasiums, fitness centres, and multi-purpose program space. These new community centres are expected to be built at a combined cost $236.8 million (land and equipment inclusive). It should be noted that the assumed principal portions of the debenture payments associated with the VMC Community Centre have been identified in the program; interest costs have been included in the cash flow calculations (see Table 3).

The capital program also includes a provision for the following: the Vaughan Mills Public Education Space ($1.7 million), Vaughan Mills Community Hub ($52.5 million), Block 27 Community Hub ($47.7 million), West and Highway 7 Community Hub ($59.1 million) and the Yonge & Steeles Community Centre ($78.6 million).

The City also proposes to construct a new 20,000 square foot animal services facility at a cost of $20.3 million. As a result of this new facility, the existing animal services facility will be decommissioned and the replacement shares ($6.8 million) associated with the existing 6,700 square foot facility is considered in the calculation. The total gross program for the Indoor Recreation portion of the Community Services program amounts to $562.1 million.

Park Development and Facilities

The Community Services capital program also contains various new park developments which are considered to be committed projects in the City's DC reserve and approved in the Capital Budget. These projects are valued at about $47.2 million and the largest share is related to the construction of the North Maple Regional Park valued at $16.1 million. Other significant projects include the VMC Library and Recreation Centre at $4.4 million and the Block 23 VMC Expo City Park Development at $3.8 million. In total, $47.2 million of these committed projects is funded from the City's available DC reserve fund ultimately reducing the uncommitted balance available for future projects.

Over the next ten-years, several new playing fields and playgrounds are planned to be built on the newly developed parkland. The capital program includes for the development of several new hectares of parkland at a cost of $144.8 million with new fields and playgrounds included at an additional cost of $50.4 million. Furthermore, the development-related capital program includes a provision of about $22.6 million for the expansion of the City's managed trail network.

Two new operational facilities (parks share only) are included for development in the ten-year capital program: Dufferin Yard and a new North Operations Centre (NOC). The total cost of developing these facilities is estimated to be $24.9 million including the remaining cost of servicing the site to accommodate the NOC. The Dufferin Yard project has replacement shares valued at $475,200, which is deducted off the total project cost. New additions to the non-road fleets and related equipment category add another $6.7 million to the Park Development and Facilities portion of the Community Services capital program.

The total gross program for the Park Development and Facilities portion of the Community Services program amounts to $296.6 million.

Community Services Summary

The ten-year capital forecast for Community Services totals $858.7 million. No provincial government grants or subsidies are anticipated to offset the cost of the program. Non-growth shares in the amount of $7.3 million related to the animal shelter and the Dufferin Yard is netted off the net municipal cost of the program, leaving $851.4 million as the total development related costs.

The total reserve fund balance before commitments is about $166.2 million, after considering the funds applied to the committed projects noted, approximately $53.8 million is available in the City's uncommitted Community Services DC reserve fund to help offset the cost of the program. Lastly, $290.1 million, the portion of the development-related cost which exceeds the maximum allowable funding envelope can be recovered through subsequent development charges studies or other development-related funding sources (such as a Community Benefits Charges by-law). The City's CBC Strategy identifies the share of "other development related" costs attributed to CBCs where applicable.

The 2022–2031 DC costs eligible for recovery amount to $395.1 million, which is allocated entirely against future residential development in the City. This results in an unadjusted development charge of $4,785.48 per capita.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge increases to $5,120.86 per capita. The following table summarizes the calculation of the Community Services development charges.

COMMUNITY SERVICES SUMMARY

10-year Hist. Service Level	2022 - 2031 Development-Related Capital Program		Unadjusted Development Charge		**Adjusted Development Charge**	
per capita	Total	Net DC Recoverable	$/capita	$/sq.m	**$/capita**	**$/sq.m**
$4,788.38	$858,728,737	$395,125,180	$4,785.48	$0.00	**$5,120.86**	**$0.00**

APPENDIX E
TABLE 1 - PAGE 1

CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES

MAPLE COMMUNITY CENTRE	# of Square Feet									
10190 Keele St.	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
- Indoor pool	14,100	14,100	14,100	14,100	14,100	14,100	14,100	14,100	14,100	14,100
- Arena	26,300	26,300	26,300	26,300	26,300	26,300	26,300	26,300	26,300	26,300
- Gymnasium/MPR/Kitchen	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
- Fitness Centre	27,100	27,100	27,100	27,100	27,100	27,100	27,100	27,100	27,100	27,100
- 2 Squash/Racquetball courts	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
- 7 Meeting Rooms/Program Rooms	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600
- 4 Bocce Courts	9,950	9,950	9,950	9,950	9,950	9,950	9,950	9,950	9,950	9,950
- 4 Bowling Alleys	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
- Common Space	47,244	47,244	47,244	47,244	47,244	47,244	47,244	47,244	47,244	47,244
- Youth space and teaching kitchen	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
Total (Maple Community Centre)	**147,794**	**147,794**	**147,794**	**147,794**	**147,794**	**147,794**	**147,794**	**147,794**	**147,794**	**147,794**

GARNET A. WILLIAMS C.C.	# of Square Feet									
501 Clark Ave.	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
- Indoor pool	14,900	14,900	14,900	14,900	14,900	14,900	14,900	14,900	14,900	14,900
- Arena	33,250	33,250	33,250	33,250	33,250	33,250	33,250	33,250	33,250	33,250
- Gymnasium/PR/Kitchen	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850
- Fitness Centre	15,542	15,542	15,542	15,542	15,542	15,542	15,542	15,542	15,542	15,542
- 3 squash & 1 racquetball court	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800
- 7 Meeting Rooms/Program Rooms	7,698	7,698	7,698	7,698	7,698	7,698	7,698	7,698	7,698	7,698
- Common Space	41,844	41,844	41,844	41,844	41,844	41,844	41,844	41,844	41,844	41,844
Total (Garnet A. Williams C.C.)	**126,884**	**126,884**	**126,884**	**126,884**	**126,884**	**126,884**	**126,884**	**126,884**	**126,884**	**126,884**

DUFFERIN CLARK C.C.	# of Square Feet									
1441 Clark Ave.	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
- Indoor pool	23,100	23,100	23,100	23,100	23,100	23,100	23,100	23,100	23,100	23,100
- Gymnasium/MPR	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350
- 7 Meeting Rooms/Program Rooms	3,586	3,586	3,586	3,586	3,586	3,586	3,586	3,586	3,586	3,586
- 4 Bocce Courts	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700
- Common Space	41,866	41,866	41,866	41,866	41,866	41,866	41,866	41,866	41,866	41,866
Total (Dufferin Clark C.C.)	**83,602**	**83,602**	**83,602**	**83,602**	**83,602**	**83,602**	**83,602**	**83,602**	**83,602**	**83,602**

APPENDIX E
TABLE 1 - PAGE 2

CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES

Father Ermano Bulfon C.C.	# of Square Feet									
8141 Martingrove Rd.	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
- Indoor pool	5,680	5,680	5,680	5,680	5,680	5,680	5,680	5,680	5,680	5,680
- Fitness Centre	3,588	3,588	3,588	3,588	3,588	3,588	3,588	3,588	3,588	3,588
- Gymnasium	6,797	6,797	6,797	6,797	6,797	6,797	6,797	6,797	6,797	6,797
- Youth Room	1,006	1,006	1,006	1,006	1,006	1,006	1,006	1,006	1,006	1,006
- Pre-school / children's room	1,006	1,006	1,006	1,006	1,006	1,006	1,006	1,006	1,006	1,006
- 3 Program Rooms	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750
- 5 Bocce Courts	12,250	12,250	12,250	12,250	12,250	12,250	12,250	12,250	12,250	12,250
- Common Space	11,850	11,850	11,850	11,850	11,850	11,850	11,850	11,850	11,850	11,850
- Extend Senior Hall - staff and Kitchen	0	0	0	22,181	22,181	22,181	22,181	22,181	22,181	22,181
Total (Father E. Bulfon C.C.)	**46,927**	**46,927**	**46,927**	**69,108**	**69,108**	**69,108**	**69,108**	**69,108**	**69,108**	**69,108**

WOODBRIDGE POOL & MEMORIAL ARENA	# of Square Feet									
5020 Highway #7	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
- Indoor pool	14,700	14,700	14,700	14,700	14,700	14,700	14,700	14,700	14,700	14,700
- Arena	24,900	24,900	24,900	24,900	24,900	24,900	24,900	24,900	24,900	24,900
- Memorial Hall/Kitchen	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
- Common Space	13,944	13,944	13,944	13,944	13,944	13,944	13,944	13,944	13,944	13,944
Total (W. Woodbridge Pool & Memorial Arena)	**56,544**	**56,544**	**56,544**	**56,544**	**56,544**	**56,544**	**56,544**	**56,544**	**56,544**	**56,544**

AL PALLADINI C.C. (sq. ft.)	# of Square Feet									
9201 Islington Ave.	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
- Indoor pool	18,450	18,450	18,450	18,450	18,450	18,450	18,450	18,450	18,450	18,450
- Arena A	29,550	29,550	29,550	29,550	29,550	29,550	29,550	29,550	29,550	29,550
- Arena B	24,350	24,350	24,350	24,350	24,350	24,350	24,350	24,350	24,350	24,350
- Gymnasium/MPR/Kitchen	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
- Fitness Centre	17,950	17,950	17,950	17,950	17,950	17,950	17,950	17,950	17,950	17,950
- 2 Squash Courts	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650
- 2 Meeting Rooms	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250
- Common Space	43,985	43,985	43,985	43,985	43,985	43,985	43,985	43,985	43,985	43,985
Total (Al Palladini C.C.)	**143,685**	**143,685**	**143,685**	**143,685**	**143,685**	**143,685**	**143,685**	**143,685**	**143,685**	**143,685**

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES

CHANCELLOR C.C.	# of Square Feet									
350 Ansley Grove Road	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
- Gymnasium	6,118	6,118	6,118	6,118	6,118	6,118	6,118	6,118	6,118	6,118
- Youth Room	908	908	908	908	908	908	908	908	908	908
- Pre-school / children's room	705	705	705	705	705	705	705	705	705	705
- Seniors' Room	2,183	2,183	2,183	2,183	2,183	2,183	2,183	2,183	2,183	2,183
- Community / Meeting Room	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
- Bocce Courts	18,430	18,430	18,430	18,430	18,430	18,430	18,430	18,430	18,430	18,430
- Common Space	11,892	11,892	11,892	11,892	11,892	11,892	11,892	11,892	11,892	11,892
- Pool Viewing	2,254	2,254	2,254	2,254	2,254	2,254	2,254	2,254	2,254	2,254
playhouse	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600
Total (Chancellor C.C.)	**50,090**	**50,090**	**50,090**	**50,090**	**50,090**	**50,090**	**50,090**	**50,090**	**50,090**	**50,090**

VAUGHAN SPORTS VILLAGE	# of Square Feet									
2600 Rutherford	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
- Arenas	110,744	110,744	110,744	110,744	110,744	110,744	110,744	110,744	110,744	110,744
- Board / Meeting Rooms	2,486	2,486	2,486	2,486	2,486	2,486	2,486	2,486	2,486	2,486
- Restaurant	4,939	4,939	4,939	4,939	4,939	4,939	4,939	4,939	4,939	4,939
- Common Space & Pro-shop	10,569	10,569	10,569	10,569	10,569	10,569	10,569	10,569	10,569	10,569
Total (Sports Village)	**128,737**	**128,737**	**128,737**	**128,737**	**128,737**	**128,737**	**128,737**	**128,737**	**128,737**	**128,737**

ROSEMOUNT C.C.	# of Square Feet									
1000 New Westminster Drive (Thornhill)	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
- Arena	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000
- Gymnasium	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220
- 4 Program Rooms	9,017	9,017	9,017	9,017	9,017	9,017	9,017	9,017	9,017	9,017
- Community Playhouse	24,409	24,409	24,409	24,409	24,409	24,409	24,409	24,409	24,409	24,409
Total (Rosemount C.C.)	**62,646**	**62,646**	**62,646**	**62,646**	**62,646**	**62,646**	**62,646**	**62,646**	**62,646**	**62,646**

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES

VELLORE VILLAGE C.C.	# of Square Feet									
1 Villa Royale Avenue	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Program Rooms	8,565	8,565	8,565	8,565	8,565	8,565	8,565	8,565	8,565	8,565
Gymnasium	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100
Indoor Pool	15,660	15,660	15,660	15,660	15,660	15,660	15,660	15,660	15,660	15,660
Pool Viewing	1,790	1,790	1,790	1,790	1,790	1,790	1,790	1,790	1,790	1,790
Common Space	53,536	53,536	53,536	53,536	53,536	53,536	53,536	53,536	53,536	53,536
Total (Vellore Village Community Centre)	**87,651**	**87,651**	**87,651**	**87,651**	**87,651**	**87,651**	**87,651**	**87,651**	**87,651**	**87,651**

NORTH THORNHILL C.C.	# of Square Feet									
300 Pleasant Ridge Avenue	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Program Rooms	9,032	9,032	9,032	9,032	9,032	9,032	9,032	9,032	9,032	9,032
Gymnasium	7,140	7,140	7,140	7,140	7,140	7,140	7,140	7,140	7,140	7,140
Indoor Pool	22,156	22,156	22,156	22,156	22,156	22,156	22,156	22,156	22,156	22,156
Pool Viewing	2,344	2,344	2,344	2,344	2,344	2,344	2,344	2,344	2,344	2,344
Fitness	7,289	7,289	7,289	7,289	7,289	7,289	7,289	7,289	7,289	7,289
Common Space	47,074	47,074	47,074	47,074	47,074	47,074	47,074	47,074	47,074	47,074
Total (North Thornhill Community Centre)	**95,035**	**95,035**	**95,035**	**95,035**	**95,035**	**95,035**	**95,035**	**95,035**	**95,035**	**95,035**

TOTAL MAJOR COMMUNITY CENTRES	# of Square Feet										UNIT COST
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/sq.ft.)
Arenas	275,094	275,094	275,094	275,094	275,094	275,094	275,094	275,094	275,094	275,094	$560.00
Bowling Alleys	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	$410.00
Common Space	330,404	330,404	330,404	330,404	330,404	330,404	330,404	330,404	330,404	330,404	$380.00
Fitness	71,469	71,469	71,469	71,469	71,469	71,469	71,469	71,469	71,469	71,469	$420.00
Gymnasia	61,075	61,075	61,075	61,075	61,075	61,075	61,075	61,075	61,075	61,075	$470.00
Indoor Bocce Courts	47,330	47,330	47,330	47,330	47,330	47,330	47,330	47,330	47,330	47,330	$400.00
Indoor Pools	131,000	131,000	131,000	131,000	131,000	131,000	131,000	131,000	131,000	131,000	$600.00
Meeting/Program Rooms	57,167	57,167	57,167	57,167	57,167	57,167	57,167	57,167	57,167	57,167	$410.00
Other (Community Playhouse/Restaurant/Amici)	35,548	35,548	35,548	57,729	57,729	57,729	57,729	57,729	57,729	57,729	$500.00
Pool Viewing	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	$410.00
Pre-school, Child & Youth Rooms	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	$380.00
Squash & Racquetball Courts	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	$450.00
Total Community Centre Space (sq.ft.)	**1,029,595**	**1,029,595**	**1,029,595**	**1,051,776**	**1,051,776**	**1,051,776**	**1,051,776**	**1,051,776**	**1,051,776**	**1,051,776**	
Total Community Centre Space ($000)	**$485,762.4**	**$485,762.4**	**$485,762.4**	**$496,852.9**	**$496,852.9**	**$496,852.9**	**$496,852.9**	**$496,852.9**	**$496,852.9**	**$496,852.9**	

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COMMUNITY SERVICES

MAJOR COMMUNITY CENTRES	# of Hectares										UNIT COST
LAND COMPONENT (ha)	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/ha)
Maple Community Centre	3.77	3.77	3.77	3.77	3.77	3.77	3.77	3.77	3.77	3.77	$8,648,427
Garnet A. Williams Community Centre	3.23	3.23	3.23	3.23	3.23	3.23	3.23	3.23	3.23	3.23	$8,648,427
Dufferin Clark Community Centre	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	$8,648,427
Father Ermanno Bulfon Community Centre	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	$8,030,640
Woodbridge Pool and Memorial Arena	1.47	1.47	1.47	1.47	1.47	1.47	1.47	1.47	1.47	1.47	$8,648,427
Al Palladini Community Centre	4.72	4.72	4.72	4.72	4.72	4.72	4.72	4.72	4.72	4.72	$8,648,427
Chancellor Community Centre	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	$8,030,640
Vaughan Sports Village	3.77	3.77	3.77	3.77	3.77	3.77	3.77	3.77	3.77	3.77	$8,648,427
Rosemount Community Centre	2.42	2.42	2.42	2.42	2.42	2.42	2.42	2.42	2.42	2.42	$8,648,427
Vellore Village Community Centre	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	$8,030,640
North Thornhill Community Centre	4.92	4.92	4.92	4.92	4.92	4.92	4.92	4.92	4.92	4.92	$8,030,640
Total Community Centre Land Area (ha)	**36.76**	**36.76**	**36.76**	**36.76**	**36.76**	**36.76**	**36.76**	**36.76**	**36.76**	**36.76**	
Total Community Centre Land Area ($ 000's)	**$308,797.6**	**$308,797.6**	**$308,797.6**	**$308,797.6**	**$308,797.6**	**$308,797.6**	**$308,797.6**	**$308,797.6**	**$308,797.6**	**$308,797.6**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES

BROADBAND	# of Access Points										UNIT COST
Centre Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/unit)
Garnett A. Williams Community Centre	0	0	0	7	7	7	7	9	9	9	$2,200
Dufferin Clark Community Centre	0	0	6	6	6	6	6	6	6	6	$2,200
Father Ermano Bulfon Community Centre	0	0	0	0	6	6	6	7	7	7	$2,200
Woodbridge Pool & Memorial Arena	0	0	0	0	7	7	7	8	8	8	$2,200
Al Palladini Community Centre	0	0	0	7	7	7	7	9	9	9	$2,200
Chancellor Community Centre	0	0	0	5	5	5	5	5	5	5	$2,200
Rosemount Community Centre	0	0	0	4	4	4	4	4	4	4	$2,200
Vellore Village Community Centre	0	0	10	10	10	10	10	10	10	10	$2,200
North Thornhill Community Centre	0	0	8	8	8	8	8	9	9	10	$2,200
Maple Community Center	0	0	7	7	7	7	9	10	11	15	$2,200
Sub-total (#)	**-**	**-**	**31**	**54**	**67**	**67**	**69**	**77**	**78**	**83**	
Sub-total ($000)	**$0.0**	**$0.0**	**$68.2**	**$118.8**	**$147.4**	**$147.4**	**$151.8**	**$169.4**	**$171.6**	**$182.6**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
ANIMAL SERVICES

BUILDING	# of Square Feet										UNIT COST
Facility Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/sq.ft.)
Animal Shelter (70 Tigi Crt., Units 45-47)	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	$500
- Total Community Service Facility Space (sq.ft.)	**6,700**	**6,700**	**6,700**	**6,700**	**6,700**	**6,700**	**6,700**	**6,700**	**6,700**	**6,700**	
- Total Community Service Facility Space ($000)	**$3,350.0**	**$3,350.0**	**$3,350.0**	**$3,350.0**	**$3,350.0**	**$3,350.0**	**$3,350.0**	**$3,350.0**	**$3,350.0**	**$3,350.0**	

LAND	# of Hectares										UNIT COST
Facility Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/ha)
Animal Shelter - 70 Tigi Crt	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	$8,648,427
- Total Community Service Facility Land (ha.)	**0.05**	**0.05**	**0.05**	**0.05**	**0.05**	**0.05**	**0.05**	**0.05**	**0.05**	**0.05**	
- Total Community Service Facility Land ($000)	**$432.4**	**$432.4**	**$432.4**	**$432.4**	**$432.4**	**$432.4**	**$432.4**	**$432.4**	**$432.4**	**$432.4**	

EQUIPMENT	Total Equipment Value									
Facility Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Animal Shelter - 70 Tigi Crt	$216,750	$256,870	$241,680	$258,330	$433,700	$660,400	$660,400	$660,400	$660,400	$660,400
Total Cost ($000)	**$216.8**	**$256.9**	**$241.7**	**$258.3**	**$433.7**	**$660.4**	**$660.4**	**$660.4**	**$660.4**	**$660.4**

Total Animal Services ($000)	**$3,999**	**$4,039**	**$4,024**	**$4,041**	**$4,216**	**$4,443**	**$4,443**	**$4,443**	**$4,443**	**$4,443**

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
ACTIVITY SPACES

BUILDING	# of Square Feet										Unit Cost
Facility Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/sq.ft)
Tigi Bocce Court (2501 Rutherford Rd., Unit 15)	10,502	10,502	10,502	10,502	10,502	10,502	10,502	10,502	10,502	10,502	$440
Sonoma Seniors' Centre (1 Sonoma Blvd., Units B5-8)	3,747	3,747	3,747	3,747	3,747	3,747	3,747	3,747	3,747	3,747	$440
Concord Older Adult Club (7575 Keele St., Unit 5)	1,186	1,186	1,186	1,186	1,186	1,186	1,186	1,186	1,186	1,186	$440
Pine York Seniors' Club (7700 Pine Valley Dr. Units 15 &16)	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	$440
Maplewood Village Plaza (11399 Keele St., Unit 7)	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	$440
Vaughan Crest Seniors' Centre (300 Pinewood Dr.)	1,441	1,441	1,441	1,441	1,441	1,441	1,441	1,441	1,441	1,441	$90
Merino Centennial Centre (8 Merino Rd.)	8,592	8,592	8,592	8,592	8,592	8,592	8,592	8,592	8,592	8,592	$440
Blue Willow Activity Centre (133 Fieldstone Dr.)	5,308	5,308	5,308	5,308	5,308	5,308	5,308	5,308	5,308	5,308	$440
Armstrong / Marion Hill House (42 Old Yonge St.)	1,793	1,793	1,793	1,793	1,793	1,793	1,793	1,793	1,793	1,793	$440
John Arnold House (21 Spring Gate Blvd.)	4,140	4,140	4,140	4,140	4,140	4,140	4,140	4,140	4,140	4,140	$440
Jonathan Baker House (91 Thornhill Woods Dr.)	2,057	2,057	2,057	2,057	2,057	2,057	2,057	2,057	2,057	2,057	$440
Sarah Noble / Beaverbrook House (9995 Keele St.)	0	0	0	1,929	1,929	1,929	1,929	1,929	1,929	1,929	$440
John Charlton House (220 Charlton Ave.)	1,729	1,729	1,729	1,729	1,729	1,729	1,729	1,729	1,729	1,729	$440
Devlin House (11151 Keele St.)	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	1,724	$440
Kleinburg Railway Station / Kleinburg Scout House (10415 Islington Ave.)	2,346	2,346	2,346	2,346	2,346	2,346	2,346	2,346	2,346	2,346	$440
Kleinburg United Church (10418 Islington Ave.)	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	$440
Kline House (8 Nashville Rd.)	1,881	1,881	1,881	1,881	1,881	1,881	1,881	1,881	1,881	1,881	$440
MacDonald House (121 Centre St.)	2,602	2,602	2,602	2,602	2,602	2,602	2,602	2,602	2,602	2,602	$440
Frank Robson Log House (9470 Keele St.)	965	965	965	965	965	965	965	965	965	965	$440
Michael Cranny House (439 Glenkindie Ave.)	2,353	2,353	2,353	2,353	2,353	2,353	2,353	2,353	2,353	2,353	$440
Patricia Kemp Community Centre (7894 Dufferin St.)	9,968	9,968	9,968	9,968	9,968	9,968	9,968	9,968	9,968	9,968	$440
Vellore Township Hall (9541 Weston Rd.)	3,445	3,445	3,445	3,445	3,445	3,445	3,445	3,445	3,445	3,445	$440
Vellore School (9545 Weston Rd.)	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	$440
Nathaniel Wallace House (137 Woodbridge Ave.)	1,501	1,501	1,501	1,501	1,501	1,501	1,501	1,501	1,501	1,501	$440
Glen Shields Activity Centre (35 Quaker Ridge Rd.)	1,728	1,728	1,728	0	0	0	0	0	0	0	$440
- Total Activity Centre Space	**77,306**	**77,306**	**77,306**	**77,507**	**77,507**	**77,507**	**77,507**	**77,507**	**77,507**	**77,507**	
- Total Activity Centre Space ($000)	**$33,510**	**$33,510**	**$33,510**	**$33,599**	**$33,599**	**$33,599**	**$33,599**	**$33,599**	**$33,599**	**$33,599**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
ACTIVITY SPACES

LAND	# of Hectares										UNIT COST
Facility Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/ha)
Tigi Bocce Court (2501 Rutherford Rd., Unit 15)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	$8,648,427
Sonoma Seniors' Centre (1 Sonoma Blvd., Units B5-8)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	$8,648,427
Concord Older Adult Club (7575 Keele St., Unit 5)	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	$8,648,427
Pine York Seniors' Club (7700 Pine Valley Dr. Units 15 &16)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	$8,648,427
Maplewood Village Plaza (11399 Keele St., Unit 7)	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	$8,648,427
Vaughan Crest Seniors' Centre (300 Pinewood Dr.)	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	$ 8,030,640
Merino Centennial Centre (8 Merino Rd.)	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	$ 8,030,640
Blue Willow Activity Centre (133 Fieldstone Dr.)	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	$ 8,030,640
Armstrong / Marion Hill House (42 Old Yonge St.)	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	$ 8,030,640
John Arnold House (21 Spring Gate Blvd.)	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	$ 8,030,640
Jonathan Baker House (91 Thornhill Woods Dr.)	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	$ 8,030,640
Sarah Noble / Beaverbrook House (9995 Keele St.)	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	$8,648,427
John Charlton House (220 Charlton Ave.)	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	$ 8,030,640
Devlin House (11151 Keele St.)	3.99	3.99	3.99	3.99	3.99	3.99	3.99	3.99	3.99	3.99	$ 8,030,640
Kleinburg Railway Station / Kleinburg Scout House (10415 Islington Ave.)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	$ 8,030,640
Kleinburg United Church (10418 Islington Ave.)	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	$ 8,030,640
Kline House (8 Nashville Rd.)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	$8,648,427
MacDonald House (121 Centre St.)	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	$ 8,030,640
Frank Robson Log House (9470 Keele St.)	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	$ 8,030,640
Michael Cranny House (439 Glenkindie Ave.)	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	$ 8,030,640
Patricia Kemp Community Centre (7894 Dufferin St.)	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	$ 8,030,640
Vellore Township Hall (9541 Weston Rd.)	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	$8,648,427
Vellore School (9545 Weston Rd.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	$8,648,427
Nathaniel Wallace House (137 Woodbridge Ave.)	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	$ 8,030,640
Glen Shields Activity Centre (35 Quaker Ridge Rd.)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	$ 8,030,640
Total Activity Space Land Area (ha)	**8.30**	**8.30**	**8.30**	**8.30**	**8.30**	**8.30**	**8.30**	**8.30**	**8.30**	**8.30**	
Total Activity Space Land Area ($000)	**$67,284.5**	**$67,284.5**	**$67,284.5**	**$67,284.5**	**$67,284.5**	**$67,284.5**	**$67,284.5**	**$67,284.5**	**$67,284.5**	**$67,284.5**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
COMMUNITY CENTRE FITNESS EQUIPMENT

	Total Value of Fitness Equipment									
Equipment by Centre*	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**
Garnet A. Williams C. C.	$893,200	$876,900	$909,400	$991,900	$722,200	$1,016,600	$1,026,300	$1,070,400	$1,070,400	$1,113,400
Al Palladini Community Centre	$812,500	$884,100	$928,800	$991,500	$740,100	$976,500	$1,008,000	$1,053,800	$1,120,300	$1,188,800
Father Ermanno Bulfon Community Centre	$388,100	$414,200	$404,600	$613,100	$363,300	$425,600	$446,100	$492,100	$525,100	$560,100
Maple Community Centre	$942,100	$1,007,000	$1,042,600	$1,095,400	$771,100	$1,050,700	$1,076,700	$1,101,700	$1,128,700	$1,162,700
North Thornhill Community Centre	$431,800	$454,000	$480,500	$495,900	$471,600	$471,600	$509,100	$546,600	$584,600	$623,600
Vellore Village Community Centre	$0	$320,400	$320,400	$324,500	$341,600	$341,600	$364,100	$386,600	$409,100	$431,600
Total Value All Fitness Equipment (000$)	**$3,467.7**	**$3,956.6**	**$4,086.3**	**$4,512.3**	**$3,409.9**	**$4,282.6**	**$4,430.3**	**$4,651.2**	**$4,838.2**	**$5,080.2**

**This value accounts for items such as: stairmasters, lifefitness equipment, etc.*

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
OPERATIONS EQUIPMENT

COMMUNITY CENTRE OPERATIONS EQUIPMENT	# of Equipment										UNIT COST
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/item)
Ice Resurfaces	11	11	11	11	11	11	11	11	11	11	$109,000
Ice Edgers	9	9	9	9	9	9	9	9	9	9	$6,500
V-Plows	5	5	5	5	5	5	5	5	5	5	$8,000
Portable Ice Painting Machine	1	1	1	1	1	1	1	1	1	1	$13,000
Nets & Pins	5	5	5	5	5	5	5	5	5	5	$2,300
Electronic Scoreboards	6	6	6	6	6	6	6	6	6	6	$16,000
Skate Sharpening Machine	1	1	1	1	1	1	1	1	1	1	$16,000
Forklift	1	1	1	1	1	1	1	1	1	1	$23,000
Floor Scrubber	1	1	1	1	1	1	1	1	1	1	$8,000
Auto Scrubbers	9	9	9	9	9	9	9	9	9	9	$17,000
Burnishers	3	3	3	3	3	3	3	3	3	3	$12,000
Carpet Cleaners	2	2	2	2	2	2	2	2	2	2	$5,600
Swing Scrubbers	10	10	10	10	10	10	10	10	10	10	$3,500
Roto Wash	1	1	1	1	1	1	1	1	1	1	$6,000
Vacuum Cleaners	12	12	12	12	12	12	12	12	12	12	$1,800
Pressure Washers	8	8	8	8	8	8	8	8	8	8	$2,100
Manlifts	8	8	8	8	8	8	8	8	8	8	$21,000
Portable Radio Sets	8	8	8	8	8	8	8	8	8	8	$7,000
AED Defibrilators	44	44	44	44	44	44	44	44	44	47	$4,000
Sub-total (#)	**145**	**145**	**145**	**145**	**145**	**145**	**145**	**145**	**145**	**148**	
Sub-total ($000)	**$2,144.6**	**$2,144.6**	**$2,144.6**	**$2,144.6**	**$2,144.6**	**$2,144.6**	**$2,144.6**	**$2,144.6**	**$2,144.6**	**$2,156.6**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
AUDIO VISUAL EQUIPMENT

	# of Equipment										UNIT COST
Civic Centre	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
Overhead Projector	1	1	1	1	1	1	1	1	1	1	$2,600
TV/VCR Player	1	1	1	1	1	1	1	1	1	1	$2,100
Portable sound system	1	1	1	1	1	1	1	1	1	1	$6,200
Sub-total (#)	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**3**	
Sub-total ($000)	**$11**	**$11**	**$11**	**$11**	**$11**	**$11**	**$11**	**$11**	**$11**	**$11**	

	# of Equipment										UNIT COST
Dufferin Clark C. C.	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
Portable Music Box	2	2	2	2	2	2	2	2	2	2	$210
Television	1	1	1	1	1	1	1	1	1	1	$560
VCR	1	1	1	1	1	1	1	1	1	1	$390
Overhead Projector	2	2	2	2	2	2	2	2	2	2	$1,310
Screen	1	1	1	1	1	1	1	1	1	1	$310
Portable P.A System	1	1	1	1	1	1	1	1	1	1	$1,750
Microphone	1	1	1	1	1	1	1	1	1	1	$120
Microphone Stand	1	1	1	1	1	1	1	1	1	1	$220
Microphone Extension	1	1	1	1	1	1	1	1	1	1	$60
Flip Chart	4	4	4	4	4	4	4	4	4	4	$350
Podium	1	1	1	1	1	1	1	1	1	1	$610
Sub-total (#)	**16**	**16**	**16**	**16**	**16**	**16**	**16**	**16**	**16**	**16**	
Sub-total ($000)	**$8.5**	**$8.5**	**$8.5**	**$8.5**	**$8.5**	**$8.5**	**$8.5**	**$8.5**	**$8.5**	**$8.5**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
AUDIO VISUAL EQUIPMENT

	# of Equipment										UNIT COST
Garnet A. Williams C. C.	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
CD Player	1	1	1	1	1	1	1	1	1	1	$260
Caliphone (portable dual cassette player)	0	0	0	0	0	0	0	0	0	0	$1,120
Wireless Remote Headphones	2	2	2	2	2	2	2	2	2	2	$310
Camera	1	1	1	1	1	1	1	1	1	1	$2,090
Portable Music Box	1	1	1	1	1	1	1	1	1	1	$210
Sound System	1	1	1	1	1	1	1	1	1	1	$2,500
Duo Cassette Tape Deck	0	0	0	0	0	0	0	0	0	0	$470
Television	1	1	1	1	1	1	1	1	1	1	$560
VCR	1	1	1	1	1	1	1	1	1	1	$390
Overhead Projector	1	1	1	1	1	1	1	1	1	1	$1,310
Screen	1	1	1	1	1	1	1	1	1	1	$310
Podium	1	1	1	1	1	1	1	1	1	1	$610
Portable P.A System	1	1	1	1	1	1	1	1	1	1	$1,750
Microphone	2	2	2	2	2	2	2	2	2	2	$120
Microphone Stand	2	2	2	2	2	2	2	2	2	2	$220
Microphone Extension	1	1	1	1	1	1	1	1	1	1	$60
Flip Chart	4	4	4	4	4	4	4	4	4	4	$350
Sub-total (#)	**21**	**21**	**21**	**21**	**21**	**21**	**21**	**21**	**21**	**21**	
Sub-total ($000)	**$12.8**	**$12.8**	**$12.8**	**$12.8**	**$12.8**	**$12.8**	**$12.8**	**$12.8**	**$12.8**	**$12.8**	

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CITY OF VAUGHAN
COMMUNITY SERVICES
AUDIO VISUAL EQUIPMENT

Maple Community Centre	# of Equipment										UNIT COST
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/item)
AM/FM Cassette Player	1	1	1	1	1	1	1	1	1	1	$960
Caliphone	0	0	0	0	0	0	0	0	0	0	$1,120
Wireless Remote Headphones	1	1	1	1	1	1	1	1	1	1	$310
Portable Music Box	1	1	1	1	1	1	1	1	1	1	$210
Radio Cassette Player	1	1	1	1	1	1	1	1	1	1	$130
Television	1	1	1	1	1	1	1	1	1	1	$560
VCR	0	0	0	0	0	0	0	0	0	0	$390
Overhead Projector	1	1	1	1	1	1	1	1	1	1	$1,310
Screen	1	1	1	1	1	1	1	1	1	1	$310
Portable P.A System	1	1	1	1	1	1	1	1	1	1	$1,750
Microphone	1	1	1	1	1	1	1	1	1	1	$120
Microphone Stand	1	1	1	1	1	1	1	1	1	1	$220
Microphone Extension	1	1	1	1	1	1	1	1	1	1	$60
Flip Chart	3	3	3	3	3	3	3	3	3	3	$350
Sub-total (#)	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	
Sub-total ($000)	**$7.0**	**$7.0**	**$7.0**	**$7.0**	**$7.0**	**$7.0**	**$7.0**	**$7.0**	**$7.0**	**$7.0**	

Rosemount Community Centre	# of Equipment										UNIT COST
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/item)
Television	2	2	2	2	2	2	2	2	2	2	$560
VCR	1	1	1	1	1	1	1	1	1	1	$390
Overhead Projector	1	1	1	1	1	1	1	1	1	1	$1,310
Screen	0	0	0	0	0	0	0	0	0	0	$310
Portable P.A System	0	0	0	0	0	0	0	0	0	0	$1,750
Microphone	1	1	1	1	1	1	1	1	1	1	$120
Microphone Stand	1	1	1	1	1	1	1	1	1	1	$220
Microphone Extension	1	1	1	1	1	1	1	1	1	1	$60
Sub-total (#)	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	
Sub-total ($000)	**$3.2**	**$3.2**	**$3.2**	**$3.2**	**$3.2**	**$3.2**	**$3.2**	**$3.2**	**$3.2**	**$3.2**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
AUDIO VISUAL EQUIPMENT

	# of Equipment										UNIT COST
Al Palladini C. C.	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
Caliphone	0	0	0	0	0	0	0	0	0	0	$1,120
Wireless Remote Headphones	2	2	2	2	2	2	2	2	2	2	$310
AM/FM Cassette Player	0	0	0	0	0	0	0	0	0	0	$960
Audio System	1	1	1	1	1	1	1	1	1	1	$8,880
Portable Music Box	2	2	2	2	2	2	2	2	2	2	$210
Portable Underwater Sound System	1	1	1	1	1	1	1	1	1	1	$8,750
Portable AM/FM Cassette Player	0	0	0	0	0	0	0	0	0	0	$210
Television	2	2	2	2	2	2	2	2	2	2	$560
VCR	1	1	1	1	1	1	1	1	1	1	$390
Overhead Projector	1	1	1	1	1	1	1	1	1	1	$1,310
Screen	1	1	1	1	1	1	1	1	1	1	$310
Podium	1	1	1	1	1	1	1	1	1	1	$610
Microphone	3	3	3	3	3	3	3	3	3	3	$120
Microphone Stand	1	1	1	1	1	1	1	1	1	1	$220
Microphone Extension	2	2	2	2	2	2	2	2	2	2	$60
Flip Chart	4	4	4	4	4	4	4	4	4	4	$350
Sub-total (#)	**22**	**22**	**22**	**22**	**22**	**22**	**22**	**22**	**22**	**22**	
Sub-total ($000)	**$24.5**	**$24.5**	**$24.5**	**$24.5**	**$24.5**	**$24.5**	**$24.5**	**$24.5**	**$24.5**	**$24.5**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
AUDIO VISUAL EQUIPMENT

	# of Equipment										UNIT COST
Woodbridge Pool and Memorial Arena	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
Portable Underwater Sound System	1	1	1	1	1	1	1	1	1	1	$8,750
Portable Music Box	1	1	1	1	1	1	1	1	1	1	$210
Television	1	1	1	1	1	1	1	1	1	1	$560
VCR	1	1	1	1	1	1	1	1	1	1	$390
Overhead Projector	1	1	1	1	1	1	1	1	1	1	$1,310
Screen	1	1	1	1	1	1	1	1	1	1	$310
Microphone	2	2	2	2	2	2	2	2	2	2	$120
Microphone Stand	1	1	1	1	1	1	1	1	1	1	$220
Microphone Extension	1	1	1	1	1	1	1	1	1	1	$60
Flip Chart	1	1	1	1	1	1	1	1	1	1	$350
Sub-total (#)	**11**	**11**	**11**	**11**	**11**	**11**	**11**	**11**	**11**	**11**	
Sub-total ($000)	**$12.4**	**$12.4**	**$12.4**	**$12.4**	**$12.4**	**$12.4**	**$12.4**	**$12.4**	**$12.4**	**$12.4**	

	# of Equipment										UNIT COST
Vaughan Sports Village	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
Televisions	1	1	1	1	1	1	1	1	1	1	$13,400
Telephone System/Fibre Optic Wiring	1	1	1	1	1	1	1	1	1	1	$58,300
Audio Sound System	1	1	1	1	1	1	1	1	1	1	$110,800
Sub-total (#)	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**3**	
Sub-total ($000)	**$182.5**	**$182.5**	**$182.5**	**$182.5**	**$182.5**	**$182.5**	**$182.5**	**$182.5**	**$182.5**	**$182.5**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
AUDIO VISUAL EQUIPMENT

	# of Equipment										UNIT COST
Chancellor Community Centre	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
Television	1	1	1	1	1	1	1	1	1	1	$560
Screen	1	1	1	1	1	1	1	1	1	1	$310
Overhead Projector	1	1	1	1	1	1	1	1	1	1	$1,300
Flip Charts	3	3	3	3	3	3	3	3	3	3	$350
Sub-total (#)	**6**	**6**	**6**	**6**	**6**	**6**	**6**	**6**	**6**	**6**	
Sub-total ($000)	**$3.2**	**$3.2**	**$3.2**	**$3.2**	**$3.2**	**$3.2**	**$3.2**	**$3.2**	**$3.2**	**$3.2**	

	# of Equipment										UNIT COST
North Thornhill CC	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
Microphone Extensions	0	0	0	0	0	0	0	0	0	0	$60
Televisions	2	2	2	2	2	2	2	2	2	2	$560
DVD/VCR	2	2	2	0	0	0	0	0	0	0	$390
Microphones	0	0	0	0	0	0	0	0	0	0	$120
Screen	1	1	1	1	1	1	1	1	1	1	$310
Podium	1	1	1	1	1	1	1	1	1	1	$560
Microphone stands	2	1	0	0	0	0	0	0	0	0	$220
Flip Charts	2	2	2	2	2	2	2	2	2	2	$350
Sub-total (#)	**10**	**9**	**8**	**6**	**6**	**6**	**6**	**6**	**6**	**6**	
Sub-total ($000)	**$3.9**	**$3.7**	**$3.5**	**$2.7**	**$2.7**	**$2.7**	**$2.7**	**$2.7**	**$2.7**	**$2.7**	

Total all Audio Visual Equipment ($)	**$269**	**$269**	**$268**	**$268**	**$268**	**$268**	**$268**	**$268**	**$268**	**$268**

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
FURNITURE & MISC EQUIPMENT INVENTORY

	# of Equipment										UNIT COST
Dufferin Clark C. C.	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
Standard 6-foot Table	112	112	112	112	112	112	112	112	112	112	$150
8-foot Table	0	0	0	0	0	0	0	0	0	0	$150
5-foot Table	20	20	20	20	20	20	0	0	0	0	$90
Folding Chair	349	349	349	349	349	349	349	349	349	349	$30
Stacking Chair	371	371	371	371	371	371	371	371	371	371	$30
Children's Chair	0	0	0	0	0	0	0	0	0	0	$10
Sub-total (#)	**852**	**852**	**852**	**852**	**852**	**852**	**832**	**832**	**832**	**832**	
Sub-total ($000)	**$40.2**	**$40.2**	**$40.2**	**$40.2**	**$40.2**	**$40.2**	**$38.4**	**$38.4**	**$38.4**	**$38.4**	

	# of Equipment										UNIT COST
Garnet A. Williams C. C.	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
Standard 6-foot Table	0	0	0	0	0	0	0	0	0	0	$150
Mitey Lite Table	135	135	135	135	135	135	135	135	135	135	$390
4-foot Table	0	0	0	0	0	0	0	0	0	0	$90
Card Table	8	8	8	8	8	8	8	8	8	8	$90
Folding Chair	470	470	470	470	470	470	470	470	470	470	$30
Stacking Chair	60	60	60	60	60	60	60	60	60	60	$30
Sub-total (#)	**673**	**673**	**673**	**673**	**673**	**673**	**673**	**673**	**673**	**673**	
Sub-total ($000)	**$69.3**	**$69.3**	**$69.3**	**$69.3**	**$69.3**	**$69.3**	**$69.3**	**$69.3**	**$69.3**	**$69.3**	

APPENDIX E
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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
FURNITURE & MISC EQUIPMENT INVENTORY

	# of Equipment										UNIT COST
Maple Community Centre	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
Standard 6-foot Table	135	135	135	135	135	135	135	135	135	135	$150
Card Table	0	0	0	0	0	0	0	0	0	0	$90
Children's Table	0	0	0	0	0	0	0	0	0	0	$90
Folding Chair	525	525	525	525	525	525	525	525	525	525	$30
Stacking Chair	0	0	0	0	0	0	0	0	0	0	$30
Children's Chair	0	0	0	0	0	0	0	0	0	0	$10
Wood Chairs	0	0	0	0	0	0	0	0	0	0	$30
Sub-total (#)	**660**	**660**	**660**	**660**	**660**	**660**	**660**	**660**	**660**	**660**	
Sub-total ($000)	**$36.0**	**$36.0**	**$36.0**	**$36.0**	**$36.0**	**$36.0**	**$36.0**	**$36.0**	**$36.0**	**$36.0**	

	# of Equipment										UNIT COST
Rosemount Community Centre	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
Standard 6-foot Table Mightlite	26	26	26	26	26	26	26	26	26	26	$390
Card Table	6	6	6	6	6	6	6	6	6	6	$90
Stacking Chair	71	71	71	71	71	71	71	71	71	71	$30
Children's Chair	67	67	67	67	67	67	67	67	67	67	$10
Newer style 6' table	0	0	0	0	0	0	0	0	0	0	$0
Sub-total (#)	**170**	**170**	**170**	**170**	**170**	**170**	**170**	**170**	**170**	**170**	
Sub-total ($000)	**$13.5**	**$13.5**	**$13.5**	**$13.5**	**$13.5**	**$13.5**	**$13.5**	**$13.5**	**$13.5**	**$13.5**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
FURNITURE & MISC EQUIPMENT INVENTORY

	# of Equipment										UNIT COST
Woodbridge Pool and Memorial Arena	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
Standard 6-foot Table	55	55	55	55	55	55	55	55	60	60	$150
Folding Chair	182	182	182	182	182	182	182	182	156	130	$30
Stacking Chair	56	56	56	56	56	56	56	95	148	178	$30
Card table	0	0	0	0	0	0	0	0	0	4	$0
Sub-total (#)	**293**	**293**	**293**	**293**	**293**	**293**	**293**	**332**	**364**	**372**	
Sub-total ($000)	**$15.4**	**$15.4**	**$15.4**	**$15.4**	**$15.4**	**$15.4**	**$15.4**	**$16.6**	**$18.1**	**$18.2**	

	# of Equipment										UNIT COST
Al Palladini C. C.	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
Standard 6-foot Table	60	60	60	60	60	60	60	60	60	60	$150
Mitey Lite Table	15	15	15	15	15	15	15	15	15	15	$390
Folding Chair	410	410	410	410	410	410	410	410	410	513	$30
Stacking Chair	0	0	0	0	0	0	0	0	0	0	$30
Children's Chair	39	39	39	39	39	39	39	39	39	39	$10
Sub-total (#)	**524**	**524**	**524**	**524**	**524**	**524**	**524**	**524**	**524**	**627**	
Sub-total ($000)	**$27.5**	**$27.5**	**$27.5**	**$27.5**	**$27.5**	**$27.5**	**$27.5**	**$27.5**	**$27.5**	**$30.6**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
FURNITURE & MISC EQUIPMENT INVENTORY

	# of Equipment										UNIT COST
Father Ermanno Bulfon C. C.	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
Standard 6-foot Table	34	34	34	34	34	34	34	44	64	74	$150
Card Table	15	15	15	15	15	15	15	22	25	29	$90
Children's Table	9	9	9	9	9	9	9	9	9	9	$90
Stacking Chair	150	150	150	150	150	150	150	210	360	404	$60
Children's Chair	37	37	37	37	37	37	37	37	37	37	$10
folding chair	420	420	420	420	420	420	420	470	520	615	$30
Sub-total (#)	**665**	**665**	**665**	**665**	**665**	**665**	**665**	**792**	**1,015**	**1,168**	
Sub-total ($000)	**$29.2**	**$29.2**	**$29.2**	**$29.2**	**$29.2**	**$29.2**	**$29.2**	**$36.5**	**$50.2**	**$57.6**	

	# of Equipment										UNIT COST
Vaughan Sports Village	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
Restaurant POS System	1	1	1	1	1	1	1	1	1	1	$29,370
Restaurant Furniture	1	1	1	1	1	1	1	1	1	1	$40,300
Sports Memorabilia	1	1	1	1	1	1	1	1	1	1	$31,130
Beer & Draught Equipment	1	1	1	1	1	1	1	1	1	1	$33,160
Sub-total (#)	**4**	**4**	**4**	**4**	**4**	**4**	**4**	**4**	**4**	**4**	
Sub-total ($000)	**$134.0**	**$134.0**	**$134.0**	**$134.0**	**$134.0**	**$134.0**	**$134.0**	**$134.0**	**$134.0**	**$134.0**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
FURNITURE & MISC EQUIPMENT INVENTORY

	# of Equipment										UNIT COST
Vellore Village Community Centre	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
Standard 6-foot Table	60	60	60	60	60	60	70	75	80	89	$150
Round Tables	15	15	15	15	15	15	15	15	8	8	$150
Folding Chairs	478	478	478	478	478	478	478	478	478	478	$30
Stacking Chairs	150	150	150	150	150	150	150	150	150	142	$30
Overhead Projector	1	1	1	1	1	1	1	1	1	1	$2,630
Screen	1	1	1	1	1	1	1	1	1	1	$310
TV/VCR	1	1	1	1	1	1	1	1	1	1	$2,090
Microphone	2	2	2	2	2	2	2	2	2	2	$120
Portable Podium and Sound System	1	1	1	1	1	1	1	1	1	1	$610
Mic Extensions	2	2	2	2	2	2	2	2	2	2	$60
Childrens Tables	12	12	12	12	12	12	12	12	12	12	$90
Childrens Chairs	50	50	50	50	50	50	50	50	50	50	$10.00
Sub-total (#)	**773**	**773**	**773**	**773**	**773**	**773**	**783**	**788**	**786**	**787**	
Sub-total ($000)	**$37.7**	**$36.2**	**$36.2**	**$36.2**	**$36.2**	**$36.2**	**$37.6**	**$38.3**	**$38.1**	**$39.1**	

	# of Equipment										UNIT COST
North Thornhill CC	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
Standard 6-foot table	0	0	0	0	0	0	0	0	0	0	$150
Stacking Chair Chair	13	13	13	13	13	13	13	13	13	13	$30
Mitey Lite Table	135	135	135	135	135	135	135	135	135	135	$0
Folding Chair	471	471	471	471	471	471	471	471	471	471	$30
Kids Tables	19	19	19	19	19	19	19	19	19	19	$90
Kids Chairs	141	141	141	141	141	141	141	141	141	141	$10
Sub-total (#)	**779**	**779**	**779**	**779**	**779**	**779**	**779**	**779**	**779**	**779**	
Sub-total ($000)	**$17.6**	**$17.6**	**$17.6**	**$17.6**	**$17.6**	**$17.6**	**$17.6**	**$17.6**	**$17.6**	**$17.6**	

	# of Equipment										UNIT COST
Chancellor Community Centre	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/item)**
Standard 6-foot table	60	60	60	60	60	60	60	60	60	60	$150
Stacking Chair	400	400	400	400	400	400	400	400	400	400	$30
Round Table	22	22	22	22	22	22	22	22	22	22	$370
Sub-total (#)	**482**	**482**	**482**	**482**	**482**	**482**	**482**	**482**	**482**	**482**	
Sub-total ($000)	**$29.1**	**$29.1**	**$29.1**	**$29.1**	**$29.1**	**$29.1**	**$29.1**	**$29.1**	**$29.1**	**$29.1**	

Total Furniture & Misc Equipment ($000)	**$450**	**$448**	**$448**	**$448**	**$448**	**$448**	**$448**	**$457**	**$472**	**$483**

TOTAL ALL EQUIPMENT ($000)	**$6,331**	**$6,818**	**$6,947**	**$7,373**	**$6,270**	**$7,143**	**$7,290**	**$7,520**	**$7,722**	**$7,988**

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARKLAND

WARD 1 PARKS: NEIGBOURHOOD	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Ahmadiyya Park	UV1-N7	140 Murray Farm Lane	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55
Bindertwine Park	KN1	299 Stegman's Mill Road	5.06	5.06	5.06	5.06	5.06	5.06	5.06	5.06	5.06	5.06
Breta/H&R	MN13	Silmoro Court &Klamath Crt	1.17	1.17	1.17	1.17	1.17	1.17	1.17	1.17	1.17	1.17
Brett Yerex Park (Formerly Springside Park)	MN20	177 Springside Rd	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
Calvary Baptist Church	KS1	6950 Nashville Road	6.07	6.07	6.07	6.07	6.07	6.07	6.07	6.07	6.07	6.07
Castlehill Park	MN6-25	70 Castlehill Rd.	1.89	1.89	1.89	1.89	1.89	1.89	1.89	1.89	1.89	1.89
Civic Park	MN1	299 Marlott Road	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25
Cranston Park	MN11	Cranston Rd	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37	2.37
Crieff Parkette	MP2	45 Crieff Ave	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30
Discovery Park	UV1-N19	90 Discovery Trail	1.52	1.52	1.52	1.52	1.52	1.52	1.52	1.52	1.52	1.52
Emmitt Road Park	MN24	65 Emmitt Road	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Fazia Mahdi Park	UV1-N22	151 Ahmadiyya Ave	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14
Frank Robson Park	MN5	9470 Keele St.	2.97	2.97	2.97	2.97	2.97	2.97	2.97	2.97	2.97	2.97
Hedgerow Park	KN3	165 Hedgerow Lane	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51
Julliard Park	VCC-N2	101 Julliard Drive	2	1.94	1.94	1.94	1.94	1.94	1.94	1.94	1.94	1.94
Kelso Parkette	MP5	180 Kelso Cres	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11
Killian Lamar Parkette	MP1	108 Mathewson St.	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18
Maple Airport Park	MN7	121 Avro Rd	1.89	1.89	1.89	1.89	1.89	1.89	1.89	1.89	1.89	1.89
Maple Lions Park	MN8	350 Cunningham Dr	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Maple Reservoir Park	MR	10588 keele St	4.31	4.31	4.31	4.31	4.31	4.31	4.31	4.31	4.31	4.31
Maple Trails Park	MN19	61 Athabasca Drive	2.46	2.46	2.46	2.46	2.46	2.46	2.46	2.46	2.46	2.46
Mario Plastina/ Formerly Graywood Park	MN12	40 Prestonwood Court	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07
Mast Park	UV1-N20	195 Mast Road	2.49	2.49	2.49	2.49	2.49	2.49	2.49	2.49	2.49	2.49
McNaughton Park	MN10	20 McNaughton Road	1.81	1.81	1.81	1.81	1.81	1.81	1.81	1.81	1.81	1.81
Melville Park	MN9	201 Melville Ave	3.53	3.53	3.53	3.53	3.53	3.53	3.53	3.53	3.53	3.53
Naylon Parkette	MP3	82 Naylon Street	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14
Netherford Parkette	KP4	2493 Major Mackenzie Drive	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24
Nevada Park	MN18	101 Nevada Crescent	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76
Peak Point Park	MN22	68 Peak Point Blvd	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87
Princeton Gate Park	MN14	121 Princeton Gate	2.63	2.63	2.63	2.63	2.63	2.63	2.63	2.63	2.63	2.63
Ramsey Armitage Park	MN4	8 Merino Rd.	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49
Ranch Trail Park	KN6	120 Ranch Trail Rd.	1.92	1.92	1.92	1.92	1.92	1.92	1.92	1.92	1.92	1.92
Reeves Park	MN2	251 Barrhill Rd.	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62
Regency View Parkette	MN21	83 Regency View Heights	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17
Rimwood Park	KN5	211 Philips Lane	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70
Ross Guerri Park	KP4	67 Park Ridge Drive	1	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69
Routley Park	MN3	65 DiCarlo Dr.	2.01	2.01	2.01	2.01	2.01	2.01	2.01	2.01	2.01	2.01
Secord Park	61W-N1	65 Secord Ave	-	-	-	-	-	1.67	1.67	1.67	1.67	1.67
Sherwood Parkette	MP4	75 Sherwood Park Drive	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15
Tinsmith Parkette	KP1	50 Tinsmith Court	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Treelawn Parkette	KP2	65 Treelawn Blvd	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35
Vaughan City Centre/ Formerly Komura Rd Pk	VCC-N3	Komura Rd	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
Vista Gate Parkette	MN23	245 Ravineview Drive	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41
West/Maple Creek	MN17	77 Broomlands Drive	2.99	2.99	2.99	2.99	2.99	2.99	2.99	2.99	2.99	2.99
Boulevard Park	KN7	2 The Boulevard	0.00	0.00	0.00	0.00	0.00	0.00	1.11	1.11	1.11	1.11
Butterfly Heights Park	55-P5	1 Butterfly Heights	0.00	0.00	0.00	0.00	0.00	0.00	0.88	0.88	0.88	0.88
Carrying Place Common	55-P4	331 Kleinburg Summit Way	0.00	0.00	0.00	0.00	0.00	0.00	0.64	0.64	0.64	0.64
East's Corners Park	61W-N2	230 East's Corners Boulevard	0.00	0.00	0.00	0.00	0.00	0.00	0.80	0.80	0.80	0.80
Fairway Green Parkette	61E-P4	33 Torrey Pines Avenue	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.14	0.14	0.14
Wishing Well Park	KP3	1 Hazelridge Court	0.00	0.00	0.00	0.00	0.00	0.00	0.13	0.13	0.13	0.13
Woodgate Pines Park	61E-N1	60 Woodgate Pines Drive	0.00	0.00	0.00	0.00	0.00	0.00	1.79	1.79	1.79	1.79
Kleinburg Heights Trail (East)	61E-N2	300 Stevenson Avenue	0.00	0.00	0.00	0.00	0.00	0.00	5.48	5.48	5.48	5.48
Kleinburg Heights Trail (West)	61E-N3		0.00	0.00	0.00	0.00	0.00	0.00	0.92	0.92	0.92	0.92
Mactier Greenway	61W-G8a	255 Mactier Drive	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.12	1.12
Mactier Greenway (East Corners Blvd. Entrance)	61W-N3	255 Mactier Drive	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.16	1.16
Total			**74.30**	**74.30**	**74.30**	**74.30**	**74.30**	**75.97**	**87.86**	**87.86**	**90.14**	**90.14**

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARKLAND

WARD 2 PARKS: NEIGBOURHOOD	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Alexander Elisa Park	WN12	221 Tall Grass Trail	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25
Almont Park	WN5	41 Kanata Court	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13
Crest Lawn Parkette	WN39	31 Crestlawn Gate	0	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38
Crofters Park	WN17	225 Crofters Rd.	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Findley Park	WN26	70 Panorama Cres	3.96	3.96	3.96	3.96	3.96	3.96	3.96	3.96	3.96	3.96
Fred Armstrong Parkette	WP2	28 Woodbridge Ave.	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26
Tammy Breda Park (Formerly Forest Fountain Park)	WN36	181 Forest Fountain Dr	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42
Hayhoe Park	WN6	60 Hayhoe Lane	0.35	0.35	0.35	0.35	0.35	0.35	0.86	0.86	0.86	0.86
Humber Valley Parkette	WEA-P1	Napa Valley Avenue	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27
Kiloran Park	WN7	300 Wycliffe Ave.	2.39	2.39	2.39	2.39	2.39	2.39	2.39	2.39	2.39	2.39
Kipling Parkette	WP9	7550 Kipling Ave.	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45
Legion Park	WP11	70 Legion Court Road	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42
Le Park Saint jean De Brebeuf	WEA-N5	131 Golden Gate Circle	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43
Mapes Park	WN18	190 Mapes Ave	2.58	2.58	2.58	2.58	2.58	2.58	2.58	2.58	2.58	2.58
Maxey Park	WN4	199 Willis Rd.	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19	4.19
McClure Meadows Park	WN27	8921 Martin Grove Rd	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86
Memorial Hill Park	WN3	80 Wallace Street	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
Michael Barrasso Park (Formerly Morningstar Park)	WN19	131 Morningstar Cres.	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55
Michael Fitzgerald Park	WN31	29 Humber Meadow Court	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51
Napa Valley Park	WN33	80 Napa Valley Ave	2.49	2.49	2.49	2.49	2.49	2.49	2.49	2.49	2.49	2.49
Old Firehall Parkette	WP7	223 Woodbridge Ave.	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18
Parwest Park	WN23	74 Beechnut Rd	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63
Rainbow Creek Park	WN1	5450 Hwy # 7	23.50	23.50	23.50	23.50	23.50	23.50	23.50	23.50	23.50	23.50
Sunset Ridge Park	WEA-N1	535 Napa Valley Ave.	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44
Sylvan Brook Parkette	WP8	2 Ravine Court	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18
Tanana Parkette	WP1	4899 Highway 7	0.37	0.37	0.37	0.37	0.37	-	-	-	-	-
Thompson Park	WN25	301 Vaughan Mills Rd	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45
Valley Edge Parkette	WEA-P2	Julia Valentina Avenue	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11
Vaughan Mills Park	WN24	601 Vaughan Mills Rd	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34
Via Verde Park	WEA-N4	730 Napa Valley Avenue	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38
Wilson Century Theatre Park	WN32	20 Milano Ave.	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57
Wishing Well Park	KP3	1 Hazelridge Crt	-	-	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
Woodbridge Avenue Parkette	WP5	102 Woodbridge Ave.	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Woodbridge College Parkette	WP12	71 Bruce Street	4.29	4.29	4.29	4.29	4.29	4.29	4.29	4.29	4.29	4.29
Woodbridge Highlands Park	WN22	51 Thompson Creek Blvd.	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10
Glenngarry Square	MS2	56 Glengarry Crescent	-	-	-	-	-	-	0.20	0.20	0.20	0.20
Maple Station Park	MS1	32 Salterson Circle	-	-	-	-	-	-	0.24	0.24	0.24	0.24
Porter Park (North)	KA-S5a	6 Porter Avenue West	-	-	-	-	-	-	0.08	0.08	0.08	0.08
Milani Blvd Soccer Facility	58-P1	8110 Hwy 27	-	-	-	-	-	-	2.40	2.40	2.40	2.40
Total			**74.45**	**74.45**	**74.58**	**74.58**	**74.58**	**74.21**	**77.64**	**77.64**	**77.64**	**77.64**

APPENDIX E
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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARKLAND

WARD 3 PARKS: NEIGBOURHOOD	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Aberdeen Parkette	WP3	100 Aberdeen Ave.	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58
Anthony Locilento Park (Formerly Blue Coin Park)	WN20	351 Velmar Dr.	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58
Belairway Park	WN14	2 Belairway	2.58	2.58	2.58	2.58	2.58	2.58	2.58	2.58	2.58	2.58
Blue Willow Square	WN30	Blue Willow Dr	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64
Comdel Park	UV1-N18	60 Comdel Blvd	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Davos Park	UV1-N12	300 Davos Road	1	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Fennyrose Parkette	WP10	250 Fennyrose Cres	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40
Fossil Hill Park	WN35	161 Fossil Hill Rd.	1.41	1.41	1.41	1.41	1.41	1.41	1.41	1.41	1.41	1.41
Giovanni Caboto Park (Formerly Glenvilla)	WN29	75 Matthew Dr	6.71	6.71	6.71	6.71	6.71	6.71	6.71	6.71	6.71	6.71
George Stegman Park	WN9	460 Aberdeen Ave.	1.84	1.84	1.84	1.84	1.84	1.84	1.84	1.84	1.84	1.84
Hawstone Park	UV1-N5	80 Hawstone Road	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93
Hillside Park	UV1-N8	549 Vellore Road Park Avenue	4	4	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86
Joey Panetta Park	WN15	88 Marieta St.	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57
Kingsview Park	UV1-N4	450 Fossil Hill Road	1.94	1.94	1.94	1.94	1.94	1.94	1.94	1.94	1.94	1.94
La Rocca Square	WN34	327 La Rocca Ave	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03
Lawford Park	UV1-D4	300 Lawford Drive	-	-	-	-	2.39	2.39	2.39	2.39	2.39	2.39
Marco Park	WN8	301 Airdrie Dr.	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71
Robert Watson Memorial Park	WN10	561 Arberdeen Ave.	2.29	2.29	2.29	2.29	2.29	2.29	2.29	2.29	2.29	2.29
Rose Mandarino Park (Weston Downs Park)	WN16	80 Green Park Blvd.	4.58	4.58	4.58	4.58	4.58	4.58	4.58	4.58	4.58	4.58
Starling Park	UV1-N1	131 Starling Boulevard	1.81	1.81	1.81	1.81	1.81	1.81	1.81	1.81	1.81	1.81
Torii Park	WN11	50 Torii St.	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91
Venice Gate Park	UV1-N6	180 Trudeau Drive	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48
Velmar Downs Park	WN21	30 Velmar Dr	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43
Vellore Heritage Park	WN38	9541 Weston Rd	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06
Vellore Woods Park	WN37	335 Vellore Woods Blvd	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Via Campanile Park	UV1-N3	181 Via Campanile	2.41	2.41	2.41	2.41	2.41	2.41	2.41	2.41	2.41	2.41
Village Green Park	UV1-N2	500 Via Campanile	-	-	2.69	2.69	2.69	2.69	2.69	2.69	2.69	2.69
Westwind Park	UV1-N5	150 Cityview Blvd	3	3	3	3	2.60	2.60	2.60	2.60	2.60	2.60
Castle Park Boulevard	Unknown	Castle Park Boulevard/ Collie Me	-	-	-	-	-	-	0.31	0.31	0.31	0.31
Oakwood Parkette	Unknown	195 Via Teodoro	-	-	-	-	-	-	0.07	0.07	0.07	0.07
Lawford Cannes Greenway (Headwind Blvd.)	UV1-LP1c	269 Poetry Drive	-	-	-	-	-	-	0.57	0.57	0.57	0.57
Lawford Cannes Greenway (Ironside Dr.)	UV1-LP1b	269 Poetry Drive	-	-	-	-	-	-	0.15	0.15	0.15	0.15
Lawford Cannes Greenway (Poetry Dr.)	UV1-LP1d	269 Poetry Drive	-	-	-	-	-	-	-	-	0.86	0.86
Subtotal			**56.26**	**56.26**	**58.95**	**58.95**	**61.34**	**61.34**	**62.44**	**62.44**	**63.30**	**63.30**

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CITY OF VAUGHAN
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COMMUNITY SERVICES
PARKLAND

WARD 4 PARKS: NEIGBOURHOOD	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Agostino Park	TN39	535 Confederation Parkway	2.32	2.32	2.32	2.32	2.32	2.32	4.31	4.31	4.31	4.31
Alexander Park	TN38	145 Dufferin Hill Dr	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05
Apple Blossom (Miriam Segal Park)	UV2-N10	220 Apple Blossom Drive	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69
Carville Mill Park	UV2-N16	501 Marc Santi Blvd	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99
Clearview Park	UV2-N19	150 Via Romano Blvd	-	-	-	-	3.39	3.39	3.39	3.39	3.39	3.39
Concord Community Park	TN35	7894 Dufferin Street	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39
Crossroads East	UV2-N1	35 Maple Sugar Lane	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47
Eagles Landing Park	UV2-N6	180 Sir Benson Drive	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
Forest View Park	UV2-N5	125 Lady Delores Ave	-	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.57
Freedom Trail Park	UV2-N21	121 Freedom Trail	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55
Heritage Park	UV2-N18	631 Valley Vista Drive	-	-	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38
Jack Pine Park	UV2-N20	61 Petticoat Road	2.46	2.46	2.46	2.46	2.46	2.46	2.46	2.46	2.46	2.46
Langstaff Park	TN36	Langstaff Rd	7.88	7.88	7.88	7.88	7.88	7.88	7.88	7.88	7.88	7.88
LeParc Park	TN33	172 Connie Cres.	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57
Mill Race Park	UV2-N4	310 Thomas Cook Ave	-	-	2.26	2.26	2.26	2.26	2.26	2.26	2.26	2.26
Misty Sugar Park	UV2-N8	Misty Sugar Trail	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77
Mosswoood Park	UV2-N11	641 Thornhill Woods Drive	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18
Ohr Menachem Park	UV2-N2	55 Autumn Hill Boulevard	2.12	2.12	2.12	2.12	2.12	2.12	2.12	2.12	2.12	2.12
Pheasant Hollow Park	UV2-N7	201 Peter Rupert Dr	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99
Pioneer Park	UV2-N15	105 Valley Vista Drive	-	-	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25
Southview Park	TN34	1 Southview Dr.	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06
Spring Blossom Park	UV2-N12	1 Apple Blossom Drive	-	-	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Sugarbush Heritage Park	UV2-N9	91 Thornhill Woods Drive	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34
Thornhill Woods Park	UV2-N3	289 Thornhill Woods Drive	2.52	2.52	2.52	2.52	2.52	2.52	2.52	2.52	2.52	2.52
Trail View Parkette	UV2-N23	65 William Bowes Boulevard	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
Twelve Oaks Park	UV2-N17	525 Via Romano Boulevard	3.17	3.17	3.17	3.17	3.17	3.17	3.17	3.17	3.17	3.17
West Crossroads Park	TN19	130 Yellowwood Circle	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38
Woodrose Park	UV2-N13	189 Lady Fenyrose Ave	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55
Woodrose Greenway	LPN7	190 Lady Fenyrose Ave	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52
Woodvalley Park	UV2-N14	2 Marc Santi Boulevard	3.62	3.62	3.62	3.62	3.62	3.62	3.62	3.62	3.62	3.62
Crimson Forest Common	CC11-N1a	80 Crimson Forest Drive	-	-	-	-	-	-	0.73	0.73	0.73	0.73
Clearview Greenway	LP-N6	58 Croley Street	-	-	-	-	-	-	0.34	0.34	0.34	0.34
Lady Fenyrose Greenway	LP-N10	60 Lady Fenyrose Avenue	-	-	-	-	0.20	0.20	0.20	0.20	0.20	0.20
Marc Santi	CC11-P2	618 Marc Santi Boulevard	-	-	-	-	-	-	-	-	0.14	0.14
Heintzman Cres Park	UV2-N22	122 Heintzman Cres	-	-	-	-	-	-	0.69	0.69	0.69	0.69
Total			**49.23**	**50.80**	**57.98**	**57.98**	**61.57**	**61.57**	**65.32**	**65.32**	**65.46**	**65.46**

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARKLAND

WARD 5 PARKS: NEIGBOURHOOD	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Bathurst Estates Park	TN6	99 Campbell Ave.	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43
Bathurst Steeles Parkette (Emerald Lane Parkette)	TP12	Emerald Lane	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Beverley Glen Park	TN22	333 Beverley Glen Blvd.	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61
Bob O'Link Parkette	TP10	111 Bob O'Link Ave.	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27
Breakey Parkette	TP1	299 Spring Gate Blvd.	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19
Chateau Ridge Parktette	TN40	3 Maison Parc Court	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30
Conley Park North	TN37	120 Conley St	1.16	1.16	1.16	1.16	1.16	1.16	1.16	1.16	1.16	1.16
Conley Park South	TN13	135 Conley St.	1.94	1.94	1.94	1.94	1.94	1.94	1.94	1.94	1.94	1.94
Downham Green Park	TN15	78 Colvin Cres.	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41
Edmund Seager Parkette	TP11	60 Edmund Seager Dr.	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
Gallanough Park	TN4	21 Springfield Way	3.28	3.28	3.28	3.28	3.28	3.28	3.28	3.28	3.28	3.28
Gilmore Park	TN14	60 Gilmore Cres.	1.88	1.88	1.88	1.88	1.88	1.88	1.88	1.88	1.88	1.88
Glen Shields Park	TN25	140 Glen Shields Ave.	4.66	4.66	4.66	4.66	4.66	4.66	4.66	4.66	4.66	4.66
Heatherton Parkette	TP2	51 Heatherton Way	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31
Hefhill Park	TN5	27 Hefill Ct.	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67
Joseph Aaron Park	TN16	111 Joseph Aaron Blvd.	2.99	2.99	2.99	2.99	2.99	2.99	2.99	2.99	2.99	2.99
King High Park	TN21	201 King High Dr.	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
Lakehurst Park	TN12	486 Conley St.	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78
Langstaff School Park	TN31	14 Uplands Ave.	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67
Lion's Parkette	TP5	2 Centre St.	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Marita Payne Park	TN26	2 Glen Shields Ave.	16.04	16.04	16.04	16.04	16.04	16.04	16.04	16.04	16.04	16.04
Mill Arbour Park	TN17	20 Mill Arbour Lane	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04
New Seabury Parkette	TP8	80A New Seabury Dr.	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Newport Square Park	TN10	75 Newport Squre	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79
Oakhurst Park	TN29	70 Oakhurst Park	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61
Oakmount Parkette	TP7	14A Oakmount Cres.	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
Oakbank Pond	TN32	250 Oakhurst Park	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55
Percy Bone Parkette	TP6	26 Old Yonge St.	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21
Peach Tree Parkette	TP9	49 Peach Tree Place	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19
Pierre Elliot Trudeau Park (Formerly Promenade Park)	TN3	900 Clark Ave.	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21
Promenade Green Park	TN18	25 Carl Tennen St.	2.66	2.66	2.66	2.66	2.66	2.66	2.66	2.66	2.66	2.66
Riveira Park	TN27	1 Glen Shields Ave.	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66
Rebettzin Judy Taub Parkette (Formerly Bevshire Parket	TP3	71 Bevshire Circle	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
Riverside Park	TN30	2 Riverside Blvd.	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83
Rosedale North Park	TN8	350 Atkinson Ave.	4.38	4.38	4.38	4.38	4.38	4.38	4.38	4.38	4.38	4.38
Thornhill Green Park (Town Centre North Park)	TN28	19 Beverley Glen Boulevard	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53	1.53
Thornhill Park	TN11	26 Old Yonge Street	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
Vaughan Crest Park	TN1	300 Pinewood Dr.	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Ventura Park	TN23	50 Mulholland Dr	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20
Wade Gate Park	TN20	151 Wade Gate	4.01	4.01	4.01	4.01	4.01	4.01	4.01	4.01	4.01	4.01
Winding Lane Park	TN2	580 Yorkhill Blvd.	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20
Worth Park	TN24	270 Worth Blvd	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70
Total			**89.03**	**89.03**	**89.03**	**89.03**	**89.03**	**89.03**	**89.03**	**89.03**	**89.03**	**89.03**

Total Neighbourhood (ha)			**343.26**	**344.83**	**354.83**	**354.83**	**360.81**	**362.11**	**382.28**	**382.28**	**385.56**	**385.56**

APPENDIX E
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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PUBLIC SQUARES

WARD 1 PARKS: PUBLIC SQUARE	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Purcell Parkette	MP6	200 St. Joan of Arc Ave.	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22
Total			**0.22**	**0.22**	**0.22**	**0.22**	**0.22**	**0.22**	**0.22**	**0.22**	**0.22**	**0.22**

WARD 2 PARKS: PUBLIC SQUARE	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Porter Park (South)	KA-S5b	2 Porter Avenue West	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.04	0.04
Steeles West Common	WP-15	5380 Steeles West	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21
Total			**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.04**	**0.04**	**0.25**

WARD 4 PARKS: PUBLIC SQUARE	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Forest Run Park	CC17-P8	29 Forest Run Blvd	-	-	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09
TTC Plaza	VMC29-10Nb	10 New Park Place	-	-	-	-	-	-	0.36	0.36	0.36	0.36
New Park Place (East)	VMC29-10Na	10 New Park Place	-	-	-	-	-	-	0.26	0.26	0.26	0.26
New Park Place (West)	VMC30-15	10 New Park Place	-	-	-	-	-	-	0.22	0.22	0.22	0.22
Total			**0.00**	**0.00**	**0.09**	**0.09**	**0.09**	**0.09**	**0.93**	**0.93**	**0.93**	**0.93**

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
URBAN PARKS

WARD 1 PARKS: URBAN	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

WARD 4 PARKS: URBAN	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

WARD 5 PARKS: URBAN	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
REGIONAL PARKS

WARD 1 PARKS: REGIONAL	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
North Maple Regional Park - Phase 1a	NMRP-PH1a	11085 Keele Street	-	-	-	-	-	-	-	15.00	15.00	15.00
Subtotal			0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00	15.00	15.00

WARD 2 PARKS: REGIONAL	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Vaughan Grove Sports Park	WR1	7401 Martin Grove Rd.	46.8	46.8	46.8	46.8	46.8	46.8	46.8	46.8	46.8	46.8
Vaughan Grove Sports Park - OSA Lands	WR1	7401 Martin Grove Rd.	13.7	13.7	13.7	13.7	13.7	13.7	13.7	13.7	13.7	13.7
Subtotal			60.5	60.5	60.5	60.5	60.5	60.5	60.5	60.5	60.5	60.5

WARD 3 PARKS: REGIONAL	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Subtotal			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

WARD 4 PARKS: REGIONAL	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Subtotal			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

WARD 5 PARKS: REGIONAL	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Concord/Thornhill Regional Park	TR2	299 Racco Parkway	21.9	21.9	21.9	21.9	21.9	21.9	21.9	21.9	21.9	21.9
Subtotal			21.9	21.9	21.9	21.9	21.9	21.9	21.9	21.9	21.9	21.9

Total Regional (ha)			82.35	82.35	82.35	82.35	82.35	82.35	82.35	97.35	97.35	97.35

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
DISTRICT

WARD 1 PARKS: DISTRICT	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Maple Community District Park	MD1	7 Sterling Cres.	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2
Vaughan Sports Village (Formerly Rutherford District Pa	MD4	Rutherford Road	9.1	9.1	9.1	9.1	9.1	9.1	9.1	9.1	9.1	9.1
Mackenzie Glen District Park	MD2	Cranston Pk Ave	8.3	8.3	8.3	8.3	8.3	8.3	8.3	8.3	8.3	8.3
Total			**21.6**	**21.6**	**21.6**	**21.6**	**21.6**	**21.6**	**21.6**	**21.6**	**21.6**	**21.6**

WARD 2 PARKS: DISTRICT	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Father Ermanno Bulfon District Park	WD2	191 Forest Dr.	5.9	5.9	5.9	5.9	5.9	5.9	5.9	5.9	5.9	5.9
Doctor's McLean Park (Previously Fundale Park)	WD4	8100 Islington Avenue	14.8	14.8	14.8	14.8	14.8	14.8	14.8	14.8	14.8	14.8
Nort Johnson District Park (Includes Veteran's Park Parc	WD1	7800 Islington Ave.	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9
Sonoma Heights Community Park (Formerly W.E.A Distr	WEA-D1	100 Sunset Ridge	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Total			**39.6**	**39.6**	**39.6**	**39.6**	**39.6**	**39.6**	**39.6**	**39.6**	**39.6**	**39.6**

WARD 3 PARKS: DISTRICT	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Chancellor District Park	WD3	430 Chancellor Dr.	6.8	6.8	6.8	6.8	6.8	6.8	6.8	6.8	6.8	6.8
Matthew Park (Formerly Vellore Village District Park)	UV1-D3	1 Villa Royale Avenue	8.7	8.7	8.7	8.7	8.7	8.7	8.7	8.7	8.7	8.7
Chatfield District Park	UV1-D4	100 Lawford Road	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.6	5.6	5.6
Total			**15.5**	**15.5**	**15.5**	**15.5**	**15.5**	**15.5**	**15.5**	**21.1**	**21.1**	**21.1**

WARD 4 PARKS: DISTRICT	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Tudor District Park	MD3	300 Jacob Keffer Parkway	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
North Thornhill District Park	UV2-D3	Pleasant Ridge Boulevard	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Total			**9.8**	**9.8**	**9.8**	**9.8**	**9.8**	**9.8**	**9.8**	**9.8**	**9.8**	**9.8**

WARD 5 PARKS: DISTRICT	Park	Address	# of Hectares									
Park Name	No.		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
York Hill District Park	TD1	330 Yorkhill Blvd.	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4
Benjamin Vaughan District Park	TD3	101 Westmount Blvd.	8.8	8.8	8.8	8.8	8.8	8.8	8.8	8.8	8.8	8.8
Dufferin District Park	TD2	1441 Clark Ave.	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Total			**22.7**	**22.7**	**22.7**	**22.7**	**22.7**	**22.7**	**22.7**	**22.7**	**22.7**	**22.7**

Total District (ha)			**109.20**	**109.20**	**109.20**	**109.20**	**109.20**	**109.19**	**109.19**	**114.83**	**114.83**	**114.83**

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARKLAND SUMMARY

Neighbourhood	# of Hectares										Development
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Costs ($/ha.)
Ward 1 Parks : Neighbourhood	74.3	74.3	74.3	74.3	74.3	76.0	87.9	87.9	90.1	90.1	$ 475,100
Ward 2 Parks : Neighbourhood	74.4	74.4	74.6	74.6	74.6	74.2	77.6	77.6	77.6	77.6	$ 475,100
Ward 3 Parks : Neighbourhood	56.3	56.3	58.9	58.9	61.3	61.3	62.4	62.4	63.3	63.3	$ 475,100
Ward 4 Parks : Neighbourhood	49.2	50.8	58.0	58.0	61.6	61.6	65.3	65.3	65.5	65.5	$ 475,100
Ward 5 Parks : Neighbourhood	89.0	89.0	89.0	89.0	89.0	89.0	89.0	89.0	89.0	89.0	$ 475,100
Total (Hectares)	**343.3**	**344.8**	**354.8**	**354.8**	**360.8**	**362.1**	**382.3**	**382.3**	**385.6**	**385.6**	
Total ($000)	**$163,081.7**	**$163,827.7**	**$168,578.7**	**$168,578.7**	**$171,419.8**	**$172,038.9**	**$181,620.5**	**$181,620.5**	**$183,178.9**	**$183,178.9**	

Note: All neighbourhood parks are consdered to be Type 2 Parks

Urban	# of Hectares										Development
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Costs ($/ha.)
Ward 1 Parks : Urban	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	$ 2,833,800
Ward 2 Parks : Urban	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	$ 2,833,800
Ward 3 Parks : Urban	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	$ 2,833,800
Ward 4 Parks : Urban	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	$ 2,833,800
Ward 5 Parks : Urban	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	$ 2,833,800
Total (Hectares)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Total ($000)	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	

Public Square	# of Hectares										Development
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Costs ($/ha.)
Ward 1 Parks : Public Square	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	$ 2,059,900
Ward 2 Parks : Public Square	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.04	0.25	$ 2,059,900
Ward 3 Parks : Public Square	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	$ 2,059,900
Ward 4 Parks : Public Square	0.00	0.00	0.09	0.09	0.09	0.09	0.93	0.93	0.93	0.93	$ 2,059,900
Ward 5 Parks : Public Square	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	$ 2,059,900
Total (Hectares)	**0.22**	**0.22**	**0.31**	**0.31**	**0.31**	**0.31**	**1.15**	**1.19**	**1.19**	**1.40**	
Total ($000)	**$444.9**	**$444.9**	**$630.3**	**$630.3**	**$630.3**	**$630.3**	**$2,360.6**	**$2,443.0**	**$2,443.0**	**$2,875.6**	

Note: All public squares are consdered to be Type 2

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARKLAND SUMMARY

District	# of Hectares										Development
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Costs ($/ha.)
Ward 1 Parks : District	21.65	21.65	21.65	21.65	21.65	21.65	21.65	21.65	21.65	21.65	$ 622,800
Ward 2 Parks : District	39.57	39.57	39.57	39.57	39.57	39.57	39.57	39.57	39.57	39.57	$ 622,800
Ward 3 Parks : District	15.50	15.50	15.50	15.50	15.50	15.49	15.49	21.13	21.13	21.13	$ 622,800
Ward 4 Parks : District	9.80	9.80	9.80	9.80	9.80	9.80	9.80	9.80	9.80	9.80	$ 622,800
Ward 5 Parks : District	22.68	22.68	22.68	22.68	22.68	22.68	22.68	22.68	22.68	22.68	$ 622,800
Total (Hectares)	**109.20**	**109.20**	**109.20**	**109.20**	**109.20**	**109.19**	**109.19**	**114.83**	**114.83**	**114.83**	
Total ($000)	**$68,008.8**	**$68,008.8**	**$68,008.8**	**$68,008.8**	**$68,008.8**	**$68,002.5**	**$68,002.5**	**$71,515.1**	**$71,515.1**	**$71,515.1**	

Regional	# of Hectares										Development
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Costs ($/ha.)
Ward 1 Parks : Regional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00	15.00	15.00	$ 549,300
Ward 2 Parks : Regional	60.45	60.45	60.45	60.45	60.45	60.45	60.45	60.45	60.45	60.45	$ 549,300
Ward 3 Parks : Regional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	$ 549,300
Ward 4 Parks : Regional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	$ 549,300
Ward 5 Parks : Regional	21.90	21.90	21.90	21.90	21.90	21.90	21.90	21.90	21.90	21.90	$ 549,300
Total (Hectares)	**82.35**	**82.35**	**82.35**	**82.35**	**82.35**	**82.35**	**82.35**	**97.35**	**97.35**	**97.35**	
Total ($000)	**$45,234.9**	**$45,234.9**	**$45,234.9**	**$45,234.9**	**$45,234.9**	**$45,234.9**	**$45,234.9**	**$53,474.4**	**$53,474.4**	**$53,474.4**	

TOTAL PARKLAND (Ha)	**535.02**	**536.59**	**546.68**	**546.68**	**552.66**	**553.96**	**574.96**	**595.64**	**598.92**	**599.13**
TOTAL PARKLAND ($000)	**$276,770.3**	**$277,516.2**	**$282,452.6**	**$282,452.6**	**$285,293.7**	**$285,906.6**	**$297,218.5**	**$309,053.0**	**$310,611.3**	**$311,043.9**

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

BASEBALL PREMIUM SENIOR LIT		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Jean Augustine District Park	Baseball Premium Lit	T	TD3	1	1	1	1	1	1	1	1	1	1	$682,800
Bindertwine Park	Baseball Premium Lit	KL	KN1	1	1	1	1	1	1	1	1	1	1	$682,800
Concord/Thornhill Regional Park	Baseball Premium Lit	TH	TR2	4	4	4	4	4	4	4	4	4	4	$682,800
Maple Community District Park	Baseball Premium Lit	MP	MD1	1	1	1	1	1	1	1	1	1	1	$682,800
Nort Johnson Park	Baseball Premium Lit	WD	WD1	2	2	2	2	2	2	2	2	2	2	$682,800
Tudor District Park	Baseball Premium Lit	TH	MD3	3	3	3	3	3	3	3	3	3	3	$682,800
Vaughan Grove Sports Park	Baseball Premium Lit	WD	WR1	4	4	4	4	4	4	4	4	4	4	$682,800
Vaughan Sports Village (Formerly Rutherford District Park)	Baseball Premium Lit	MP	MD4	1	1	1	1	1	1	1	1	1	1	$682,800
Matthew Park (Frmly.Vellore Village District Park)	Baseball Premium Lit	WD	UV1-D3	1	1	1	1	1	1	1	1	1	1	$682,800
Subtotal (#)				**18**	**18**	**18**	**18**	**18**	**18**	**18**	**18**	**18**	**18**	
Subtotal ($)				**$12,290.4**	**$12,290.4**	**$12,290.4**	**$12,290.4**	**$12,290.4**	**$12,290.4**	**$12,290.4**	**$12,290.4**	**$12,290.4**	**$12,290.4**	

BASEBALL SENIOR LIT		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Frank Robson Park	Baseball Senior Lit	MP	MN5	1	1	1	1	1	1	1	1	1	1	$632,600
Marita Payne Park	Baseball Senior Lit	TH	TN26	1	1	1	1	1	1	1	1	1	1	$632,600
Thornhill Park	Baseball Senior Lit	TH	TN11	1	1	1	1	1	1	1	1	1	1	$632,600
Woodbridge College School	Baseball Senior Lit	WD	WPSS1	1	1	1	1	1	1	1	1	1	1	$632,600
Yorkhill District Park	Baseball Senior Lit	TH	TD1	2	2	2	2	2	2	2	2	2	2	$632,600
Sonoma Heights Community Park (Frmly. W.E.A District Park)	Baseball Senior Lit	WD	WEA-D1	1	1	1	1	1	1	1	1	1	1	$632,600
Chatfield District Park	Baseball Senior Lit		UV1-D4	0	0	0	0	0	0	0	0	1	1	$632,600
Subtotal (#)				**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**8**	**8**	
Subtotal ($)				**$4,428.2**	**$4,428.2**	**$4,428.2**	**$4,428.2**	**$4,428.2**	**$4,428.2**	**$4,428.2**	**$4,428.2**	**$5,060.8**	**$5,060.8**	

BASEBALL SENIOR UNLIT		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Wade Gate Park	Baseball Senior Unlit	TH	TN20	1	1	1	1	1	1	1	1	1	0	$402,800
Calvary Church Sports Field	Baseball Senior Unlit	K	KS1	1	1	1	1	1	1	1	1	1	1	$402,800
Giovanni Caboto Park	Baseball Senior Unlit	WD	WN29	1	1	1	1	1	1	1	1	1	1	$402,800
Rosedale North Park	Baseball Senior Unlit	TH	TN8	0	0	0	0	0	0	0	0	0	1	$402,800
Subtotal (#)				**3**	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**3**	
Subtotal ($000)				**$1,208.4**	**$1,208.4**	**$1,208.4**	**$1,208.4**	**$1,208.4**	**$1,208.4**	**$1,208.4**	**$1,208.4**	**$1,208.4**	**$1,208.4**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

BASEBALL JUNIOR UNLIT		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Anthony Locilento Park (Formerly Blue Coin)	Baseball Junior Unlit	WD	WN20	1	1	1	1	1	1	1	1	1	1	$64,100
Belair Way Park	Baseball Junior Unlit	WD	WN14	1	1	1	1	1	1	1	1	1	1	$64,100
Beverley Glen Park	Baseball Junior Unlit	TN	TN22	1	1	1	1	1	1	1	1	1	1	$64,100
Downham Green Park	Baseball Junior Unlit	TH	TN15	1	1	1	1	1	1	1	1	1	1	$64,100
Eagles Landing Park	Baseball Junior Unlit	MP	UV2-N6	1	1	1	1	1	1	1	1	1	1	$64,100
Father Ermanno Bulfon Park	Baseball Junior Unlit	WD	WD2	0	0	0	0	0	0	0	0	0	0	$64,100
Gallanough Park - Thornhill PS (School)	Baseball Junior Unlit	TH	TN4	1	1	1	1	1	1	1	1	1	1	$64,100
George Stegman Park	Baseball Junior Unlit	WD	WN9	1	1	1	1	1	1	1	1	1	1	$64,100
Glen Shields Park	Baseball Junior Unlit	TH	TN25	1	1	1	1	1	1	1	1	1	1	$64,100
Hawstone Park	Baseball Junior Unlit	WD	UV1-N15	1	1	1	1	1	1	1	1	1	1	$64,100
Hillside Park	Baseball Junior Unlit	MP	UV1-N8	1	1	1	1	1	1	1	1	1	1	$64,100
Joseph A. Gibson School	Baseball Junior Unlit	MP	MPE2	2	2	2	2	2	2	2	2	2	2	$64,100
Joseph Aaron Park	Baseball Junior Unlit	TH	TN16	1	1	1	1	1	1	1	1	1	1	$64,100
Kleinburg Public School	Baseball Junior Unlit	KL	KPE1	1	1	1	1	1	1	1	1	1	0	$64,100
L'Ecole La Fontaine	Baseball Junior Unlit	WD	KPE2	1	1	1	1	1	1	1	1	1	0	$64,100
Michael Barasso Park (Prev. Morning Star Park)	Baseball Junior Unlit	WD	WN19	1	1	1	1	1	1	1	1	1	1	$64,100
McClure Meadows Park	Baseball Junior Unlit	WD	WN27	0	0	0	0	0	0	0	0	0	0	$64,100
Napa Valley Park	Baseball Junior Unlit	WD	WN33	1	1	1	1	1	1	1	1	1	1	$64,100
Ohr Menachem Park	Baseball Junior Unlit	TH	UV2-N2	1	1	1	1	1	1	1	1	1	1	$64,100
Rose Mandarino (Previously Weston Downs Park)	Baseball Junior Unlit	WD	WN16	1	1	1	1	1	1	1	1	1	1	$64,100
Rosedale North Park	Baseball Junior Unlit	TH	TN8	1	1	1	1	1	1	1	1	1	0	$64,100
Routley Park	Baseball Junior Unlit	MP	MN3	1	1	1	1	1	1	1	1	1	1	$64,100
Thornhill Woods Park	Baseball Junior Unlit	TH	UV2-N3	1	1	1	1	1	1	1	1	1	1	$64,100
Torii Park	Baseball Junior Unlit	WD	WN11	1	1	1	1	1	1	1	1	1	1	$64,100
Vaughan Crest Park	Baseball Junior Unlit	TN	TN1	1	1	1	1	1	1	1	1	1	1	$64,100
Vaughan Secondary School	Baseball Junior Unlit	TH	TPSS2	1	1	1	1	1	1	1	1	1	1	$64,100
Vaughan Sports Village (Formerly Rutherford District Park)	Baseball Junior Unlit	MP	MD4	1	1	1	1	1	1	1	1	1	1	$64,100
Wade Gate Park	Baseball Junior Unlit	TH	TN20	0	0	0	0	0	0	0	0	0	1	$64,100
West Maple Creek East Park	Baseball Junior Unlit	M	MN17	1	1	1	1	1	1	1	1	1	1	$64,100
Wood Valley Park	Baseball Junior Unlit	MP	UV2-N14	1	1	1	1	1	1	1	1	1	1	$64,100
Subtotal (#)				**28**	**28**	**28**	**28**	**28**	**28**	**28**	**28**	**28**	**26**	
Subtotal ($000)				**$1,794.8**	**$1,794.8**	**$1,794.8**	**$1,794.8**	**$1,794.8**	**$1,794.8**	**$1,794.8**	**$1,794.8**	**$1,794.8**	**$1,666.6**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

T-BALL		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Castlehill Park	T-Ball	MP	MN6	1	1	1	1	1	1	1	1	1	1	$64,100
Comdel Park	T-Ball	WD	UV1-N18	1	1	1	1	1	1	1	1	1	1	$64,100
Conley Park South	T-Ball	TH	TN13	0	0	0	0	0	0	0	0	0	0	$64,100
Frank Robson Park	T-Ball	MP	MN5	2	2	2	2	2	2	2	2	2	2	$64,100
Hefill Park	T-Ball	TH	TN5	0	0	0	0	0	0	0	0	0	0	$64,100
Lakehurst Park	T-Ball	TH	TN12	0	0	0	0	0	0	0	0	0	0	$64,100
Langstaff School Park	T-Ball	TH	TN31	0	0	0	0	0	0	0	0	0	0	$64,100
Melville Park	T-Ball	MP	MN9	0	0	0	0	0	0	0	0	0	0	$64,100
Rainbow Creek Park	T-Ball	WD	WN1	0	0	0	0	0	0	0	0	0	0	$64,100
Nort Johnston Park	T-Ball	WD	WD1	1	1	1	1	1	1	1	1	1	1	$64,100
Promenade Green Park	T-Ball	WD	TN18	1	1	1	1	1	1	1	1	1	1	$64,100
Ramsey Armitage Park	T-Ball	MP	MN4	1	1	1	1	1	1	1	1	1	1	$64,100
Subtotal (#)				**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	
Subtotal ($000)				**$448.7**	**$448.7**	**$448.7**	**$448.7**	**$448.7**	**$448.7**	**$448.7**	**$448.7**	**$448.7**	**$448.7**	

BATTING CAGE		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Maple Community District Park	Batting Cage	WD	MD1	1	1	1	1	1	1	1	1	1	1	$67,900
Vaughan Grove Sports Park	Batting Cage	WD	WR1	2	2	2	2	2	2	2	2	2	2	$67,900
Subtotal (#)				**3**	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**3**	
Subtotal ($000)				**$203.7**	**$203.7**	**$203.7**	**$203.7**	**$203.7**	**$203.7**	**$203.7**	**$203.7**	**$203.7**	**$203.7**	

BALL HOCKEY		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Hefhill Park	Ball Hockey	TH	TN5	0	0	0	0	0	0	0	0	0	1	$77,400
Winding Lane Park	Ball Hockey	TH	TN2	0	0	0	0	0	0	0	0	0	1	$77,400
Subtotal (#)				**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2**	
Subtotal ($000)				**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$154.8**	

SENIOR SOCCER - ARTIFICIAL		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Vaughan Grove Sports Park	Artificial Turf	WD	WR1	1	1	1	1	1	1	2	2	2	2	$2,530,600
McNaughton Park	Artificial Turf	M	MN10	1	1	1	1	1	1	1	1	1	1	$2,530,600
Concord Thornhill Regional Park - Converted from Senior to Artificial in 2013	Artificial Turf	TH	TR2	0	1	1	1	1	1	1	1	1	1	$2,530,600
Sonoma Heights Community Park	Artificial Turf	WD	WEA-D1	1	1	1	1	1	1	1	1	1	1	$2,530,600
North Maple Regional Park	Artificial Turf	M	NMRP	0	0	0	0	0	0	0	0	2	2	$2,530,600
Subtotal (#)				**3**	**4**	**4**	**4**	**4**	**4**	**5**	**5**	**7**	**7**	
Subtotal ($000)				**$7,591.8**	**$10,122.4**	**$10,122.4**	**$10,122.4**	**$10,122.4**	**$10,122.4**	**$12,653.0**	**$12,653.0**	**$17,714.2**	**$17,714.2**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

SENIOR SOCCER - LIT		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Bindertwine Park	Senior Soccer - Lit	KL	KN1	1	1	1	1	1	1	1	1	1	1	$469,300
Concord/Thornhill Regional Park	Premium Senior Soccer - Lit	TH	TR2	3	2	2	2	2	2	2	2	2	2	$861,300
Dufferin District Park	Premium Senior Soccer - Lit	TH	TD2	2	2	2	2	2	2	2	2	2	2	$861,300
Father Ermanno Bulfon Park	Premium Senior Soccer - Lit	WD	WD2	2	2	2	2	2	2	2	2	2	2	$861,300
Le Parc Park	Premium Senior Soccer - Lit	TH	TN33	1	1	1	1	1	1	1	1	1	1	$861,300
Maple Community District Park	Premium Senior Soccer - Lit	MP	MD1	1	1	1	1	1	1	1	1	1	1	$861,300
Maple Reservoir Park	Senior Soccer - Lit	MP	MR1	2	2	2	2	2	2	2	2	2	2	$469,300
Rainbow Creek Park	Premium Senior Soccer - Lit	WD	WN1	1	1	1	1	1	1	1	1	1	1	$861,300
Vaughan Grove Sports Park	Premium Senior Soccer - Lit	WD	WR1	2	2	2	2	2	2	2	2	2	2	$861,300
Vaughan Grove Sports Park	Senior Soccer Lit	WD	WR1	0	0	0	0	0	2	2	2	2	2	$469,300
Matthew Park (Frmly.Vellore Village District Park)	Premium Senior Soccer - Lit	WD	UV1-D3	1	1	1	1	1	1	1	1	1	1	$861,300
Woodbridge College School	Premium Senior Soccer - Lit	WD	WPSS1	1	1	1	1	1	1	1	1	1	1	$861,300
Chancellor District Park	Senior Soccer - Lit	WD	WD3	0	0	0	0	0	0	1	1	1	1	$469,300
St Elizabeth Catholic H.S. (School Asset)	Senior Soccer - Lit	TH	TSSS1	0	0	0	0	0	0	1	1	1	1	$469,300
Subtotal (#)				**17**	**16**	**16**	**16**	**16**	**18**	**20**	**20**	**20**	**20**	
Subtotal ($000)				**$13,466.1**	**$12,604.8**	**$12,604.8**	**$12,604.8**	**$12,604.8**	**$13,543.4**	**$14,482.0**	**$14,482.0**	**$14,482.0**	**$14,482.0**	

SENIOR SOCCER - UNLIT		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Jean Augustine District Park	Senior Soccer - Unlit	TH	TD3	1	1	1	1	1	1	1	1	1	1	$151,700
Calvary Baptist Church	Senior Soccer - Unlit	KL	KS1	2	2	2	2	2	2	2	2	2	2	$151,700
Chancellor District Park	Senior Soccer - Unlit	WD	WD3	1	1	1	1	1	1	0	0	0	0	$151,700
Concord Community Park	Senior Soccer - Unlit	TH	TN35	2	2	2	2	2	2	2	2	2	2	$151,700
Dufferin District Park	Senior Soccer - Unlit	TH	TD2	1	1	1	1	1	1	1	1	1	0	$151,700
Emily Carr Secondary School (School Asset)	Senior Soccer - Unlit	WD	WPSS3	1	1	1	1	1	1	1	1	1	1	$151,700
Holy Cross C.H.S. (School Asset)	Senior Soccer - Unlit	WD	WSSS2	2	2	2	2	2	2	2	2	2	2	$151,700
L'Ecole La Fontaine (School Asset)	Senior Soccer - Unlit	WD	KPE2	1	1	1	1	1	1	1	1	1	1	$151,700
Le Parc St. Jean de Brebeuf (School Asset)	Senior Soccer - Unlit	TH	TN33	1	1	1	1	1	1	1	1	1	1	$151,700
MacKenzie Glen Disrtict Park	Senior Soccer - Unlit	MP	MD2	1	1	1	1	1	1	1	1	1	1	$151,700
Maple High School (School Asset)	Senior Soccer - Unlit	MP	MPSS1	1	1	1	1	1	1	1	1	1	1	$151,700
Matthew Park (Frmly.Vellore Village District Park)	Senior Soccer - Unlit	WD	UV1-D3	0	0	0	0	0	0	0	0	0	1	$151,700
St Elizabeth Catholic H.S. (School Asset)	Senior Soccer - Unlit	TH	TSSS1	1	1	1	1	1	1	0	0	0	0	$151,700
St James Catholic School (School Asset)	Senior Soccer - Unlit	MP	MSE12	1	1	1	1	1	1	0	0	0	0	$151,700
Stephen Lewis High School (School Asset)	Senior Soccer - Unlit	TH	UV2-ES5	1	1	1	1	1	1	1	1	1	1	$151,700
Tommy Douglas School (adjacent to Chatfield District Park)	Senior Soccer - Unlit			0	0	0	0	0	0	0	0	0	1	$151,700
Toronto District Christian H.S. (School Asset)	Senior Soccer - Unlit	WD	WPSS2	1	1	1	1	1	1	1	1	1	1	$151,700
Twelve Oaks Park	Senior Soccer - Unlit	MP	UV2-N17	1	1	1	1	1	1	1	1	1	1	$151,700
Vaughan Grove Sports Park	Senior Soccer - Unlit (Installed new lighting 2017	WD	WR1	2	2	2	2	2	0	0	0	0	0	$151,700
Vaughan Secondary School (School Asset)	Senior Soccer - Unlit	TH	TPSS2	1	1	1	1	1	1	1	1	1	1	$151,700
Village Green Park	Senior Soccer - Unlit	WD	UV1-N2	0	0	1	1	1	1	1	1	1	1	$151,700
Sonoma Heights Community Park (Frmly. W.E.A District Park)	Senior Soccer - Unlit	WD	WEA-D1	1	1	1	1	1	1	1	1	1	1	$151,700
Wade Gate Park	Senior Soccer - Unlit	TH	TN20	1	1	1	1	1	1	1	1	1	1	$151,700
Westwind Park (New)	Senior Soccer - Unlit	MP	UV1-N5	1	1	1	1	1	1	1	1	1	1	$151,700
Woodbridge College School (School Asset)	Senior Soccer - Unlit	WD	WPSS1	1	1	1	1	1	1	1	1	1	1	$151,700
Wood Valley Park	Senior Soccer - Unlit	MP	UV2-N14	1	1	1	1	1	1	1	1	1	1	$151,700
Worth Park	Senior Soccer - Unlit	TH	TN24	1	1	1	1	1	1	0	0	0	0	$151,700
Agostino Park	Senior Soccer - Unlit		TN39	0	0	0	0	0	0	1	1	1	1	$151,700
Subtotal (#)				**28**	**28**	**29**	**29**	**29**	**27**	**24**	**24**	**24**	**25**	
Subtotal ($000)				**$4,247.6**	**$4,247.6**	**$4,399.3**	**$4,399.3**	**$4,399.3**	**$4,095.9**	**$3,640.8**	**$3,640.8**	**$3,640.8**	**$3,792.5**	

APPENDIX E
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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

9V9 Soccer		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Clearview Park	9V9 Soccer	MA	UV2-N19	0	0	0	0	1	1	1	1	1	1	$52,600
Langstaff Park	9V9 Soccer	TH	TN36	0	0	0	0	0	0	0	0	0	1	$52,600
Lawford Park	9V9 Soccer	WD	UV1-D4	0	0	0	0	1	1	1	1	1	1	$52,600
Maple Reservoir	9V9 Soccer	MA	MR	0	0	0	1	1	1	1	1	1	1	$52,600
Maple Community District Park (School Asset - St. David)	9V9 Soccer	MP	MD1	1	1	1	1	1	1	1	1	1	1	$52,600
McClure Meadows Park	9V9 Soccer	WD	WN27	1	1	1	1	1	1	1	1	1	1	$52,600
Milani Blvd Soccer Facility	9V9 Soccer	WD		0	0	0	0	0	0	0	0	0	1	$52,600
Mill Race Park	9V9 Soccer	TH	UV2-N4	0	0	1	1	1	1	1	1	1	1	$52,600
St. James	9V9 Soccer	MA		1	1	1	1	1	1	1	1	1	1	$52,600
Venice Gate Park	9V9 Soccer	MA	UV1-N6	1	1	1	1	1	1	1	1	1	1	$52,600
Worth Park	9V9 Soccer	TH	TN24	1	1	1	1	1	1	1	1	1	1	$52,600
Chatfield District Park	9V9 Soccer		UV1-D4	0	0	0	0	0	0	0	0	1	1	$52,600
Woodgate Pines Park	9V9 Soccer		61E-N1	0	0	0	0	0	0	0	0	0	1	$52,600
Subtotal (#)				**5**	**5**	**6**	**7**	**9**	**9**	**9**	**9**	**10**	**13**	
Subtotal ($000)				**$263.0**	**$263.0**	**$315.6**	**$368.2**	**$473.4**	**$473.4**	**$473.4**	**$473.4**	**$526.0**	**$683.8**	

MINI SOCCER		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Agostino Park (1 field, 1 in design/construction)	Mini Soccer	TH	TN39	1	1	1	1	1	1	1	1	1	1	$24,300
Ahmadiyya Park	Mini Soccer	MP	UV1-N7	1	1	1	1	1	1	1	1	1	1	$24,300
Alexander Elisa Park (School Asset)	Mini Soccer	WD	WN12	1	1	1	1	1	1	1	1	1	1	$24,300
Bathurst Estates Park	Mini Soccer	TH	TN6	1	1	1	1	1	1	1	1	1	1	$24,300
Belair Way Park (School Asset)	Mini Soccer	WD	WN14	1	1	1	1	1	1	1	1	1	1	$24,300
Bindertwine Park	Mini Soccer	KL	KN1	1	1	1	1	1	1	1	1	1	1	$24,300
Bishop Scalabrini C.S. (School Asset)	Mini Soccer	TH	TSE1	1	1	1	1	1	1	1	1	1	1	$24,300
Calvary Church Sports Park	Mini Soccer	KL	KS1	2	2	2	2	2	2	2	2	2	2	$24,300
Carrville Mill Park	Mini Soccer	TH	UV2-N16	1	1	1	1	1	1	1	1	1	1	$24,300
Castlehill Park	Mini Soccer	MP	MN6	2	2	2	2	2	2	2	2	2	2	$24,300
Chancellor District Park	Mini Soccer	WD	WD3	4	4	4	4	4	4	4	4	4	4	$24,300
Concord Thornhill Regional Park	Mini Soccer	TH	TR2	1	1	1	1	1	1	1	1	1	1	$24,300
Comdel Park	Mini Soccer	WD	UV7-N18	0	0	0	0	0	0	0	0	0	0	$24,300
Concord Community Park	Mini Soccer	TH	TN35	0	0	0	0	0	0	0	0	0	0	$24,300
Conley Park South	Mini Soccer	TH	TN13	0	0	0	0	0	0	0	0	0	0	$24,300
Crofters Park (School Asset)	Mini Soccer	WD	WN17	1	1	1	1	1	1	1	1	1	0	$24,300
Discovery Park	Mini Soccer	MP	UV1-N19	1	1	1	1	1	1	1	1	1	1	$24,300
Divine Mercy Catholic School (School Asset)	Mini Soccer	MP	MSE5	1	1	1	1	1	1	1	1	1	0	$24,300
Downham Green Park	Mini Soccer	TH	TN15	1	1	1	1	1	1	1	1	1	1	$24,300
Dufferin District Park	Mini Soccer	TH	TD2	1	1	1	1	1	1	1	1	1	1	$24,300
Fazia Mahdi Park	Mini Soccer	MP	UV1-N22	1	1	1	1	1	1	1	1	1	1	$24,300
Freedom Trail	Mini Soccer	MP	UV2-N21	1	1	1	1	1	1	1	1	1	1	$24,300
Fossil Hill Park	Mini Soccer	WD	WN35	1	1	1	1	1	1	1	1	1	1	$24,300
Gallanough Park	Mini Soccer	TH	TN4	1	1	1	1	1	1	1	1	1	1	$24,300
Gilmore Park	Mini Soccer	TH	TN14	1	1	1	1	1	1	1	1	1	1	$24,300
Giovanni Caboto Park (Prev. Glen Villa Park)	Mini Soccer	WD	WN29	2	2	2	2	2	2	2	2	2	2	$24,300
Glen Shields Park (School Asset)	Mini Soccer	TH	TN25	1	1	1	1	1	1	1	1	1	1	$24,300
Hawstone Park	Mini Soccer	WD	UV1-N15	1	1	1	1	1	1	1	1	1	1	$24,300
Hillside Park	Mini Soccer	MP	UV1-N8	1	1	1	1	1	1	1	1	1	1	$24,300
Holy Cross C.H.S. (School Asset)	Mini Soccer	WD	WSSS2	0	0	0	0	0	0	0	0	0	1	$24,300
Jack Pine Park	Mini Soccer	MP	UV2-N20	1	1	1	1	1	1	1	1	1	1	$24,300
Joey Panetta Park (Marieta)	Mini Soccer	WD	WN15	0	0	0	0	0	0	0	0	0	0	$24,300
Joseph A. Gibson School (School Asset)	Mini Soccer	MP	MPE2	1	1	1	1	1	1	1	1	1	1	$24,300
Joseph Aaron Park	Mini Soccer	TH	TN16	1	1	1	1	1	1	1	1	1	1	$24,300
Julliard Park	Mini Soccer	MP	VCC-N2	1	1	1	1	1	1	1	1	1	1	$24,300
Kingsview Park	Mini Soccer	WD	UV1-N4	1	1	1	1	1	1	1	1	1	1	$24,300
Kleinburg Public School (School Asset)	Mini Soccer	KL	KPE1	3	3	3	3	3	3	2	2	2	2	$24,300
Lakehurst Park	Mini Soccer	TH	TN12	1	1	1	1	1	1	1	1	1	1	$24,300
Le Petit Prince School (School Asset)	Mini Soccer	MP	MSE4	1	1	1	1	1	1	0	0	0	0	$24,300
L'Ecole La Fontaine (School Asset)	Mini Soccer	KL	KPE2	1	1	1	1	1	1	1	1	1	1	$24,300
Loius Frechette School (School Asset)	Mini Soccer	TH	TPE5	1	1	1	1	1	1	0	0	0	0	$24,300
MacKenzie Glen Disrtict Park (School Asset - Mackenzie Glen PS)	Mini Soccer	MP	MD2	1	1	1	1	1	1	1	1	1	1	$24,300
Maple Airport Park (Changed to 2 Mini Mini Soccer Fields)	Mini Soccer	MP	MN7	0	0	0	0	0	0	0	0	0	0	$24,300

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PARK FACILITIES

MINI SOCCER CONT'D		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Maple Reservoir Park	Mini Soccer (Changed to 9V9 in 2015)	MP	MR1	1	1	1	0	0	0	0	0	0	0	$24,300
Marita Payne Park	Mini Soccer	TH	TN26	1	1	1	1	1	1	1	1	1	1	$24,300
Mast Road Park	Mini Soccer	MP	UV1-N20	2	2	2	2	2	2	2	2	2	2	$24,300
Melville Park	Mini Soccer	MP	MN9	1	1	1	1	1	1	1	1	1	1	$24,300
Michael Barasso Park (Prev. Morning Star Park) (School Asset - San Marco CS)	Mini Soccer	WD	WN19	1	1	1	1	1	1	1	1	1	1	$24,300
Michael Cranny P.S. (School Asset)	Mini Soccer	MP	MPE3	1	1	1	1	1	1	1	1	1	1	$24,300
Mill Arbour Park	Mini Soccer	TH	TN17	1	1	1	1	1	1	1	1	1	1	$24,300
Miriam Segal Park (formally Apple Blossom)	Mini Soccer	TH	UV2-N10	1	1	1	1	1	1	1	1	1	1	$24,300
Misty Sugar Park	Mini Soccer	TH	UV2-N8	1	1	1	1	1	1	1	1	1	1	$24,300
Napa Valley Park	Mini Soccer	WD	WN33	1	1	1	1	1	1	1	1	1	1	$24,300
North Thornhill District Park	Mini Soccer	TH	UV2-D3	2	2	2	2	2	2	2	2	2	2	$24,300
Ohr Menachem Park	Mini Soccer	TH	UV2-N2	1	1	1	1	1	1	1	1	1	1	$24,300
Our Lady of Peace School (School Asset)	Mini Soccer	MP	MSE1	1	1	1	1	1	1	1	1	1	0	$24,300
Our Lady of the Rosary C.S. (School Asset) (near Glen Shields)	Mini Soccer	TH	TSE4	1	1	1	1	1	1	1	1	1	1	$24,300
Pine Grove Public School/Hayhoe Park (School Asset)	Mini Soccer	WD	WPE2	0	0	0	0	0	0	0	0	0	0	$24,300
Rainbow Creek Park (School Asset - St. Peter CS)	Mini Soccer	W	WN1	1	1	1	1	1	1	1	1	1	1	$24,300
Ramsey Armitage Park	Mini Soccer	MP	MN4	1	1	1	1	1	1	1	1	1	1	$24,300
Reeves Park	Mini Soccer	MP	MN2	1	1	1	1	1	1	1	1	1	1	$24,300
Riverside Park	Mini Soccer	TH	TN30	1	1	1	1	1	1	0	0	0	0	$24,300
Robert Watson Memorial Park	Mini Soccer	WD	WN10	1	1	1	1	1	1	1	1	1	1	$24,300
Rosedale North Park	Mini Soccer	TH	TN8	0	0	0	0	0	0	0	0	0	0	$24,300
Sonoma Heights Community Park	Mini Soccer	WD	WEA-D1	2	2	2	2	2	2	2	2	2	2	$24,300
Spring Blossom Park (New)	Mini Soccer	TH	UV2-N12	0	0	1	1	1	1	1	1	1	1	$24,300
St. Joan of Arc High School (School Asset)	Mini Soccer	MP	MSSS1	0	0	0	0	0	0	0	0	0	1	$24,300
St John Bosco C.S. (School Asset)	Mini Soccer	WD	WSE11	1	1	1	1	1	1	1	1	1	0	$24,300
St Margaret Mary School (School Asset)	Mini Soccer	WD	WSE4	1	1	1	1	1	1	1	1	1	0	$24,300
St. Angela Merici (School Asset)	Mini Soccer	WD	WSE17	1	1	1	1	1	1	1	1	1	0	$24,300
St. Francis Assisi (School Asset)	Mini Soccer	WD	WSE6	1	1	1	1	1	1	1	1	1	1	$24,300
Starling Park	Mini Soccer	UV1	UV1-N1	1	1	1	1	1	1	1	1	1	1	$24,300
Tammy Breda Park (Prev. Forest Fountain Park)	Mini Soccer	WD	WN36	1	1	1	1	1	1	1	1	1	1	$24,300
Thornhill Woods Park	Mini Soccer	TH	UV2-N3	1	1	1	1	1	1	1	1	1	1	$24,300
Torii Park	Mini Soccer	WD	WN11	0	0	0	0	0	0	0	0	0	0	$24,300
UV1-N4 is Kingsview Park	Mini Soccer	UV1	UV1-N4	1	1	1	1	1	1	0	0	0	0	$24,300
Vaughan Grove Sports Park	Mini Soccer	WD	WR1	2	2	2	2	2	2	2	2	2	2	$24,300
Via Campanile Park	Mini Soccer	WD	UV1-N3	1	1	1	1	1	1	1	1	1	1	$24,300
Via Verde Park (Sonoma Heights)	Mini Soccer	WD	WEA-N4	1	1	1	1	1	1	1	1	1	1	$24,300
Woodrose Park	Mini Soccer	MP	UV2-N13	0	1	1	1	1	1	1	1	1	1	$24,300
Pheasant Hollow Park	Mini Soccer		UV2-N7	0	0	0	0	0	0	1	1	1	1	$24,300
Subtotal (#)				**80**	**81**	**82**	**81**	**81**	**81**	**77**	**77**	**77**	**73**	
Subtotal ($000)				**$1,944.0**	**$1,968.3**	**$1,992.6**	**$1,968.3**	**$1,968.3**	**$1,968.3**	**$1,871.1**	**$1,871.1**	**$1,871.1**	**$1,773.9**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

MINI-MINI SOCCER		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Anthony Locilento Park (Formerly Blue Coin) (2 Park, 2 School - St. Clare	Mini-Mini Soccer	WD	WN20	4	4	4	4	4	4	4	4	4	4	$10,100
Beverley Glen Park	Mini-Mini Soccer	TH	TN22	1	1	1	1	1	1	1	1	1	1	$10,100
Dufferin District Park (Reclassified as Mini Field)	Mini-Mini Soccer	TH	TD2	0	0	0	0	0	0	0	0	0	0	$10,100
Gallanough Park (Split between School Thornhill PS & Park)	Mini-Mini Soccer	TH	TN4	1	1	1	1	1	1	0	0	0	0	$10,100
George Stagman Park	Mini-Mini Soccer	WD	WN9	0	0	0	0	0	0	0	0	0	0	$10,100
Glen Shields Park (School Asset - Glen Shields PS)	Mini-Mini Soccer	TH	TN25	2	2	2	2	2	2	2	2	2	2	$10,100
Immaculate Conception School (School Asset)	Mini Mini Soccer	WD	WSE8	3	3	3	3	3	3	3	3	3	3	$10,100
Kleinburg Public School (School Asset)	Mini Mini Soccer	KL	KPE1	3	3	3	3	3	3	0	0	0	0	$10,100
Langstaff School Park	Mini Mini Soccer	TH	TN31	2	2	2	2	2	2	2	2	2	2	$10,100
Langstaff Park	Mini Mini Soccer	TH	TN36	3	3	3	3	3	3	3	3	3	3	$10,100
L'Ecole La Fontaine (School Asset)	Mini-Mini Soccer	KL	KPE2	1	1	1	1	1	1	1	1	1	1	$10,100
Mackenzie Glen District Park	Mini-Mini Soccer	MP	MD2	2	2	2	2	2	2	2	2	2	2	$10,100
Maple Airport Park	Mini-Mini Soccer	MP	MN7	2	2	2	2	2	2	2	2	2	2	$10,100
McClure Meadows Park	Mini Mini Soccer	WD	WN27	0	0	0	0	0	0	0	0	0	0	$10,100
Michael Cranny P.S. (School Asset)	Mini-Mini Soccer	MP	MPE3	2	2	2	2	2	2	2	2	2	2	$10,100
Pine Grove Public School/Hayhoe Park (School Asset)	Mini-Mini Soccer	WD	WPE2	1	1	1	1	1	1	1	1	1	1	$10,100
Ramsey Armitage Park	Mini-Mini Soccer	MP	MN4	0	0	0	0	0	0	0	0	0	0	$10,100
Riverside Park	Mini-Mini Soccer	TH	TH30	1	1	1	1	1	1	1	1	1	1	$10,100
St Gregory The Great Catholic School (School Asset)	Mini Mini Soccer	WD	WSE13	2	2	2	2	2	2	3	3	3	0	$10,100
St. Joan of Arc High School (School Asset)	Mini-Mini Soccer	MP	MSSS1	2	2	2	2	2	2	1	1	1	0	$10,100
Rose Mandarino (Formerly Weston Downs Park)	Mini-Mini Soccer	WD	WN16	5	5	5	5	5	5	2	2	2	2	$10,100
Subtotal (#)				**37**	**37**	**37**	**37**	**37**	**37**	**30**	**30**	**30**	**26**	
Subtotal ($000)				**$373.7**	**$373.7**	**$373.7**	**$373.7**	**$373.7**	**$373.7**	**$303.0**	**$303.0**	**$303.0**	**$262.6**	

CRICKET PITCH		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Jean Augustine District Park			TD3	0	0	0	0	0	0	0	0	0	0	$21,800
Concord Community Park		T	TN35	1	1	1	1	1	1	1	1	1	1	$21,800
Dufferin Street Reservoir			TTR	0	0	0	0	0	0	0	0	0	0	$21,800
Subtotal (#)				**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	
Subtotal ($000)				**$21.8**	**$21.8**	**$21.8**	**$21.8**	**$21.8**	**$21.8**	**$21.8**	**$21.8**	**$21.8**	**$21.8**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

BEACH VOLLEYBALL COURT		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Mosswood Park			UV2-N11	1	1	1	1	1	1	1	1	1	1	$42,100
Subtotal (#)				**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	
Subtotal ($000)				**$42.1**	**$42.1**	**$42.1**	**$42.1**	**$42.1**	**$42.1**	**$42.1**	**$42.1**	**$42.1**	**$42.1**	

TENNIS COURTS - LIT		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Anthony Locilento Park (Formerly Blue Coin)	ASPHALT	WD	WN20	3	3	3	3	3	3	3	3	3	3	$132,500
Bindertwine Park	PENETRATED ASPHALT, FIBERGLASS & ACRYLIC	KL	KN1	3	3	3	3	3	3	3	3	3	3	$132,500
Conley Park South	ASPHALT	TH	TN13	3	3	3	3	3	3	3	3	3	3	$132,500
Giovanni Caboto Park	ASPHALT	WD	WN29	3	3	3	3	3	3	3	3	3	3	$132,500
Glen Shields Park	ASPHALT & ACRYLIC	WD	TN25	3	3	3	3	3	3	3	3	3	3	$132,500
Joey Panetta Park (Marieta)	PENETRATED ASPHALT & ACRYLIC	WD	WN15	3	3	3	3	3	3	3	3	3	3	$132,500
Kiloran Park	PENETRATED ASPHALT	WD	WN7	3	3	3	3	3	3	3	3	3	3	$132,500
Le Parc Park	ASPHALT	TH	TN33	2	2	2	2	2	2	2	2	2	2	$132,500
Maple Community District Park	PENETRATED ASPHALT	MP	MD1	2	2	2	2	2	2	2	2	2	2	$132,500
Marco Park (Previously Airdrie Park)	ASPHALT	WD	WN8	3	3	3	3	3	3	3	3	3	3	$132,500
Maxey Park	ASPHALT & ACRYLIC	WD	WN4	2	2	2	2	2	2	2	2	2	2	$132,500
Ohr Manachem Park	ASPHALT & ACRYLIC	TH	UV2-N2	0	0	0	0	0	0	0	0	0	0	$132,500
Promenade Green Park	PENETRATED ASPHALT	WD	TN18	3	3	3	3	3	3	3	3	3	3	$132,500
Rainbow Creek Park	ASPHALT	WD	WN1	2	2	2	2	2	2	2	2	2	2	$132,500
Southview Park	PENETRATED ASPHALT, FIBERGLASS & ACRYLIC	TH	TN34	2	2	2	2	2	2	2	2	2	2	$132,500
Thornhill Park	ASPHALT & ACRYLIC	TH	TN11	4	4	4	4	4	4	4	4	4	4	$132,500
Torii Park	PENETRATED ASPHALT	WD	WN11	3	3	3	3	3	3	3	3	3	3	$132,500
Twelve Oaks Park	ASPHALT & ACRYLIC	MP	UV2-N17	2	2	2	2	2	2	2	2	2	2	$132,500
Vaughan Crest Park	PENETRATED ASPHALT & ACRYLIC	TH	TN1	3	3	3	3	3	3	3	3	3	3	$132,500
Vaughan Mills Park	ASPHALT	WD	WN24	2	2	2	2	2	2	2	2	2	2	$132,500
Matthew Park (Frmly.Vellore Village District Park)	ASPHALT	WD	UV1-D3	2	2	2	2	2	2	3	3	3	3	$132,500
Sonoma Heights Community Park (Frmly. W.E.A District Park)	ASPHALT	WD	WEA-D1	2	2	2	2	2	2	2	2	2	2	$132,500
Rose Mandarino (Formerly Weston Downs Park)	ASPHALT & ACRYLIC	WD	WN16	3	3	3	3	3	3	3	3	3	3	$132,500
Westwind Park	ASPHALT & ACRYLIC	MP	UV1-N5	2	2	2	2	2	2	2	2	2	2	$132,500
Woodbridge Highlands Park	ASPHALT	WD	WN22	2	2	2	2	2	2	2	2	2	2	$132,500
Yorkhill District Park	PENETRATED ASPHALT	TH	TD1	6	6	6	6	6	6	6	6	6	6	$132,500
Chatfield District Park	PENETRATED ASPHALT & ACRYLIC		UV1-D4	0	0	0	0	0	0	0	0	4	4	$132,500
Subtotal (#)				**68**	**68**	**68**	**68**	**68**	**68**	**69**	**69**	**73**	**73**	
Subtotal ($000)				**$9,010.0**	**$9,010.0**	**$9,010.0**	**$9,010.0**	**$9,010.0**	**$9,010.0**	**$9,142.5**	**$9,142.5**	**$9,672.5**	**$9,672.5**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

TENNIS COURTS - UNLIT		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Ahmadiyya Park	ASPHALT	MP	UV1-N7	2	2	2	2	2	2	2	2	2	2	$93,100
Bathurst Estates Park	PENETRATED ASPHALT & ACRYLIC	TH	TN6	3	3	3	3	3	3	3	3	3	3	$93,100
Brett Yerex Park	ASPHALT	MP	MN20	1	1	1	1	1	1	1	1	1	1	$93,100
Civic Park	PENETRATED ASPHALT & ACRYLIC	MP	MN1	0	0	0	0	2	2	2	2	2	2	$93,100
Crofters Park	ASPHALT	WD	WN17	2	2	2	2	2	2	2	2	2	2	$93,100
Dufferin District Park	PENETRATED ASPHALT & ACRYLIC	TH	TD2	3	3	3	3	3	3	3	3	3	3	$93,100
George Stegman Park	ASPHALT	WD	WN9	3	3	3	3	3	3	3	3	3	3	$93,100
Hawstone Park	ASPHALT	WD	UV1-N15	1	1	1	1	1	1	1	1	1	1	$93,100
Hefhill Park	PENETRATED ASPHALT & ACRYLIC	TH	TN5	2	2	2	2	2	2	2	2	2	2	$93,100
King High Park (Reclassified as UNLIT)	ASPHALT	TH	TN21	1	1	1	1	1	1	1	1	1	1	$93,100
Komura Parkette	ASPHALT	MP	VCC-N3	1	1	1	1	1	1	1	1	1	1	$93,100
Mapes Park	ASPHALT	WD	WN18	2	2	2	2	2	2	2	2	2	2	$93,100
Maple Trails Park	ASPHALT	MP	MN19	1	1	1	1	1	1	1	1	1	1	$93,100
Mast Road Park	ASPHALT	MP	UV1-N20	1	1	1	1	1	1	1	1	1	1	$93,100
McClure Meadows Park	ASPHALT	WD	WN27	2	2	2	2	2	2	2	2	2	2	$93,100
Melville Park	ASPHALT	MP	MN9	2	2	2	2	2	2	2	2	2	2	$93,100
Mill Race Park	ASPHALT			0	0	0	0	0	0	2	2	2	2	$93,100
Mosswood Park	PENETRATED ASPHALT & ACRYLIC	TH	UV2-N11	2	2	2	2	2	2	2	2	2	2	$93,100
Napa Valley Park	ASPHALT & ACRYLIC	WD	WN33	2	2	2	2	2	2	2	2	2	2	$93,100
Newport Square Park	ASPHALT	TH	TN10	2	2	2	2	2	2	2	2	2	2	$93,100
North Thornhill District Park (Block 10 District Park)	ASPHALT	TH	UV2-D3	4	4	4	4	4	4	4	4	4	4	$93,100
Ohr Manachem Park	ASPHALT & ACRYLIC	TH	UV2-N2	2	2	2	2	2	2	2	2	2	2	$93,100
Rimwood Park	ASPHALT	KL	KN5	2	2	2	2	2	2	2	2	2	2	$93,100
Rosedale North Park	PENETRATED ASPHALT	TH	TN8	3	3	3	3	3	3	3	3	3	3	$93,100
Secord Park	ASPHALT	TH	UV2-N2	0	0	0	0	0	2	2	2	2	2	$93,100
Sunset Ridge Park	ASPHALT	WD	WEA-N1	1	1	1	1	1	1	1	1	1	1	$93,100
Velmar Downs Park	ASPHALT & ACRYLIC	WD	WN21	2	2	2	2	2	2	2	2	2	2	$93,100
Venice Gate Park	ASPHALT	MP	UV1-N6	1	1	1	1	1	1	1	1	1	1	$93,100
Ventura Park	PENETRATED ASPHALT	TH	TN23	2	2	2	2	2	2	2	2	2	2	$93,100
Via Campanile Park	RECLASSIFIED	WD	UV1-N3	2	2	2	2	2	2	2	2	2	2	$93,100
Wade Gate Park	ASPHALT & ACRYLIC	TH	TN20	3	3	3	3	3	3	3	3	3	3	$93,100
Subtotal (#)				**55**	**55**	**55**	**55**	**57**	**59**	**61**	**61**	**61**	**61**	
Subtotal ($000)				**$5,120.5**	**$5,120.5**	**$5,120.5**	**$5,120.5**	**$5,306.7**	**$5,492.9**	**$5,679.1**	**$5,679.1**	**$5,679.1**	**$5,679.1**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

BOCCE COURTS - LIT		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Alexander Elisa Park	Bocce Courts - Lit	W	WN12	3	3	3	3	3	3	3	3	3	3	$116,900
Belair Way Park	Bocce Courts - Lit	W	WN14	3	3	3	3	3	3	3	3	3	3	$116,900
Father Ermanno Bulfon Park	Bocce Courts - Lit	W	WD2	0	0	0	0	0	0	0	0	0	0	$116,900
Giovanni Caboto Park	Bocce Courts - Lit	W	WN29	3	3	3	3	3	3	3	3	3	3	$116,900
Maple Community District Park	Bocce Courts - Lit	M	MD1	0	0	0	0	0	0	0	0	0	0	$116,900
Marco Park (Previously Airdrie Park)	Bocce Courts - Lit	W	WN8	0	0	0	0	0	0	0	0	0	0	$116,900
Marita Payne Park	Bocce Courts - Lit	T	TN26	3	3	3	3	3	3	3	3	3	3	$116,900
Matthew Park (Frmly.Vellore Village District Park)	Bocce Courts - Lit	WD	UV1-D3	3	3	3	3	3	3	3	3	3	3	$116,900
Maxey Park	Bocce Courts - Lit	W	WN4	5	5	5	5	5	5	5	5	5	5	$116,900
Nort Johnston Park (Veteren's Park)	Bocce Courts - Lit	WD	WD1	1	1	1	1	1	1	1	1	1	1	$116,900
Robert Watson Memorial Park	Bocce Courts - Lit	W	WN10	6	6	6	6	6	6	6	6	6	6	$116,900
Southview Park	Bocce Courts - Lit	T	TN34	3	3	3	3	3	3	3	3	3	3	$116,900
Vaughan Crest Park	Bocce Courts - Lit	T	TN1	2	2	2	2	2	2	2	2	2	2	$116,900
Vaughan Mills Park	Bocce Courts - Lit	W	WN24	2	2	2	2	2	2	2	2	2	2	$116,900
Vaughan Sports Village	Bocce Courts - Lit	MA	WN24	2	2	2	2	2	2	2	2	2	2	$116,900
Sonoma Heights Community Park (Frmly. W.E.A District Park)	Bocce Courts - Lit	WD	WEA-D1	4	4	4	4	4	4	4	4	4	4	$116,900
Via Verde Park	Bocce Courts - Lit	WD	WEA-N4	1	1	1	1	1	1	1	1	1	1	$116,900
Woodbridge Highlands Park	Bocce Courts - Lit	W	WN22	3	3	3	3	3	3	3	3	3	3	$116,900
Wade Gate Park	Bocce Courts - Lit	T	TN20	2	2	2	2	2	2	2	2	2	2	$116,900
Subtotal (#)				**46**	**46**	**46**	**46**	**46**	**46**	**46**	**46**	**46**	**46**	
Subtotal ($000)				**$5,377.4**	**$5,377.4**	**$5,377.4**	**$5,377.4**	**$5,377.4**	**$5,377.4**	**$5,377.4**	**$5,377.4**	**$5,377.4**	**$5,377.4**	

BOCCE COURTS - UNLIT		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Breta/HR Park	Bocce Courts - Unlit	M	MN13	2	2	2	2	2	2	2	2	2	2	$92,900
Maple Trails Park	Bocce Courts - Unlit	M	MN-19	1	1	1	1	1	1	1	1	1	1	$92,900
Mast Road Park	Bocce Courts - Unlit	M	UV1-N20	2	2	2	2	2	2	2	2	2	2	$92,900
Peak Point Park	Bocce Courts - Unlit	M	MN22	1	1	1	1	1	1	1	1	1	1	$92,900
Vaughan Grove Sports Park	Bocce Courts - Unlit	WD	WR1	0	0	0	2	2	2	2	2	2	2	$92,900
West Maple Creek East Park	Bocce Courts - Unlit	M	MN17	3	3	3	3	3	3	3	3	3	3	$92,900
Rose Mandarino (Formerly Weston Downs Park)	Bocce Courts - Unlit	W	WD16	3	3	3	3	3	3	3	3	3	3	$92,900
Subtotal (#)				**12**	**12**	**12**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	
Subtotal ($000)				**$1,114.8**	**$1,114.8**	**$1,114.8**	**$1,300.6**	**$1,300.6**	**$1,300.6**	**$1,300.6**	**$1,300.6**	**$1,300.6**	**$1,300.6**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

OUTDOOR SWIMMING POOLS		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Thornhill Park	Outdoor Swimming Pools	T	TN25	1	1	1	1	1	1	1	1	1	1	$1,658,500
Subtotal (#)				**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	
Subtotal ($000)				**$1,658.5**	**$1,658.5**	**$1,658.5**	**$1,658.5**	**$1,658.5**	**$1,658.5**	**$1,658.5**	**$1,658.5**	**$1,658.5**	**$1,658.5**	

OUTDOOR WADING POOLS		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Glen Shields Park	Outdoor Wading Pool	T	TN25	0	0	0	0	0	0	0	0	0	0	$36,900
Thornhill Park	Outdoor Wading Pool	T	TN11	1	1	1	1	1	1	1	1	1	1	$36,900
Subtotal (#)				**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	
Subtotal ($000)				**$36.9**	**$36.9**	**$36.9**	**$36.9**	**$36.9**	**$36.9**	**$36.9**	**$36.9**	**$36.9**	**$36.9**	

WATER PLAY FACILITY (Classification Added: Neighbourhood vs District)		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Anthony Locilento Park (Formerly Blue Coin) (Neighbourhood)	Water Play Facility	WD	WN20	1	1	1	1	1	1	1	1	1	1	$266,000
Chancellor District Park (District)	Water Play Facility	WD	WD3	1	1	1	1	1	1	1	1	1	1	$372,800
Concord/Thornhill Park (District)	Water Play Facility	TH	TR2	1	1	1	1	1	1	1	1	1	1	$372,800
Crief Parkette (Neighbourhood)	Water Play Facility	WD	MP2	1	1	1	1	1	1	1	1	1	1	$266,000
Dufferin District Park (District)	Water Play Facility	TH	TD2	1	1	1	1	1	1	1	1	1	1	$372,800
Father Ermanno Bulfon Park (District)	Water Play Facility	WD	WD2	1	1	1	1	1	1	1	1	1	1	$372,800
MacKenzie Glen Disrtict Park (District)	Water Play Facility	MP	MD2	1	1	1	1	1	1	1	1	1	1	$372,800
Mapes Park (Neighbourhood)	Water Play Facility	WD	WN18	1	1	1	1	1	1	1	1	1	1	$266,000
Maple Airport Park (Neighbourhood)	Water Play Facility	MP	MN7	1	1	1	1	1	1	1	1	1	1	$266,000
Maple Lions Park (Neighbourhood)	Water Play Facility	MP	MN8	1	1	1	1	1	1	1	1	1	1	$266,000
McClure Meadows Park (Neighbourhood)	Water Play Facility	WD	WN27	1	1	1	1	1	1	1	1	1	1	$266,000
Melville Park (Neighbourhood)	Water Play Facility	MP	MN9	1	1	1	1	1	1	1	1	1	1	$266,000
North Thornhill District Park (District)	Water Play Facility	TH	UV2-D3	1	1	1	1	1	1	1	1	1	1	$372,800
Vaughan Mills Park (Neighbourhood)	Water Play Facility	WD	WN24	1	1	1	1	1	1	1	1	1	1	$266,000
Matthew Park (Frmly.Vellore Village District Park) (District)	Water Play Facility	WD	UV1-D3	1	1	1	1	1	1	1	1	1	1	$372,800
Sonoma Heights Community Park (Frmly. W.E.A District Park) (District)	Water Play Facility	WD	WEA-D1	1	1	1	1	1	1	1	1	1	1	$372,800
Wade Gate Park (Neighbourhood)	Water Play Facility	TH	TN20	1	1	1	1	1	1	1	1	1	1	$266,000
Chatfield District Park (District)	Water Play Facility			0	0	0	0	0	0	0	0	1	1	$372,800
Secord Park (Neighbourhood)	Water Play Facility			0	0	0	0	0	0	0	0	0	1	$266,000
Thornhill Green Park (Neighbourhood)	Water Play Facility			0	0	0	0	0	0	0	0	0	1	$266,000
Subtotal (#)				**17**	**17**	**17**	**17**	**17**	**17**	**17**	**17**	**18**	**20**	
Subtotal ($000)				**$5,376.4**	**$5,376.4**	**$5,376.4**	**$5,376.4**	**$5,376.4**	**$5,376.4**	**$5,376.4**	**$5,376.4**	**$5,749.2**	**$6,281.2**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

OUTDOOR RINKS		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Chancellor District Park	Outdoor Rinks	W	WD3	1	1	1	1	1	1	1	1	1	1	$1,453,100
Father Ermanno Bulfon Park	Outdoor Rinks	W	WD2	1	1	1	1	1	1	1	1	1	1	$1,453,100
Glen Shields Park	Outdoor Rinks	T	TN25	0	0	0	0	0	0	0	0	0	0	$1,453,100
Vaughan Sports Village (Formerly Rutherford District Park)	Outdoor Rinks	M	MD4	1	0	0	0	0	0	0	0	0	0	$1,453,100
Matthew Park (Frmly.Vellore Village District Park)	Outdoor Rinks	WD	UV1-D3	1	1	1	1	1	1	1	1	1	1	$1,453,100
Yorkhill District Park	Outdoor Rinks	T	TD1	1	1	1	1	1	1	1	1	1	1	$1,453,100
Dufferin Clarke Community Centre	Outdoor Rinks			1	1	1	1	1	1	1	1	1	1	$1,453,100
Subtotal (#)				**6**	**5**	**5**	**5**	**5**	**5**	**5**	**5**	**5**	**5**	
Subtotal ($000)				**$8,718.6**	**$7,265.5**	**$7,265.5**	**$7,265.5**	**$7,265.5**	**$7,265.5**	**$7,265.5**	**$7,265.5**	**$7,265.5**	**$7,265.5**	

SKATE PARKS		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Carrville Mill Park (Skate Zone)	Skate Zone	TH	UV2-N16	1	1	1	1	1	1	1	1	1	1	$215,500
Freedom Trail (Skate Zone)	Skate Zone	MP	UV2-N21	1	1	1	1	1	1	1	1	1	1	$215,500
Hillside Park (Skate Zone)	Skate Zone	MP	UV1-N8	1	1	1	1	1	1	1	1	1	1	$215,500
Jack Pine Park (Skate Zone)	Skate Zone	MP	UV2-N20	1	1	1	1	1	1	1	1	1	1	$215,500
Twelve Oaks Park (Skate Zone)	Skate Zone	MP	UV2-N17	1	1	1	1	1	1	1	1	1	1	$215,500
Matthew Park (formerly Vellore Village CC) (Skate Park)	Skate Park	WD	UV1-3	1	1	1	1	1	1	1	1	1	1	$992,700
Secord Park (Skate Zone)	Skate Zone	K	61W-N1	0	0	0	0	0	1	1	1	1	1	$215,500
Sonoma Heights Community Park (Skate Zone)	Skate Zone	WD	WEA-D1	1	1	1	1	1	1	1	1	1	1	$215,500
Village Green Park	Skate Zone		UV1-N2	0	0	0	0	0	0	1	1	1	1	$215,500
Chatfield District Park	Skate Zone		UV1-D4	0	0	0	0	0	0	0	0	1	1	$215,500
Subtotal (#)				**7**	**7**	**7**	**7**	**7**	**8**	**9**	**9**	**10**	**10**	
Subtotal ($000)				**$2,285.7**	**$2,285.7**	**$2,285.7**	**$2,285.7**	**$2,285.7**	**$2,501.2**	**$2,716.7**	**$2,716.7**	**$2,932.2**	**$2,932.2**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

BASKETBALL COURTS		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Agostino Park	Basketball Courts - Full Court	TH	TN39	1	1	1	1	1	1	1	1	1	1	$63,000
Ahmadiyya Park	Basketball Courts - Full Court	MP	UV1-N7	1	1	1	1	1	1	1	1	1	1	$63,000
Alexander Elisa Park	Basketball Courts - Full Court	WD	WN12	1	1	1	1	1	1	1	1	1	1	$63,000
Alexander Park	Basketball Courts - Full Court	TH	TN38	1	1	1	1	1	1	1	1	1	1	$63,000
Belair Way Park	Basketball Courts - Full Court	WD	WN14	1	1	1	1	1	1	1	1	1	1	$63,000
Jean Augustine District Park	Basketball Courts	TH	TD3	0	0	0	0	0	0	0	0	0	0	$63,000
Chancellor District Park	Basketball Courts - Full Court	WD	WD3	2	2	2	2	2	2	2	2	2	2	$63,000
Comdel Park	Basketball Courts - Full Court	WD	UV7-N18	1	1	1	1	1	1	1	1	1	1	$63,000
Clearview Park	Basketball Courts - Full Court	MA	UV2-N19	0	0	0	0	1	1	1	1	1	1	$63,000
Crofters Park	Basketball Courts - Full Court	WD	WN17	1	1	1	1	1	1	1	1	1	1	$63,000
Discovery Park	Basketball Courts - Multi-Use	MP	UV1N19	1	1	1	1	1	1	1	1	1	1	$63,000
Downham Green Park	Basketball Courts	TH	TN15	0	0	0	0	0	0	0	0	0	0	$63,000
Dufferin District Park	Basketball Courts - Full Court	TH	TD2	1	1	1	1	1	1	1	1	1	1	$63,000
Eagles Landing Park	Basketball Courts - Partial Court	TH	UV2-N6	1	1	1	1	1	1	1	1	1	1	$63,000
Father Ermanno Bulfon Park (School Asset)	Basketball Courts	WD	WD2	0	0	0	0	0	0	0	0	0	0	$63,000
Fazia Mahdi Park	Basketball Courts - Full Court	MP	UV1-N22	1	1	1	1	1	1	1	1	1	1	$63,000
Findley Park	Basketball Courts - Partial Court	WD	WN26	1	1	1	1	1	1	1	1	1	1	$63,000
Forest View Park	Basketball Courts - Full Court	MP	UV2-N5	0	1	1	1	1	1	1	1	1	1	$63,000
Fossil Hill Park	Basketball Courts - Full Court	WD	WN35	1	1	1	1	1	1	1	1	1	1	$63,000
Giovanni Caboto Park	Basketball Courts - Full Court	WD	WN29	1	1	1	1	1	1	1	1	1	1	$63,000
Glen Shields Park	Basketball Courts - Multi-Court	TH	TN25	1	1	1	1	1	1	1	1	1	1	$63,000
Hawstone Park	Basketball Courts - Partial Court	WD	UV1-N15	1	1	1	1	1	1	1	1	1	1	$63,000
Hefill Park	Basketball Courts - Multi-Court	TH	TN5	1	1	1	1	1	1	1	1	1	1	$63,000
Hillside Park	Basketball Courts - Multi-Court	MP	UV1-N8	1	1	1	1	1	1	1	1	1	1	$63,000
Joey Panetta Park (Marieta)	Basketball Courts - Full Court	WD	WN15	1	1	1	1	1	1	1	1	1	1	$63,000
Joseph A. Gibson School - School Asset	Basketball Courts	MP	MPE2	1	1	1	1	1	1	2	2	2	0	$63,000
Joseph Aaron Park	Basketball Courts - Full Court	TH	TN16	1	1	1	1	1	1	1	1	1	1	$63,000
Kiloran Park	Basketball Courts - Full Court	WD	WN7	1	1	1	1	1	1	1	1	1	1	$63,000
Kingsview Park	Basketball Courts - Full Court	WD	UV1-N4	1	1	1	1	1	1	1	1	1	1	$63,000
Kipling Parkette	Basketball Courts - Full Court	WD	WP9	1	1	1	1	1	1	1	1	1	1	$63,000
Komura Parkette	Basketball Courts - Full Court	MP	VCCN3	1	1	1	1	1	1	1	1	1	1	$63,000
Lakehurst Park	Basketball Courts - Full Court	TH	TN12	1	1	1	1	1	1	1	1	1	1	$63,000
Langstaff School Park	Basketball Courts - Full Court	TH	TN31	1	1	1	1	1	1	1	1	1	1	$63,000
Le Parc St. Jean De Brebeuf	Basketball Courts - Partial Court	WD	WEAN5	1	1	1	1	1	1	1	1	1	1	$63,000

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

BASKETBALL COURTS CONT'D		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Mapes Park	Basketball Courts - Multi-Court	WD	WN18	1	1	1	1	1	1	1	1	1	1	$63,000
Maple Airport Park	Basketball Courts - Full Court	MP	MN7	1	1	1	1	1	1	1	1	1	1	$63,000
Maple Community District Park	Basketball Courts - Partial Court	MP	MD1	1	1	1	1	1	1	1	1	1	1	$63,000
Maple Trails Park	Basketball Courts - Partial Court	MP	MN19	1	1	1	1	1	1	1	1	1	1	$63,000
Marita Payne Park	Basketball Courts - Full Court	TH	TN26	1	1	1	1	1	1	1	1	1	1	$63,000
McClure Meadows Park	Basketball Courts - Full Court	WD	WN27	1	1	1	1	1	1	1	1	1	1	$63,000
Mill Race Park	Basketball Courts - Full Court	TH	UV2-N4	0	0	1	1	1	1	1	1	1	1	$63,000
Misty Sugar Park	Basketball Courts - Full Court	TH	UV2-N8	1	1	1	1	1	1	1	1	1	1	$63,000
Napa Valley Park	Basketball Courts - Partial Court	WD	WN33	2	2	2	2	2	2	2	2	2	2	$63,000
Newport Square Park	Basketball Courts - Partial Court	TH	TN10	1	1	1	1	1	1	1	1	1	1	$63,000
Newport Square Park	Basketball Courts - Full Court	TH	TN10	1	1	1	1	1	1	1	1	1	1	$63,000
Nort Johnson Park	Basketball Courts - Full Court	WD	WD1	1	1	1	1	1	1	1	1	1	1	$63,000
Ohr Menachem	Basketball Courts - Partial Court	TH	UV2-N2	1	1	1	1	1	1	1	1	1	1	$63,000
Peak Point Park	Basketball Courts - Multi-Court	MP	MN22	1	1	1	1	1	1	1	1	1	1	$63,000
Pheasant Hollow Park	Basketball Courts - Full Court	MP	UV2-N7	1	1	1	1	1	1	1	1	1	1	$63,000
Pioneer Park	Basketball Courts - Partial Court	TH	UV2-N15	0	0	1	1	1	1	1	1	1	1	$63,000
Princeton Gate Park	Basketball Courts - Full Court	MP	MN14	1	1	1	1	1	1	1	1	1	1	$63,000
Promenade Green Park (School asset)	Basketball Courts - Partial Court	TH	TN18	0	0	0	0	0	0	0	0	0	0	$63,000
Reeves Park	Basketball Courts - Full Court	MP	MN2	1	1	1	1	1	1	1	1	1	1	$63,000
Robert Watson Memorial Park	Basketball Courts - Full Court	WD	WN10	1	1	1	1	1	1	1	1	1	1	$63,000
Rosedale North Park	Basketball Courts - Partial Court	TH	TN8	1	1	1	1	1	1	1	1	1	1	$63,000
Southview Park	Basketball Courts - Partial Court	TH	TN34	1	1	1	1	1	1	1	1	1	1	$63,000
Spring Blossom Park	Basketball Courts - Full Court	TH	UV2-N12	0	0	1	1	1	1	1	1	1	1	$63,000
Sunset Ridge Park	Basketball Courts - Full Court	WD	WEA-N1	1	1	1	1	1	1	1	1	1	1	$63,000
Sylvan Brook Parkette	Basketball Courts	WD	WP8	1	1	1	0	0	0	0	0	0	0	$63,000
Tinsmith Parkette	Basketball Courts - Full Court	KL	KP1	1	1	1	1	1	1	1	1	1	1	$63,000
Torii Park	Basketball Courts - Full Court	WD	WN11	1	1	1	1	1	1	1	1	1	1	$63,000
Vellore Woods Park	Basketball Courts - Partial Court	WD	WN37	1	1	1	1	1	1	1	1	1	1	$63,000
Velmar Downs Park	Basketball Courts - Full Court	WD	WN21	1	1	1	1	1	1	1	1	1	1	$63,000
Sonoma Heights Community Park (Frmly. W.E.A District Park)	Basketball Courts - Full Court	WD	WEA-D1	1	1	1	1	1	1	1	1	1	1	$63,000
Wade Gate Park	Basketball Courts - Full Court	TH	TN20	1	1	1	1	1	1	1	1	1	1	$63,000
West Crossroads Park	Basketball Courts - Partial Court	TH	TN19	1	1	1	1	1	1	1	1	1	1	$63,000
West Maple Creek East Park	Basketball Courts - Full Court	MP	MN17	1	1	1	1	1	1	1	1	1	1	$63,000
Rose Mandarino (Formerly Weston Downs Park)	Basketball Courts - Full Court	WD	WN16	1	1	1	1	1	1	1	1	1	1	$63,000
Westwind Park (New)	Basketball Courts - Full Court	MP	UV1-N5	1	1	1	1	1	1	1	1	1	1	$63,000
Wilson Century Theatre Park	Basketball Courts - Partial Court	WD	WN32	1	1	1	1	1	1	1	1	1	1	$63,000
Winding Lane Park	Basketball Courts - Full Court	TH	TN2	1	1	1	1	1	1	1	1	1	1	$63,000
Winding Lane Park (1 more added, 2 onsite)	Basketball Courts - Multi Court	TH	TN2	1	1	1	1	1	1	1	1	1	1	$63,000
Woodbridge Highlands Park	Basketball Courts - Full Court	WD	WN22	1	1	1	1	1	1	1	1	1	1	$63,000
Worth Park	Basketball Courts - Full Court	TH	TN24	1	1	1	1	1	1	1	1	1	1	$63,000
Yorkhill District Park	Basketball Courts - Full Court	TH	TD1	1	1	1	1	1	1	1	1	1	1	$63,000
Chatfield District Park	Basketball Courts - Full and Partial Court			0	0	0	0	0	0	0	0	2	2	$63,000
Woodgate Pines Park	Basketball Courts - Full Court			0	0	0	0	0	0	0	1	1	1	$63,000
Subtotal (#)				**68**	**69**	**72**	**71**	**72**	**72**	**73**	**74**	**76**	**74**	
Subtotal ($000)				**$4,284.0**	**$4,347.0**	**$4,536.0**	**$4,473.0**	**$4,536.0**	**$4,536.0**	**$4,599.0**	**$4,662.0**	**$4,788.0**	**$4,662.0**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

COMBINED SENIOR/JUNIOR PLAYGROUNDS		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Ahmadiyya Park	Combined Playground - Neighbourhood	MP	UV1-N7	1	1	1	1	1	1	1	1	1	1	$257,300
Jean Augustine District Park	Combined Playground - District	TH	TD3	1	1	1	1	1	1	1	1	1	1	$580,800
Blue Willow Square	Combined Playground - Neighbourhood	WD	WN30	1	1	1	1	1	1	1	1	1	1	$257,300
Carrville Mill Park	Combined Playground - Neighbourhood	TH	UV2-N16	1	1	1	1	1	1	1	1	1	1	$257,300
Castlehill Park	Combined Playground - Neighbourhood	MP	MN6	1	1	1	1	1	1	1	1	1	1	$257,300
Comdel Park	Combined Playground - Neighbourhood	MP	UV1-N18	1	1	1	1	1	1	1	1	1	1	$257,300
Concord Community Park	Combined Playground - Neighbourhood	TH	TN35	1	1	1	1	1	1	1	1	1	1	$257,300
Concord/Thornhill Park	Combined Playground - District	TH	TR2	1	1	1	1	1	1	1	1	1	1	$580,800
Conley Park South	Combined Playground - Neighbourhood	TH	TN13	1	1	1	1	1	1	1	1	1	1	$257,300
Crestlawn Parkette	Combined Playground - Neighbourhood	WD	WN39	1	1	1	1	1	1	1	1	1	1	$257,300
Crofters Park	Combined Playground - Neighbourhood	WD	WN17	1	1	1	1	1	1	0	0	0	0	$257,300
Doctor's McLean Park (Previously Fundale Park)	Combined Playground - Neighbourhood	WD	WD4	1	1	1	1	1	1	1	1	1	1	$257,300
Davos Park	Combined Playground - Neighbourhood	WD	UV1-N12	1	1	1	1	1	1	1	1	1	1	$257,300
Downham Green Park	Combined Playground - Neighbourhood	TH	TN15	1	1	1	1	1	1	1	1	1	1	$257,300
Eagles Landing Park	Combined Playground - Neighbourhood	MP	UV2-N6	1	1	1	1	1	1	1	1	1	1	$257,300
Edmund Seager Parkette	Combined Playground - Neighbourhood	TH	TP11	1	1	1	1	1	1	1	1	1	1	$257,300
Fazia Mahdi Park	Combined Playground - Neighbourhood	MP	UV1-N22	1	1	1	1	1	1	1	1	1	1	$257,300
Forest View Park	Combined Playground - Neighbourhood	MA	UV2-N5	0	1	1	1	1	1	1	1	1	1	$257,300
Fossil Hill Park	Combined Playground - Neighbourhood	WD	WN35	1	1	1	1	1	1	1	1	1	1	$257,300
Fred Armstrong Parkette	Combined Playground - Neighbourhood	WD	WP2	1	1	1	1	1	1	1	1	1	1	$257,300
Gallanough Park	Combined Playground - Neighbourhood	TH	TN4	1	1	1	1	1	1	1	1	1	1	$257,300
George Stegman Park	Combined Playground - Neighbourhood	WD	WN9	1	1	1	1	1	1	1	1	1	1	$257,300
Gilmore Park	Combined Playground - Neighbourhood	TH	TN14	1	1	1	1	1	1	1	1	1	1	$257,300
Giovanni Caboto Park	Combined Playground - Neighbourhood	WD	WN29	1	1	1	1	1	1	1	1	1	1	$257,300
Glen Shields Park	Combined Playground - Neighbourhood	TH	TN25	1	1	1	1	1	1	1	1	1	1	$257,300
Hayhoe Park	Combined Playground - Neighbourhood	WD	WN6	1	1	1	1	1	1	1	1	1	1	$257,300
Heritage Park	Combined Playground - Neighbourhood	TH	UV2-N18	0	0	1	1	1	1	1	1	1	1	$257,300
Jack Pine Park	Combined Playground - Neighbourhood	MA	UV2-N20	1	1	1	1	1	1	1	1	1	1	$257,300
Jersey Creek	Combined Playground - Neighbourhood	WD	WOS6	1	1	1	1	1	1	1	1	1	1	$257,300
Joey Panetta Park (Marieta)	Combined Playground - Neighbourhood	WD	WN15	1	1	1	1	1	1	1	1	1	1	$257,300
Joseph Aaron Park	Combined Playground - Neighbourhood	TH	TN16	1	1	1	1	1	1	1	1	1	1	$257,300
Kiloran Park	Combined Playground - Neighbourhood	WD	WN7	1	1	1	1	1	1	1	1	1	1	$257,300
King High Park	Combined Playground - Neighbourhood	TH	TN21	1	1	1	1	1	1	0	0	0	0	$257,300
Kingsview Park	Combined Playground - Neighbourhood	WD	UV1-N4	1	1	1	1	1	1	1	1	1	1	$257,300
Kipling Parkette	Combined Playground - Neighbourhood	WD	WP9	1	1	1	1	1	1	1	1	1	1	$257,300
La Rocca Park	Combined Playground - Neighbourhood	WD	WN34	1	1	1	1	1	1	1	1	1	1	$257,300
Lakehurst Park	Combined Playground - Neighbourhood	TH	TN12	1	1	1	1	1	1	1	1	1	1	$257,300
Langstaff School Park	Combined Playground - Neighbourhood	TH	TN31	1	1	1	1	1	1	1	1	1	1	$257,300
Le Parc St. Jean de Brebeuf	Combined Playground - Neighbourhood	WD	WEAN5	1	1	1	1	1	1	1	1	1	1	$257,300
MacKenzie Glen Disrtict Park (One combined playground)	Combined Playground - District	MP	MD2	1	1	1	1	1	1	1	1	1	1	$580,800
Mapes Park	Combined Playground - Neighbourhood	WD	WN18	1	1	1	1	1	1	1	1	1	1	$257,300
Maple Community District Park	Combined Playground - District	MP	MD1	1	1	1	1	1	1	1	1	1	1	$580,800
Maple Trails Park	Combined Playground - Neighbourhood	MP	MN19	1	1	1	1	1	1	1	1	1	1	$257,300

CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

COMBINED SENIOR/JUNIOR PLAYGROUNDS CONT'D		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Marco Park (Previously Airdrie Park)	Combined Playground - Neighbourhood	WD	WN8	1	1	1	1	1	1	1	1	1	1	$257,300
Matthew Park (Formerly Vellore District Park)	Combined Playground - District	MP	UV1-D3	1	1	1	1	1	1	1	1	1	1	$580,800
Marita Payne Park	Combined Playground - Neighbourhood	TH	TN26	2	2	2	2	2	2	2	2	2	2	$257,300
Melville Park	Combined Playground - Neighbourhood	MP	MN9	1	1	1	1	1	1	1	1	1	1	$257,300
Michael Fitzgerald Parkette	Combined Playground - Neighbourhood	WD	WN31	1	1	1	1	1	1	1	1	1	1	$257,300
Mill Arbour Park	Combined Playground - Neighbourhood	TH	TN17	1	1	1	1	1	1	0	0	0	0	$257,300
Misty Sugar Park	Combined Playground - Neighbourhood	TH	UV2-N8	1	1	1	1	1	1	1	1	1	1	$257,300
Nevada Park	Combined Playground - Neighbourhood	MP	MN18	1	1	1	1	1	1	1	1	1	1	$257,300
New Seabury Parkette	Combined Playground - Neighbourhood	TH	TP8	1	1	1	1	1	1	1	1	1	1	$257,300
Newport Square Park	Combined Playground - Neighbourhood	TH	TN10	1	1	1	1	1	1	1	1	1	1	$257,300
North Thornhill District Park	Combined Playground - District	TH	UV2-D3	1	1	1	1	1	1	1	1	1	1	$580,800
Oakhurst Park	Combined Playground - Neighbourhood	TH	TN29	1	1	1	1	1	1	1	1	1	1	$257,300
Oakmount Parkette	Combined Playground - Neighbourhood	TH	TP7	1	1	1	1	1	1	1	1	1	1	$257,300
Old Firehall Parkette	Combined Playground - Neighbourhood	WD	WP7	1	1	1	1	1	1	1	1	1	1	$257,300
Peak Point Park	Combined Playground - Neighbourhood	MP	MN22	1	1	1	1	1	1	1	1	1	1	$257,300
Pheasant Hollow Park	Combined Playground - Neighbourhood	MA	UV2-N7	1	1	1	1	1	1	1	1	1	1	$257,300
Promenade Green Park	Combined Playground - Neighbourhood	TH	TN18	1	1	1	1	1	1	1	1	1	1	$257,300
Rainbow Creek Park	Combined Playground - Neighbourhood	WD	WN1	1	1	1	1	1	1	1	1	1	1	$257,300
Ramsey Armitage Park	Combined Playground - Neighbourhood	MP	MN4	1	1	1	1	1	1	1	1	1	1	$257,300
Regency View Parkette	Combined Playground - Neighbourhood	MP	MN21	1	1	1	1	1	1	1	1	1	1	$257,300
Robert Watson Memorial Park	Combined Playground - Neighbourhood	WD	WN10	1	1	1	1	1	1	1	1	1	1	$257,300
Rosedale North Park	Combined Playground - Neighbourhood	TH	TN8	1	1	1	1	1	1	1	1	1	1	$257,300
Ross Guerri Park	Combined Playground - Neighbourhood	KL	KP4	1	1	1	1	1	1	1	1	1	1	$257,300
Secord Park	Combined Playground - Neighbourhood	KL	61W-N1	0	0	0	0	0	1	1	1	1	1	$257,300
Sherwood Parkette	Combined Playground - Neighbourhood	MP	MP4	1	1	1	1	1	1	1	1	1	1	$257,300
Southview Park	Combined Playground - Neighbourhood	TH	TN34	1	1	1	1	1	1	1	1	1	1	$257,300
Spring Blossom Park	Combined Playground - Neighbourhood	TH	UV2-N12	0	0	1	1	1	1	1	1	1	1	$257,300
Starling Park	Combined Playground - Neighbourhood	UV1	UV1-N1	1	1	1	1	1	1	1	1	1	1	$257,300
Sugarbush Heritage Park	Combined Playground - Neighbourhood	UV1	UV2-N9	1	1	1	1	1	1	1	1	1	1	$257,300
Tammy Breda Park (Prev. Forest Fountain Park)	Combined Playground - Neighbourhood	WD	WN36	1	1	1	1	1	1	1	1	1	1	$257,300
Thomson Park	Combined Playground - Neighbourhood	WD	WN25	1	1	1	1	1	1	1	1	1	1	$257,300
Thornhill Woods Park	Combined Playground - Neighbourhood	TH	UV2-N3	1	1	1	1	1	1	1	1	1	1	$257,300
Tinsmith Parkette	Combined Playground - Neighbourhood	KL	KP1	1	1	1	1	1	1	1	1	1	1	$257,300
Torii Park	Combined Playground - Neighbourhood	WD	WN11	1	1	1	1	1	1	1	1	1	1	$257,300
Thornhill Green (Town Centre North Park)	Combined Playground - Neighbourhood	TH	TN28	1	1	1	1	1	1	1	1	1	1	$257,300
Treelawn Parkette	Combined Playground - Neighbourhood	KL	KP2	1	1	1	1	1	1	1	1	1	1	$257,300
Vaughan Crest Park	Combined Playground - Neighbourhood	TH	TN1	1	1	1	1	1	1	1	1	1	1	$257,300
Vellore Heritage Park	Combined Playground - Neighbourhood	WD	WN38	1	1	1	1	1	1	1	1	1	1	$257,300
Vista Gate Park	Combined Playground - Neighbourhood	TH	MN23	1	1	1	1	1	1	1	1	1	1	$257,300
Sonoma Heights Community Park (Formerly W.E.A District Park)	Combined Playground - District	WD	WEA-D1	1	1	1	1	1	1	1	1	1	1	$580,800
West Crossroads Park	Combined Playground - Neighbourhood	TH	TN19	1	1	1	1	1	1	1	1	1	1	$257,300
Rose Mandarino Park (Formerly Weston Downs Park)	Combined Playground - Neighbourhood	WD	WN16	1	1	1	1	1	1	1	1	1	1	$257,300
Wilson Century Theatre Park	Combined Playground - Neighbourhood	WD	WN32	1	1	1	1	1	1	1	1	1	1	$257,300
Winding Lane Park	Combined Playground - Neighbourhood	TH	TN2	1	1	1	1	1	1	1	1	1	1	$257,300
Wishing Well Park	Combined Playground - Neighbourhood	KL	KP3	0	0	1	1	1	1	1	1	1	1	$257,300
Woodbridge Highlands Park	Combined Playground - Neighbourhood	WD	WN22	1	1	1	1	1	1	1	1	1	1	$257,300
Woodrose Park	Combined Playground - Neighbourhood	MA	UV2-N13	0	1	1	1	1	1	1	1	1	1	$257,300
Maple Station Park	Combined Playground - Neighbourhood			0	0	0	0	0	0	0	0	1	1	$257,300
Woodgate Pines Park	Combined Playground - Neighbourhood			0	0	0	0	0	0	0	0	1	1	$257,300
Woodbridge Crossing	Combined Playground - Neighbourhood		51-P4a	0	0	0	0	0	0	0	0	1	1	$257,300
Almont Park	Combined Playground - Neighbourhood			0	0	0	0	0	0	0	0	1	1	$257,300
Civic Park	Combined Playground - Neighbourhood									1	1	1	1	$257,300
Subtotal (#)				**85**	**87**	**90**	**90**	**90**	**91**	**89**	**89**	**93**	**93**	
Subtotal ($000)				**$24,135.0**	**$24,649.6**	**$25,421.5**	**$25,421.5**	**$25,421.5**	**$25,678.8**	**$25,164.2**	**$25,164.2**	**$26,193.4**	**$26,193.4**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

SENIOR PLAYGROUNDS		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Agostino Park	Senior Playgrounds - Neighbourhood	TH	TN39	1	1	1	1	1	1	1	1	1	1	$257,300
Alexander Elisa Park	Senior Playgrounds - Neighbourhood	WD	WN12	1	1	1	1	1	1	1	1	1	1	$257,300
Alexander Park	Senior Playgrounds - Neighbourhood	TH	TN38	1	1	1	1	1	1	1	1	1	1	$257,300
Anthony Locilento Park (Formerly Blue Coin)	Senior Playgrounds - Neighbourhood	WD	WN20	1	1	1	1	1	1	1	1	1	1	$257,300
Bathurst Estates Park	Senior Playgrounds - Neighbourhood	TH	TN6	1	1	1	1	1	1	1	1	1	1	$257,300
Belair Way Park	Senior Playgrounds - Neighbourhood	WD	WN14	1	1	1	1	1	1	1	1	1	1	$257,300
Beverley Glen Park	Senior Playgrounds - Neighbourhood	TH	TN22	1	1	1	1	1	1	1	1	1	1	$257,300
Bindertwine Park	Senior Playgrounds - Neighbourhood	KL	KN1	1	1	1	1	1	1	1	1	1	1	$257,300
Breakey Parkette (No Playground)	Senior Playgrounds - Neighbourhood	TH	TP1	0	0	0	0	0	0	0	0	0	0	$257,300
Brett Yerex Park	Senior Playgrounds - Neighbourhood	MP	MN20	1	1	1	1	1	1	1	1	1	1	$257,300
Breta/HR Park	Senior Playgrounds - Neighbourhood	MP	MN13	1	1	1	1	1	1	1	1	1	1	$257,300
Chancellor District Park	Senior Playgrounds - District	WD	WD3	1	1	1	1	1	1	1	1	1	1	$580,800
Civic Park	Senior Playgrounds	MP	MN1	1	1	1	1	1	1	0	0	0	0	$95,500
Comdel Park	Senior Playgrounds	WD	UV1-N18	1	1	1	1	1	1	0	0	0	0	$95,500
Civic Park	Senior Playgrounds - Neighbourhood	MP	MN1	1	1	1	1	1	1	0	0	0	0	$257,300
Clearview Park	Senior Playgrounds - Neighbourhood	MP	UV2-N19	0	0	0	0	1	1	1	1	1	1	$257,300
Cranston Park (No Playground)	Senior Playgrounds - Neighbourhood	MP	MN-11	0	0	0	0	0	0	0	0	0	0	$257,300
Crossroads East	Senior Playgrounds - Neighbourhood	TH	UV2-N1	1	1	1	1	1	1	1	1	1	1	$257,300
Discovery Park	Senior Playgrounds - Neighbourhood	MP	UV1N19	1	1	1	1	1	1	1	1	1	1	$257,300
Dufferin District Park	Senior Playgrounds - District	TH	TD2	1	1	1	1	1	1	1	1	1	1	$580,800
Emmitt Road Park	Senior Playgrounds - Neighbourhood	MP	MN24	1	1	1	1	1	1	1	1	1	1	$257,300
Father Ermanno Bulfon Park	Senior Playgrounds - District	WD	WD3	2	2	2	2	2	2	2	2	2	2	$580,800
Findley Park	Senior Playgrounds - Neighbourhood	WD	WN26	1	1	1	1	1	1	1	1	1	1	$257,300
Frank Robson Park (No Playground)	Senior Playgrounds - Neighbourhood	MP	MN5	0	0	0	0	0	0	0	0	0	0	$257,300
Freedom Trail Park	Senior Playgrounds - Neighbourhood	MP	UV2-N21	1	1	1	1	1	1	1	1	1	1	$257,300
Giovanni Caboto Park (Added 2 Snr Ply missing from inv)	Senior Playgrounds - Neighbourhood	WD	WN29	2	2	2	2	2	2	2	2	2	2	$257,300
Hawstone Park	Senior Playgrounds - Neighbourhood	WD	UV1-N15	1	1	1	1	1	1	1	1	1	1	$257,300
Heatherton Parkette	Senior Playgrounds - Neighbourhood	TH	TP2	1	1	1	1	1	1	1	1	1	1	$257,300
Hefill Park	Senior Playgrounds - Neighbourhood	TH	TN5	1	1	1	1	1	1	1	1	1	1	$257,300
Hillside Park	Senior Playgrounds - Neighbourhood	MA	UV1-N8	1	1	1	1	1	1	1	1	1	1	$257,300
Julliard Park	Senior Playgrounds - Neighbourhood	MP	VCC-N2	1	1	1	1	1	1	1	1	1	1	$257,300
Joseph A. Gibson School	Senior Playgrounds - Neighbourhood	MP	MPE2	1	1	1	1	1	1	1	1	1	1	$257,300
Kelso Parkette	Senior Playgrounds - Neighbourhood	MA	MP5	1	1	1	1	1	1	1	1	1	1	$257,300
Kilian-Lamar Parkette	Senior Playgrounds - Neighbourhood	MA	MP1	1	1	1	1	1	1	1	1	1	1	$257,300
Kleinburg Public School	Senior Playgrounds - Neighbourhood	KL	KPE1	1	1	1	1	1	1	1	1	1	1	$257,300
Komura Parkette	Senior Playgrounds - Neighbourhood	MP	VCCN3	1	1	1	1	1	1	1	1	1	1	$257,300
Lawford Park	Senior Playgrounds - Neighbourhood	WD	UV1-D4	0	0	0	0	1	1	1	1	1	1	$257,300
Maple Airport Park	Senior Playgrounds - Neighbourhood	MP	MN7	1	1	1	1	1	1	1	1	1	1	$257,300
Maple Lions Park	Senior Playgrounds - Neighbourhood	MP	MN8	1	1	1	1	1	1	1	1	1	1	$257,300

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

SENIOR PLAYGROUNDS CONT'D		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Mario Plastina Park	Senior Playgrounds - Neighbourhood	MP	MN12	1	1	1	1	1	1	1	1	1	1	$257,300
Mast Road Park	Senior Playgrounds - Neighbourhood	MP	UV1-N20	1	1	1	1	1	1	1	1	1	1	$257,300
Maxey Park	Senior Playgrounds - Neighbourhood	WD	WN4	1	1	1	1	1	1	1	1	1	1	$257,300
McClure Meadows Park	Senior Playgrounds - Neighbourhood	WD	WN27	1	1	1	1	1	1	1	1	1	1	$257,300
Michael Barasso Park (Prev. Morning Star Park)	Senior Playgrounds - Neighbourhood	WD	WN19	1	1	1	1	1	1	1	1	1	1	$257,300
Mill Race Park	Senior Playgrounds - Neighbourhood	TH	UV2-N4	0	0	1	1	1	1	1	1	1	1	$257,300
Miriam Segal Park (Formerly Apple Blossom)	Senior Playgrounds - Neighbourhood	TH	UV2-N10	1	1	1	1	1	1	1	1	1	1	$257,300
Mosswood Park	Senior Playgrounds - Neighbourhood	TH	UV2-N11	1	1	1	1	1	1	1	1	1	1	$257,300
Napa Valley Park	Senior Playgrounds - Neighbourhood	WD	WN33	1	1	1	1	1	1	1	1	1	1	$257,300
Ohr Menachern Park	Senior Playgrounds - Neighbourhood	TH	UV2-N2	1	1	1	1	1	1	1	1	1	1	$257,300
Parwest Parkette	Senior Playgrounds - Neighbourhood	WD	WN23	1	1	1	1	1	1	1	1	1	1	$257,300
Pine Grove Public School/Hayhoe Park	Senior Playgrounds - Neighbourhood	WD	WN6	1	1	1	1	1	1	0	0	0	0	$257,300
Peachtree Parkette	Senior Playgrounds - Neighbourhood	TH	TP9	1	1	1	1	1	1	1	1	1	1	$257,300
Pierre Elliot Trudeau	Senior Playgrounds - Neighbourhood	TH	TN3	1	1	1	1	1	1	1	1	1	1	$257,300
Pioneer Park	Senior Playgrounds - Neighbourhood	TH	UV2-N15	0	0	1	1	1	1	1	1	1	1	$257,300
Princeton Gate Park	Senior Playgrounds - Neighbourhood	MP	MN14	1	1	1	1	1	1	1	1	1	1	$257,300
Reeves Park	Senior Playgrounds - Neighbourhood	MP	MN2	1	1	1	1	1	1	1	1	1	1	$257,300
Routley Park	Senior Playgrounds - Neighbourhood	MP	MN3	1	1	1	1	1	1	1	1	1	1	$257,300
Sunset Ridge Park	Senior Playgrounds - Neighbourhood	WD	WEA-N1	1	1	1	1	1	1	1	1	1	1	$257,300
Sylvan Brook Parkette	Senior Playgrounds - Neighbourhood	WD	WP8	1	1	1	1	1	1	1	1	1	1	$257,300
Thornhill Park	Senior Playgrounds - Neighbourhood	TH	TN11	1	1	1	1	1	1	1	1	1	1	$257,300
Twelve Oaks Park	Senior Playgrounds - Neighbourhood	MP	UV2-N17	1	1	1	1	1	1	1	1	1	1	$257,300
Vaughan Mills Park	Senior Playgrounds - Neighbourhood	WD	WN24	1	1	1	1	1	1	1	1	1	1	$257,300
Vellore Woods Park	Senior Playgrounds - Neighbourhood	WD	WN37	1	1	1	1	1	1	1	1	1	1	$257,300
Velmar Downs Park	Senior Playgrounds - Neighbourhood	WD	WN21	1	1	1	1	1	1	1	1	1	1	$257,300
Venice Gate Park	Senior Playgrounds - Neighbourhood	MA	UV1-N6	1	1	1	1	1	1	1	1	1	1	$257,300
Ventura Park	Senior Playgrounds - Neighbourhood	TH	TN23	1	1	1	1	1	1	1	1	1	1	$257,300
Venice Gate Park	Senior Playgrounds - Neighbourhood	MP	UV1-N6	1	1	1	1	1	1	0	0	0	0	$257,300
Via Camponile Park	Senior Playgrounds - Neighbourhood	WD	UV1-N3	1	1	1	1	1	1	1	1	1	1	$257,300
Via Campanile	Senior Playgrounds - Neighbourhood	WD	UV1-N3	1	1	1	1	1	1	0	0	0	0	$257,300
Via Verde Park	Senior Playgrounds - Neighbourhood	WD	WEA-N4	1	1	1	1	1	1	1	1	1	1	$257,300
Village Green Park	Senior Playgrounds - Neighbourhood	WD	UV1-N2	0	0	1	1	1	1	1	1	1	1	$257,300
Wade Gate Park	Senior Playgrounds - Neighbourhood	TH	TN20	1	1	1	1	1	1	1	1	1	1	$257,300
West Maple Creek Park	Senior Playgrounds - Neighbourhood	MP	MN17	1	1	1	1	1	1	1	1	1	1	$257,300
Westwind Park	Senior Playgrounds - Neighbourhood	MA	UV1-N5	1	1	1	1	1	1	1	1	1	1	$257,300
Woodbridge College Parkette	Senior Playgrounds - Neighbourhood	WD	WP12	1	1	1	1	1	1	1	1	1	1	$257,300
Wood Valley Park	Senior Playgrounds - Neighbourhood	MP	UV2-N14	1	1	1	1	1	1	1	1	1	1	$257,300
Worth Park	Senior Playgrounds - Neighbourhood	TH	TN24	1	1	1	1	1	1	1	1	1	1	$257,300
Yorkhill District Park	Senior Playgrounds - District	TH	TD1	2	2	2	2	2	2	2	2	2	2	$580,800
Crofters Park	Senior Playgrounds - Neighbourhood		WN17	0	0	0	0	0	0	1	1	1	1	$257,300
King High Park	Senior Playgrounds - Neighbourhood		TN21	0	0	0	0	0	0	1	1	1	1	$257,300
Mill Arbour Park	Senior Playgrounds - Neighbourhood		TN17	0	0	0	0	0	0	1	1	1	1	$257,300
Subtotal (#)				**73**	**73**	**76**	**76**	**78**	**78**	**75**	**75**	**75**	**75**	
Subtotal ($000)				**$20,400.3**	**$20,400.3**	**$21,172.2**	**$21,172.2**	**$21,686.8**	**$21,686.8**	**$21,238.5**	**$21,238.5**	**$21,238.5**	**$21,238.5**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

JUNIOR PLAYGROUNDS		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Agostino Park	Junior Playground - Neighbourhood	TH	TN39	1	1	1	1	1	1	1	1	1	1	$257,300
Ahmadiyya Park	Junior Playground - Neighbourhood	MP	UV1-N7	1	1	1	1	1	1	0	0	0	0	$257,300
Alexander Park	Junior Playground - Neighbourhood	TH	TN38	1	1	1	1	1	1	1	1	1	1	$257,300
Almont Park	Junior Playground - Neighbourhood	WD	WN5	1	1	1	1	1	1	1	1	0	0	$257,300
Anthony Locilento Park (Formerly Blue Coin)	Junior Playground - Neighbourhood	WD	WN20	2	2	2	2	2	2	1	1	1	1	$257,300
Bathurst Estates Park	Junior Playground - Neighbourhood	TH	TN6	1	1	1	1	1	1	1	1	1	1	$257,300
Beverley Glen Park	Junior Playground - Neighbourhood	TH	TN22	1	1	1	1	1	1	1	1	1	1	$257,300
Bindertwine Park	Junior Playground - Neighbourhood	KL	KN1	1	1	1	1	1	1	0	0	0	0	$257,300
Blue Willow Square	Junior Playground - Neighbourhood	WD	WN30	1	1	1	1	1	1	0	0	0	0	$257,300
Bob O'Link Parkette	Junior Playground - Neighbourhood	TH	TP10	1	1	1	1	1	1	1	1	1	1	$257,300
Breakey Parkette	Junior Playground - Neighbourhood	TH	TP1	1	1	1	1	1	1	0	0	0	0	$257,300
Brett Yerex Park	Junior Playground - Neighbourhood	MP	MN20	1	1	1	1	1	1	1	1	1	1	$257,300
Carrville Mill Park	Junior Playground - Neighbourhood	TH	UV2-N16	1	1	1	1	1	1	0	0	0	0	$257,300
Castlehill Park	Junior Playground - Neighbourhood	TH	TP2	2	2	2	2	2	2	0	0	0	0	$257,300
Chancellor District Park	Junior Playground - District	WD	WD3	1	1	1	1	1	1	1	1	1	1	$580,800
Clearview Park	Junior Playground - Neighbourhood	MA	UV2-N19	0	0	0	0	1	1	1	1	1	1	$257,300
Civic Park	Junior Playground - Neighbourhood	MP	MN1	1	1	1	1	1	1	0	0	0	0	$257,300
Comdel Park	Junior Playground - Neighbourhood	WD	UV7-N18	1	1	1	1	1	1	0	0	0	0	$257,300
Concord/Thornhill Park	Junior Playground - District	THH	TR2	1	1	1	1	1	1	0	0	0	0	$580,800
Conley Park North	Junior Playground - Neighbourhood	TH	TN37	1	1	1	1	1	1	1	1	1	1	$257,300
Crestlawn	Junior Playground - Neighbourhood	WD	WN39	1	1	1	1	1	1	0	0	0	0	$257,300
Crief Parkette	Junior Playground - Neighbourhood	MP	MP2	1	1	1	1	1	1	1	1	1	1	$257,300
Crofters Park	Junior Playground - Neighbourhood	WD	WN17	1	1	1	1	1	1	1	1	1	1	$257,300
Crossroads East	Junior Playground - Neighbourhood	TH	UV2-N1	1	1	1	1	1	1	1	1	1	1	$257,300
Davos Park	Junior Playground - Neighbourhood	WD	UV1-N12	1	1	1	1	1	1	0	0	0	0	$257,300
Discovery Park	Junior Playground - Neighbourhood	MP	UV1N19	1	1	1	1	1	1	1	1	1	1	$257,300
Doctor's McLean Park (Previously Fundale Park)	Junior Playground - District	WD	WD4	1	1	1	1	1	1	0	0	0	0	$580,800
Downham Green Park	Junior Playground - Neighbourhood	TH	TN15	1	1	1	1	1	1	0	0	0	0	$257,300
Dufferin District Park	Junior Playground - District	TH	TD2	1	1	1	1	1	1	1	1	1	1	$580,800
Eagles Landing Park	Junior Playground - Neighbourhood	MP	UV2-N6	1	1	1	1	1	1	0	0	0	0	$257,300
Emmitt Road Park	Junior Playground - Neighbourhood	MP	MN24	1	1	1	1	1	1	1	1	1	1	$257,300
Father Ermanno Bulfon Park	Junior Playground - District	WD	WD2	1	1	1	1	1	1	1	1	1	1	$580,800
Fazia Mahdi Park	Junior Playground - Neighbourhood	MP	UV1-N22	1	1	1	1	1	1	0	0	0	0	$257,300
Fossil Hill Park	Junior Playground - Neighbourhood	WD	WN35	1	1	1	1	1	1	0	0	0	0	$257,300
Fred Armstrong Parkette	Junior Playground - Neighbourhood	WD	WP2	1	1	1	1	1	1	0	0	0	0	$257,300
Freedom Trail Park	Junior Playground - Neighbourhood	MP	UV2-N21	1	1	1	1	1	1	1	1	1	1	$257,300
Gilmore Park	Junior Playground - Neighbourhood	TH	TN14	1	1	1	1	1	1	0	0	0	0	$257,300
Giovanni Caboto Park	Junior Playground - Neighbourhood	WD	WN29	1	1	1	1	1	1	1	1	1	1	$257,300
Glen Shields Park	Junior Playground - Neighbourhood	TH	TN25	1	1	1	1	1	1	0	0	0	0	$257,300
Hawstone Park	Junior Playground - Neighbourhood	WD	UV1-N15	1	1	1	1	1	1	1	1	1	1	$257,300
Hayhoe Park	Junior Playground - Neighbourhood	WD	WN6	1	1	1	1	1	1	0	0	0	0	$257,300

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

JUNIOR PLAYGROUNDS CONT'D		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Heatherton Parkette	Junior Playground - Neighbourhood	TH	TP2	1	1	1	1	1	1	1	1	1	1	$257,300
Hefill Park	Junior Playground - Neighbourhood	TH	TN5	1	1	1	1	1	1	1	1	1	1	$257,300
Hillside Park	Junior Playground - Neighbourhood		UV1-N8	1	1	1	1	1	1	1	1	1	1	$257,300
Jack Pine Park	Junior Playground - Neighbourhood		UV2-N20	1	1	1	1	1	1	0	0	0	0	$257,300
Jersey Creek	Junior Playground - Neighbourhood	WD	WOS6	1	1	1	1	1	1	0	0	0	0	$257,300
Julliard Park	Junior Playground - Neighbourhood	MP	VCC-N2	1	1	1	1	1	1	1	1	1	1	$257,300
Joseph Aaron Park	Junior Playground - Neighbourhood	TH	TN16	1	1	1	1	1	1	0	0	0	0	$257,300
Kelso Parkette	Junior Playground - Neighbourhood	MP	MP5	1	1	1	1	1	1	0	0	0	0	$257,300
Killian Lamar Parkette	Junior Playground - Neighbourhood	MP	MP1	1	1	1	1	1	1	0	0	0	0	$257,300
Killoran Park	Junior Playground - Neighbourhood		WN7	1	1	1	1	1	1	0	0	0	0	$257,300
King High Park	Junior Playground - Neighbourhood	TH	TN21	1	1	1	1	1	1	1	1	1	1	$257,300
Kingsview Park	Junior Playground - Neighbourhood	WD	UV1-N4	1	1	1	1	1	1	0	0	0	0	$257,300
Kipling Parkette	Junior Playground - Neighbourhood	WD	WP9	1	1	1	1	1	1	0	0	0	0	$257,300
Komura Parkette	Junior Playground - Neighbourhood	MP	VCCN3	1	1	1	1	1	1	1	1	1	1	$257,300
Lakehurst Park	Junior Playground - Neighbourhood		TN12	1	1	1	1	1	1	0	0	0	0	$257,300
La Rocca Park	Junior Playground - Neighbourhood	WD	WN34	1	1	1	1	1	1	0	0	0	0	$257,300
Lawford Park	Junior Playground - Neighbourhood	WD	UV1-D4	0	0	0	0	1	1	1	1	1	1	$257,300
Le Parc St. Jean de Brebeuf	Junior Playground - Neighbourhood	WD	WEA-N5	1	1	1	1	1	1	0	0	0	0	$257,300
MacKenzie Glen Disrtict Park	Junior Playground - District	MP	MD2	3	3	3	3	3	3	0	0	0	0	$580,800
Mapes Park	Junior Playground - Neighbourhood	WD	WN18	1	1	1	1	1	1	0	0	0	0	$257,300
Maple Airport Park	Junior Playground - Neighbourhood	MP	MN7	1	1	1	1	1	1	1	1	1	1	$257,300
Maple Community District Park	Junior Playground - District	MP	MD1	1	1	1	1	1	1	0	0	0	0	$580,800
Maple Lions Park	Junior Playground - Neighbourhood	MP	MN8	1	1	1	1	1	1	1	1	1	1	$257,300
Maple Trails Park	Junior Playground - Neighbourhood	MP	MN19	1	1	1	1	1	1	0	0	0	0	$257,300
Mario Plastina Park	Junior Playground - Neighbourhood	MP	MN12	1	1	1	1	1	1	1	1	1	1	$257,300
Marita Payne Park	Junior Playground - Neighbourhood	TH	TN26	1	1	1	1	1	1	0	0	0	0	$257,300
Mast Road Park	Junior Playground - Neighbourhood	MP	UV1-N20	1	1	1	1	1	1	1	1	1	1	$257,300
Mathew Park	Junior Playground - District	WD	UV1-D3	0	0	0	0	0	0	0	0	0	0	$580,800
McClure Meadows Park	Junior Playground - Neighbourhood	WD	WN27	1	1	1	1	1	1	1	1	1	1	$257,300
Melville Park	Junior Playground - Neighbourhood	MP	MN9	1	1	1	1	1	1	0	0	0	0	$257,300
Michael Barrasso Park	Junior Playground - Neighbourhood		WN19	1	1	1	1	1	1	1	1	1	1	$257,300
Michael Fitzgerald Park	Junior Playground - Neighbourhood	WD	WN31	1	1	1	1	1	1	0	0	0	0	$257,300
Mill Arbour Park	Junior Playground - Neighbourhood	TH	TN17	1	1	1	1	1	1	1	1	1	1	$257,300
Mill Race Park	Junior Playground - Neighbourhood	TH	UV2-N4	0	0	1	1	1	1	1	1	1	1	$257,300
Miriam Segal Park (Formerly Apple Blossom)	Junior Playground - Neighbourhood	TH	UV2-N10	1	1	1	1	1	1	1	1	1	1	$257,300
Misty Sugar Park	Junior Playground - Neighbourhood	TH	UV2-N8	1	1	1	1	1	1	0	0	0	0	$257,300
Mosswood Park	Junior Playground - Neighbourhood	TH	UV2-N11	1	1	1	1	1	1	1	1	1	1	$257,300
Napa Valley Park	Junior Playground - Neighbourhood	WD	WN33	1	1	1	1	1	1	1	1	1	1	$257,300
Naylon Parkette	Junior Playground - Neighbourhood	MP	MP3	1	1	1	1	1	1	1	1	1	1	$257,300
Nevada Park	Junior Playground - Neighbourhood	MP	MN18	1	1	1	1	1	1	0	0	0	0	$257,300
New Seabury Parkette	Junior Playground - Neighbourhood	TH	TP8	1	1	1	1	1	1	0	0	0	0	$257,300
Newport Square Park	Junior Playground - Neighbourhood	TH	TN10	1	1	1	1	1	1	0	0	0	0	$257,300

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

JUNIOR PLAYGROUNDS CONT'D		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Oakhurst Park	Junior Playground - Neighbourhood	TH	TN29	1	1	1	1	1	1	0	0	0	0	$257,300
Ohr Menachern Park	Junior Playground - Neighbourhood	TH	UV2-N2	1	1	1	1	1	1	1	1	1	1	$257,300
Old Firehall Parkette	Junior Playground - Neighbourhood	TH	WP7	1	1	1	1	1	1	0	0	0	0	$257,300
Parwest Parkette	Junior Playground - Neighbourhood	WD	WN23	1	1	1	1	1	1	1	1	1	1	$257,300
Peach Tree Parkette	Junior Playground - Neighbourhood	TH	TP9	1	1	1	1	1	1	0	0	0	0	$257,300
Pioneer Park	Junior Playground - Neighbourhood	TH	UV2-N15	0	0	1	1	1	1	1	1	1	1	$257,300
Pine Grove Public School/Hayhoe Park	Junior Playground - Neighbourhood	WD	WN6	1	1	1	1	1	1	0	0	0	0	$257,300
Peak Point Park	Junior Playground - Neighbourhood	MP	MN22	1	1	1	1	1	1	0	0	0	0	$257,300
Princeton Gate Park	Junior Playground - Neighbourhood	MP	MN14	1	1	1	1	1	1	1	1	1	1	$257,300
Rainbow Creek Park	Junior Playground - Neighbourhood	WD	WN1	1	1	1	1	1	1	0	0	0	0	$257,300
Reeves Park	Junior Playground - Neighbourhood	MP	MN2	1	1	1	1	1	1	1	1	1	1	$257,300
Regency View Parkette	Junior Playground - Neighbourhood	MP	MN21	1	1	1	1	1	1	0	0	0	0	$257,300
Rimwood Park	Junior Playground - Neighbourhood	KL	KN5	1	1	1	1	1	1	1	1	1	1	$257,300
Riverside Park	Junior Playground - Neighbourhood	TH	TN30	1	1	1	1	1	1	1	1	1	1	$257,300
Ross Guerri Park	Junior Playground - Neighbourhood	KL	KP4	1	1	1	1	1	1	0	0	0	0	$257,300
Routley Park	Junior Playground - Neighbourhood	MP	MN3	1	1	1	1	1	1	1	1	1	1	$257,300
Sherwood Parkette	Junior Playground - Neighbourhood	MP	MP4	1	1	1	1	1	1	0	0	0	0	$257,300
Starling Park	Junior Playground - Neighbourhood	UV1	UV1-N1	1	1	1	1	1	1	0	0	0	0	$257,300
Sugarbush Heritage Park	Junior Playground - Neighbourhood	TH	UV2-N9	1	1	1	1	1	1	0	0	0	0	$257,300
Sunset Ridge Park	Junior Playground - Neighbourhood	WD	WEA-N1	1	1	1	1	1	1	1	1	1	1	$257,300
Tammy Breda Park (Prev. Forest Fountain Park)	Junior Playground - Neighbourhood	WD	WN36	1	1	1	1	1	1	0	0	0	0	$257,300
Thomson Park	Junior Playground - Neighbourhood	WD	WN25	1	1	1	1	1	1	0	0	0	0	$257,300
Thornhill Park	Junior Playground - Neighbourhood	TH	TN11	1	1	1	1	1	1	1	1	1	1	$257,300
Tinsmith Parkette	Junior Playground - Neighbourhood	KL	KP1	1	1	1	1	1	1	0	0	0	0	$257,300
Treelawn Parkette	Junior Playground - Neighbourhood	KL	KP2	1	1	1	1	1	1	0	0	0	0	$257,300
Twelve Oaks Park	Junior Playground - Neighbourhood	MP	UV2-N17	1	1	1	1	1	1	1	1	1	1	$257,300
Vaughan Crest Park	Junior Playground - Neighbourhood	TH	TN1	1	1	1	1	1	1	0	0	0	0	$257,300
Vaughan Sports Village	Junior Playground - Neighbourhood	WD	WN24	1	1	1	1	1	1	0	0	0	0	$257,300
Vaughan Mills Park	Junior Playground - Neighbourhood	WD	WN24	1	1	1	1	1	1	1	1	1	1	$257,300
Vellore Heritage Park	Junior Playground - Neighbourhood	WD	WN38	1	1	1	1	1	1	0	0	0	0	$257,300
Vellore Woods Park	Junior Playground - Neighbourhood	WD	WN37	1	1	1	1	1	1	1	1	1	1	$257,300
Velmar Downs Park	Junior Playground - Neighbourhood	WD	WN21	1	1	1	1	1	1	1	1	1	1	$257,300
Ventura Park	Junior Playground - Neighbourhood	TH	TN23	1	1	1	1	1	1	1	1	1	1	$257,300
Venice Gate Park	Junior Playground - Neighbourhood	MP	UV1-N6	2	2	2	2	2	2	2	2	2	2	$257,300
Via Camponile Park	Junior Playground - Neighbourhood	WD	UV1-N3	1	1	1	1	1	1	1	1	1	1	$257,300
Via Verde Park	Junior Playground - Neighbourhood	WD	WEA-N4	1	1	1	1	1	1	1	1	1	1	$257,300
Village Green Park	Junior Playground - Neighbourhood	WD	UV1-N2	0	0	1	1	1	1	1	1	1	1	$257,300
Vista Gate Park	Junior Playground - Neighbourhood	TH	MN23	1	1	1	1	1	1	0	0	0	0	$257,300
Sonoma Heights Community Park (W.E.A District Park)	Junior Playground - District	WD	WEA-D1	1	1	1	1	1	1	0	0	0	0	$580,800
West Crossroads Park	Junior Playground - Neighbourhood	TH	TN19	1	1	1	1	1	1	0	0	0	0	$257,300
West Maple Creek East Park	Junior Playground - Neighbourhood	MP	MN17	1	1	1	1	1	1	1	1	1	1	$257,300
Westwind Park	Junior Playground - Neighbourhood	MP	UV1-N5	1	1	1	1	1	1	1	1	1	1	$257,300
Wilson Century Theatre Park	Junior Playground - Neighbourhood	WD	WN32	1	1	1	1	1	1	0	0	0	0	$257,300
Wood Valley Park	Junior Playground - Neighbourhood	MP	UV2-N14	1	1	1	1	1	1	1	1	1	1	$257,300
Woodbridge Highlands Park	Junior Playground - Neighbourhood	WD	WN22	1	1	1	1	1	1	0	0	0	0	$257,300
Worth Park	Junior Playground - Neighbourhood	TH	TN24	1	1	1	1	1	1	1	1	1	1	$580,800
Yorkhill District Park	Junior Playground - District	TH	TD1	1	1	1	1	1	1	1	1	1	1	$580,800
Chatfield District Park	Junior Playground - District		UV1-D4	0	0	0	0	0	0	0	0	1	1	$580,800
Subtotal (#)				**129**	**129**	**132**	**132**	**134**	**134**	**65**	**65**	**65**	**65**	
Subtotal ($000)				**$37,073.7**	**$37,073.7**	**$37,845.6**	**$37,845.6**	**$38,360.2**	**$38,360.2**	**$18,342.0**	**$18,342.0**	**$18,665.5**	**$18,665.5**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

NEW CATEGORY SWING PITS		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Aberdeen Parkette	Swing Pit	WD	WP3	1	1	1	1	1	1	1	1	1	1	$46,000
ALEXANDER ELISA PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
ALEXANDER PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
BRETA / H&R PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
BRETT YEREX PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
CHANCELLOR DISTRICT PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
CONLEY PARK NORTH	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
CROFTERS PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
DOWNHAM GREEN PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
HAWSTONE PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
JULLIARD PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
KILORAN PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
MAPES PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
MAPLE AIRPORT PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
MAPLE COMMUNITY DISTRICT PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
MELVILLE PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
NORTH THORNHILL DIRSTRICT PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
OHR MENACHEM PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
PEAK POINT PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
SHERWOOD PARKETTE	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
SONOMA HEIGHTS COMMUNITY PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
SOUTHVIEW PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
STARLING PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
SUGAR BUSH HERITAGE PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
THORNHILL PARK / THORNHILL OUTDOOR POOL	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
THORNHILL PARK / THORNHILL OUTDOOR POOL	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
THORNHILL WOODS PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
VELLORE HERITAGE PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
VENICE GATE PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
WEST CROSSROADS PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
WEST MAPLE CREEK PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
WEST MAPLE CREEK PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
WOODBRIDGE HIGHLAND PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
YORK HILL DISTRICT PARK	Swing Pit			0	0	0	0	0	0	1	1	1	1	$46,000
Subtotal (#)				**1**	**1**	**1**	**1**	**1**	**1**	**34**	**34**	**34**	**34**	
Subtotal ($000)				**$46.0**	**$46.0**	**$46.0**	**$46.0**	**$46.0**	**$46.0**	**$1,564.0**	**$1,564.0**	**$1,564.0**	**$1,564.0**	

APPENDIX E
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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

PLAY COURTS		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Emmitt Road Park (School Property)	Play Courts	MP	MN24	1	1	1	1	1	1	1	1	1	1	$46,000
Frank Robson Park	Play Courts	MP	MN5	1	1	1	1	1	1	1	1	1	1	$46,000
Glen Shields Park	Play Courts	TH	TN25	1	1	1	1	1	1	1	1	1	1	$46,000
Langstaff School Park	Play Courts	TH	TN31	0	0	0	0	0	0	0	0	0	0	$46,000
Mapes Park	Play Courts	WD	WN18	0	0	0	0	0	0	0	0	0	0	$46,000
Maple Community District Park	Play Courts	MP	MD1	0	0	0	0	0	0	0	0	0	0	$46,000
McClure Meadows Park	Play Courts	WD	WN27	0	0	0	0	0	0	0	0	0	0	$46,000
Napa Valley Park	Play Courts	WD	WN33	0	0	0	0	0	0	0	0	0	0	$46,000
Southview Park	Play Courts	TH	TN34	0	0	0	0	0	0	0	0	0	0	$46,000
Tammy Breda Park (Prev. Forest Fountain Park)	Play Courts	WD	WN36	0	0	0	0	0	0	0	0	0	0	$46,000
Tinsmith Parkette	Play Courts	KL	KP1	0	0	0	0	0	0	0	0	0	0	$46,000
Vellore Heritage Park	Play Courts	WD	WN38	0	0	0	0	0	0	0	0	0	0	$46,000
Velmar Downs Park	Play Courts	WD	WN21	0	0	0	0	0	0	0	0	0	0	$46,000
Yorkhill District Park	Play Courts	TH	TD1	0	0	0	0	0	0	0	0	0	0	$46,000
Mosswood Park	Play Courts			0	0	0	0	0	0	1	1	1	1	$46,000
Subtotal (#)				**3**	**3**	**3**	**3**	**3**	**3**	**4**	**4**	**4**	**4**	
Subtotal ($000)				**$138.0**	**$138.0**	**$138.0**	**$138.0**	**$138.0**	**$138.0**	**$184.0**	**$184.0**	**$184.0**	**$184.0**	

FITNESS EQUIPMENT		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Heritage Park	Fitness Equipment	Thornhill	UV2-N18	0	0	5	5	5	5	5	5	5	5	$36,700
Jack Pine Park	Fitness Equipment	Maple	UV2-N20	6	6	6	6	6	6	6	6	6	6	$36,700
Village Green Park	Fitness Equipment	Woodbridge	UV1-N2	0	0	5	5	5	5	5	5	5	5	$36,700
Jersey Creek Open Space	Fitness Equipment	Woodbridge	WOS6	6	6	6	6	6	6	6	6	6	6	$36,700
Subtotal (#)				**12**	**12**	**22**	**22**	**22**	**22**	**22**	**22**	**22**	**22**	
Subtotal ($000)				**$440.4**	**$440.4**	**$807.4**	**$807.4**	**$807.4**	**$807.4**	**$807.4**	**$807.4**	**$807.4**	**$807.4**	

OFFLEASH DOG PARK		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2009	2010	2011	2012	2013	2014	2015	2016	2017	($/facility)
Concord Thornhill Regional Park	Off-Leash Dog Park	Thornhill	TR2	1	1	1	1	1	1	1	1	1	1	$195,900
Subtotal (#)				**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	
Subtotal ($000)				**$195.9**	**$195.9**	**$195.9**	**$195.9**	**$195.9**	**$195.9**	**$195.9**	**$195.9**	**$195.9**	**$195.9**	

APPENDIX E
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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

Shade Structure		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Agostino Park	PERGOLA	Thornhill	TN39	1	1	1	1	1	1	1	1	1	1	$34,700
Ahmadyyia Park	SHADE SHELTER	Maple	UV1N7	1	1	1	1	1	1	1	1	1	1	$107,300
Alexander Park	PERGOLA	Thornhill	TN38	3	3	3	3	3	3	3	3	3	3	$34,700
Anthony Locilento Park	SHADE SHELTER	Woodbridge	WN20	1	1	1	1	1	1	1	1	1	1	$107,300
Beverley Glen Park	GAZEBO	Thornhill	TN22	1	1	1	1	1	1	1	1	1	1	$65,100
Bindertwine Park	GAZEBO	Kleinburg	KN1	1	1	1	1	1	1	1	1	1	1	$65,100
Bindertwine Park	SHADE SHELTER	Kleinburg	KN1	1	1	1	1	1	1	1	1	1	1	$107,300
Blue Willow Square	OPEN ROOF/TRELLIS	Woodbridge	WN30	2	2	2	2	2	2	2	2	2	2	$65,100
Calvary Church Sports Fields	PERGOLA	Kleinburg	KS1	1	1	1	1	1	1	1	1	1	1	$34,700
Carville Mill Park	SHADE SHELTER	Thornhill	UV2N16	1	1	1	1	1	1	1	1	1	1	$107,300
Castlehill Park	GAZEBO	Maple	MN6	1	1	1	1	1	1	1	1	1	1	$65,100
Chancellor District Park	PICNIC SHELTER	Woodbridge	WD3	0	0	0	0	1	1	1	2	2	2	$125,500
Clearview Park	SHADE SHELTER	Maple	UV2-N19	1	1	1	1	1	1	1	1	1	1	$107,300
Comdel Park	OPEN ROOF/TRELLIS	Maple	UV1N18	1	1	1	1	1	1	1	1	1	1	$65,100
Conley Park North	GAZEBO	Thornhill	TN37	1	1	1	1	1	1	1	1	1	1	$65,100
Conley Park South	SHADE SHELTER	Thornhill	TN13	2	2	2	2	2	2	2	2	2	2	$107,300
Crofters Park	GAZEBO	Woodbridge	WN17	1	1	1	1	1	1	1	1	1	1	$65,100
Davos Park	OPEN ROOF/TRELLIS	Woodbridge	UV1N12	2	2	2	2	2	2	2	2	2	2	$65,100
Discovery Park	GAZEBO	Maple	UV1N19	1	1	1	1	1	1	1	1	1	1	$65,100
Doctors Mclean District Park	PICNIC SHELTER	Woodbridge	WD4	2	2	2	2	2	2	2	2	2	2	$125,500
Dufferin District Park	GAZEBO	Thornhill	TD2	0	0	0	0	0	0	1	1	1	1	$65,100
Eagles Landing Park	OPEN ROOF/TRELLIS	Maple	UV2N6	1	1	1	1	1	1	1	1	1	1	$65,100
East Crossroads Park	DECORATIVE STRUCTURE	Thornhill	UV2-N1	2	2	2	2	2	2	2	2	2	2	$65,100
East Crossroads Park	PERGOLA	Thornhill	UV2-N1	1	1	1	1	1	1	1	1	1	1	$34,700
Father Emanno Bulfon Park	GAZEBO	Woodbridge	WD2	1	1	1	1	1	1	1	1	1	1	$65,100
Fazia Mahdi Park	GAZEBO	Maple	UV1-N22	1	1	1	1	1	1	1	1	1	1	$65,100
Fenyrose Parkette	PERGOLA	Woodbridge	WP10	1	1	1	1	1	1	1	1	1	1	$34,700
Forest Run Park	PERGOLA		CC17-P8	0	1	1	1	1	1	1	1	1	1	$34,700
Forest View Park	OPEN ROOF/TRELLIS	Maple	UV2-N5	1	1	1	1	1	1	1	1	1	1	$65,100
Freedom Trail Park	PERGOLA	Maple	UV2-N21	1	1	1	1	1	1	1	1	1	1	$34,700
Gallanough Park	GAZEBO	Thornhill	TN4	1	1	1	1	1	1	1	1	1	1	$65,100
Hawstone Park	OPEN ROOF/TRELLIS	Maple	UV1-N15	1	1	1	1	1	1	1	1	1	1	$65,100
Heritage Park	GAZEBO	Thornhill	UV2-N18	2	2	2	2	2	2	2	2	2	2	$65,100
Hillside Park	OPEN ROOF/TRELLIS	Maple	UV1-N8	1	1	1	1	1	1	1	1	1	1	$65,100
Jack Pine Park	PERGOLA	Maple	UV2-N20	2	2	2	2	2	2	2	2	2	2	$34,700
Joseph Aaron Park	GAZEBO	Thornhill	TN16	1	1	1	1	1	1	1	1	1	1	$65,100
Julliard Park	OPEN ROOF/TRELLIS	Maple	VCC-N2	2	2	2	2	2	2	2	2	2	2	$65,100
Kiloran Park	GAZEBO	Woodbridge	WN7	1	1	1	1	1	1	1	1	1	1	$65,100
King High Park	SHADE SHELTER	Thornhill	TN21	3	3	3	3	3	3	3	3	3	3	$107,300
Kingsview Park	GAZEBO	Woodbridge	UV1-N4	1	1	1	1	1	1	1	1	1	1	$65,100
Kipling Parkette	GAZEBO	Woodbridge	WP9	1	1	1	1	1	1	1	1	1	1	$65,100
Komura Park	GAZEBO	Maple	VCC-N3	1	1	1	1	1	1	1	1	1	1	$65,100
La Rocca Square	OPEN ROOF/TRELLIS	Woodbridge	WN34	1	1	1	1	1	1	1	1	1	1	$65,100
Lakehurst Park	GAZEBO	Thornhill	TN12	0	0	0	0	1	1	1	1	1	1	$65,100
Lawford Park	DECORATIVE STRUCTURE	Vellore	UV1-D4	1	1	1	1	1	1	1	1	1	1	$65,100
Le Parc Saint Jean de Brebeuf	GAZEBO	Woodbridge	WEA-N5	1	1	1	1	1	1	1	1	1	1	$65,100
Mackenzie Glen District Park	PICNIC SHELTER	Maple	MD2	1	1	1	1	1	1	1	1	1	1	$125,500
Mackenzie Glen District Park	GAZEBO	Maple	MD2	1	1	1	1	1	1	1	1	1	1	$65,100
Maple Airport Park	GAZEBO	Maple	MN7	1	1	1	1	1	1	1	1	1	1	$65,100
Maple Lions Park	GAZEBO	Maple	MN8	1	1	1	1	1	1	1	1	1	1	$65,100
Maple Trails Park	OPEN ROOF/TRELLIS	Maple	MN19	1	1	1	1	1	1	1	1	1	1	$65,100
Maple Trails Park	GAZEBO	Maple	MN19	1	1	1	1	1	1	1	1	1	1	$65,100
Mario Plastina Park	SHADE SHELTER	Maple	MN12	1	1	1	1	1	1	1	1	1	1	$107,300
Marita Payne Park	SHADE SHELTER	Thornhill	TN26	1	1	1	1	1	1	1	1	1	1	$107,300
Mast Park	GAZEBO	Maple	UV1-N20	1	1	1	1	1	1	1	1	1	1	$65,100
Matthew Park	OPEN ROOF/TRELLIS	Woodbridge	UV1-D3	1	1	1	1	1	1	1	1	1	1	$65,100
Maxey Park	PICNIC SHELTER	Woodbridge	WN4	1	1	1	1	1	1	1	1	1	1	$125,500
McClure Meadows Park	GAZEBO	Woodbridge	WN27	1	1	1	1	1	1	1	1	1	1	$65,100.00

APPENDIX E
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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

Shade Structure CONT'D		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Melville Park	GAZEBO	Maple	MN9	1	1	1	1	1	1	1	1	1	1	$65,100
Michael Barrasso Park	GAZEBO	Woodbridge	WN19	1	1	1	1	1	1	1	1	1	1	$65,100
Michael Fitzgerald Parkette	SHADE SHELTER	Woodbridge	WN31	0	0	1	1	1	1	1	1	1	1	$107,300
Mill Race Park	GAZEBO	Thornhill	UV2-N4	1	1	1	1	1	1	1	1	1	1	$65,100
Misty Sugar Park	PERGOLA	Thornhill	UV2-N8	1	1	1	1	1	1	1	1	1	1	$34,700
Mosswood Park	GAZEBO	Thornhill	UV2-N11	1	1	1	1	1	1	1	1	1	1	$65,100
Napa Valley Park	SHADE SHELTER	Woodbridge	WN33	1	1	1	1	1	1	1	1	1	1	$107,300
Newport Square	GAZEBO	Thornhill	TN10	1	1	1	1	1	1	1	1	1	1	$65,100
Nort Johnston District Park	OPEN ROOF/TRELLIS	Woodbridge	WD1	1	1	1	1	1	1	1	1	1	1	$65,100
North Thornhill Dirstrict Park	PERGOLA	Thornhill	UV2-D3	3	3	3	3	3	3	3	3	3	3	$34,700
Ohr Menachem Park	SHADE SHELTER	Thornhill	UV2-N2	1	1	1	1	1	1	1	1	1	1	$107,300
Old Firehall Parkette	OPEN ROOF/TRELLIS	Woodbridge	WP7	1	1	1	1	1	1	1	1	1	1	$65,100
Pheasant Hollow Park	GAZEBO	Maple	UV2-N7	1	1	1	1	1	1	1	1	1	1	$65,100
Pierre Elliot Turdeau Park	SHADE SHELTER	Thornhill	TN3	0	0	1	1	1	1	1	1	1	1	$107,300
Pioneer Park	GAZEBO	Thornhill	UV2-N15	1	1	1	1	1	1	1	1	1	1	$65,100
Promenade Green Park	GAZEBO	Thornhill	TN18	1	1	1	1	1	1	1	1	1	1	$65,100
Regency View Parkette	OPEN ROOF/TRELLIS	Maple	MN21	1	1	1	1	1	1	1	1	1	1	$65,100
Rosedale Park North	GAZEBO	Thornhill	TN8	1	1	1	1	1	1	1	1	1	1	$65,100
Ross Gurerri Park	GAZEBO	Kleinburg	KP4	1	1	1	1	1	1	1	1	1	1	$65,100
Routley Park	GAZEBO	Maple	MN3	1	1	1	1	1	1	1	1	1	1	$65,100
Secord Park	GAZEBO	Kleinburg	61W-N1	0	0	0	0	0	1	1	1	1	1	$65,100
Sherwood Parkette	PERGOLA	Maple	MP4	1	1	1	1	1	1	1	1	1	1	$34,700
Sonoma Heights Community Park	GAZEBO	Woodbridge	WEA-D1	2	2	2	2	2	2	2	2	2	2	$65,100
Sonoma Heights Community Park	SHADE SHELTER	Woodbridge	WEA-D1	2	2	2	2	2	2	2	2	2	2	$107,300
Southview Park	GAZEBO	Thornhill	TN34	0	0	1	1	1	1	1	1	1	1	$65,100
Spring Blossom Park	SHADE SHELTER	Thornhill	UV2-N12	1	1	1	1	1	1	1	1	1	1	$107,300
Starling Park	SHADE SHELTER	Maple	UV1-N1	1	1	1	1	1	1	1	1	1	1	$107,300
Sugar Bush Heritage Park	PERGOLA	Thornhill	UV2-N9	1	1	1	1	1	1	1	1	1	1	$34,700
Sugar Bush Heritage Park	GAZEBO	Thornhill	UV2-N9	1	1	1	1	1	1	1	1	1	1	$65,100
Sunset Ridge Park	GAZEBO	Woodbridge	WEA-N1	1	1	1	1	1	1	1	1	1	1	$65,100
Thornhill Green	OPEN ROOF/TRELLIS	Thornhill	TN28	1	1	1	1	1	1	1	1	1	1	$65,100
Thornhill Park / Thornhill Outdoor Pool	GAZEBO	Thornhill	TN11	1	1	1	1	1	1	1	1	1	1	$65,100
Thornhill Woods Park	PICNIC SHELTER	Thornhill	UV2-N3	2	2	2	2	2	2	2	2	2	2	$125,500
Tinsmith Parkette	GAZEBO	Kleinburg	KP1	1	1	1	1	1	1	1	1	1	1	$65,100
Treelawn Parkette	GAZEBO	Kleinburg	KP2	1	1	1	1	1	1	1	1	1	1	$65,100
Vaughan Grove Sports Park	PICNIC SHELTER	Woodbridge	WR1	1	1	1	1	1	1	1	1	1	1	$125,500
Vaughan Grove Sports Park	GAZEBO	Woodbridge	WR1	1	1	1	1	1	1	1	1	1	1	$65,100
Vellore Heritage Park	GAZEBO	Woodbridge	WN38	1	1	1	1	1	1	1	1	1	1	$65,100
Venice Gate Park	DECORATIVE STRUCTURE	Maple	UV1-N6	1	1	1	1	1	1	1	1	1	1	$65,100
Ventura Park	PICNIC SHELTER	Thornhill	TN23	1	1	1	1	1	1	1	1	1	1	$125,500
Via Campanile Park	OPEN ROOF/TRELLIS	Woodbridge	UV1-N3	2	2	2	2	2	2	2	2	2	2	$65,100
Via Verde Park	GAZEBO	Woodbridge	WEA-N4	0	0	1	1	1	1	1	1	1	1	$65,100
Village Green Park	DECORATIVE STRUCTURE	Woodbridge	UV1-N2	1	1	1	1	1	1	1	1	1	1	$65,100
Wade Gate Park	GAZEBO	Thornhill	TN20	1	1	1	1	1	1	1	1	1	1	$65,100
Wade Gate Park	OPEN ROOF/TRELLIS	Thornhill	TN20	1	1	1	1	1	1	1	1	1	1	$65,100
West Crossroads Park	GAZEBO	Thornhill	TN19	1	1	1	1	1	1	1	1	1	1	$65,100
West Maple Creek Park	GAZEBO	Maple	MN17	1	1	1	1	1	1	1	1	1	1	$65,100
Westwind Park	DECORATIVE STRUCTURE	Maple	UV1-N5	1	1	1	1	1	1	1	1	1	1	$65,100
Wilson Century Theatre Park	GAZEBO	Woodbridge	WN32	1	1	1	1	1	1	1	1	1	1	$65,100
Winding Lane Park	GAZEBO	Thornhill	TN2	0	1	1	1	1	1	1	1	1	1	$65,100
Woodrose Park	OPEN ROOF/TRELLIS	Maple	UV2-N13	1	1	1	1	1	1	1	1	1	1	$65,100
York Hill District Park	GAZEBO	Thornhill	TD1	1	1	1	1	1	1	1	1	1	1	$65,100
Matthew Park	SHADE SHELTER	Woodbridge	UV1-D3	0	0	0	0	0	0	0	1	1	1	$107,300
Secord Park	PICNIC SHELTER	Kleinburg	61W-N1	0	0	0	0	0	0	0	0	0	2	$125,500
BELAIR WAY PARK	SHADE SHELTER			0	0	0	0	0	0	0	0	1	1	$107,300
BUTTERFLY HEIGHTS PARK	SHADE SHELTER			0	0	0	0	0	0	0	0	1	1	$107,300
CHATFIELD DISTRICT PARK	SHADE SHELTER			0	0	0	0	0	0	0	0	1	1	$107,300
EAST'S CORNERS PARK	SHADE SHELTER			0	0	0	0	0	0	0	0	1	1	$107,300
GLENNGARRY SQUARE	OPEN ROOF/TRELLIS			0	0	0	0	0	0	0	0	1	1	$65,100
MACTIER GREENWAY LINEAR PARK	OPEN ROOF/TRELLIS			0	0	0	0	0	0	0	0	3	3	$65,100
MAPLE STATION PARK	SHADE SHELTER			0	0	0	0	0	0	0	0	1	1	$107,300
NORTH MAPLE REGIONAL PARK	SHADE SHELTER			0	0	0	0	0	0	0	6	6	6	$107,300
TORII PARK	SHADE SHELTER			0	0	0	0	0	0	1	1	1	1	$107,300
WOODGATE PINES PARK	SHADE SHELTER			0	0	0	0	0	0	0	0	1	1	$107,300
PORTER PARK SOUTH	SHADE SHELTER			0	0	0	0	0	0	0	0	1	1	$107,300
Subtotal (#)				**118**	**120**	**124**	**124**	**126**	**127**	**129**	**137**	**148**	**150**	
Subtotal ($000)				**$8,438.2**	**$8,538.0**	**$8,882.8**	**$8,882.8**	**$9,073.4**	**$9,138.5**	**$9,310.9**	**$10,187.5**	**$11,199.0**	**$11,450.0**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

Park Buildings		COM	PARK	# of facilities										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/facility)
Belair Way Park	STORAGE BUILDING	Woodbridge	WN14	1	1	1	1	1	1	1	1	1	1	$233,800
Bindertwine Park	STORAGE BUNKER	Kleinburg	KN1	1	1	1	1	1	1	1	1	1	1	$233,800
Concord / Thornhill Regional Park	WASHROOM & STORAGE	Thornhill	TR2	1	1	1	1	1	1	1	1	1	1	$550,000
Concord / Thornhill Regional Park	WASHROOM & STORAGE	Thornhill	TR2	1	1	1	1	1	1	1	1	1	1	$550,000
Doctors Mclean District Park	WASHROOM	Woodbridge	WD4	1	1	1	1	1	1	1	1	1	1	$1,922,600
Father Emanno Bulfon Park	STORAGE BUNKER	Woodbridge	WD2	1	1	1	1	1	1	1	1	1	1	$233,800
Fred Armstrong Parkette	STORAGE BUNKER	Woodbridge	WP2	1	1	1	1	1	1	1	1	1	1	$233,800
Glen Shields Park	WASHROOM	Thornhill	TN25	1	1	1	1	1	1	1	1	1	1	$550,000
LeParc Park	WASHROOM & STORAGE	Thornhill	TN33	1	1	1	1	1	1	1	1	1	1	$550,000
Mackenzie Glen District Park	WASHROOM	Maple	MD2	1	1	1	1	1	1	1	1	1	1	$550,000
Maple Nature Reserve	WASHROOM & STORAGE	<Null>	<Null>	1	1	1	1	1	1	1	1	1	1	$550,000
Matthew Park	WASHROOM & STORAGE	Woodbridge	UV1-D3	1	1	1	1	1	1	1	1	1	1	$550,000
Maxey Park	STORAGE BUNKER	Woodbridge	WN4	1	1	1	1	1	1	1	1	1	1	$233,800
Maxey Park	WASHROOM	Woodbridge	WN4	1	1	1	1	1	1	1	1	1	1	$550,000
Melville Park	STORAGE BUILDING	Maple	MN9	1	1	1	1	1	1	1	1	1	1	$233,800
Nort Johnston District Park	WASHROOM	Woodbridge	WD1	1	1	1	1	1	1	1	1	1	1	$550,000
Rainbow Creek Park	WASHROOM & STORAGE	Woodbridge	WN1	1	1	1	1	1	1	1	1	1	1	$550,000
Sonoma Heights Community Park	WASHROOM & STORAGE	Woodbridge	WEA-D1	1	1	1	1	1	1	1	1	1	1	$550,000
Sugar Bush Heritage Park	WASHROOM & STORAGE	Thornhill	UV2-N9	1	1	1	1	1	1	1	1	1	1	$550,000
Tudor District Park	WASHROOM & STORAGE	Thornhill	MD3	1	1	1	1	1	1	1	1	1	1	$550,000
Vaughan Grove Sports Park	WASHROOM & STORAGE	Woodbridge	WR1	1	1	1	1	1	1	1	1	1	1	$550,000
Vaughan Grove Sports Park	SOCCER CLUB BUILDING	Woodbridge	WR1	1	1	1	1	1	1	1	1	1	1	$1,922,600
Woodbridge Highland Park	STORAGE BUNKER	Woodbridge	WN22	1	1	1	1	1	1	1	1	1	1	$233,800
Chatfield District Park	WASHROOM & STORAGE			0	0	0	0	0	0	0	0	1	1	$550,000
Subtotal (#)				**23**	**23**	**23**	**23**	**23**	**23**	**23**	**23**	**24**	**24**	
Subtotal ($000)				**$13,181.8**	**$13,181.8**	**$13,181.8**	**$13,181.8**	**$13,181.8**	**$13,181.8**	**$13,181.8**	**$13,181.8**	**$13,731.8**	**$13,731.8**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK FACILITIES

Security Cameras		COM	PARK	# of Cameras										UNIT COST
Park Name			NUMBER	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/camera)
Agostino Park	Security Camera		TN39	1	1	1	1	1	1	3	3	3	3	$7,010
Bathurst Estates Park	Security Camera		TN6	2	2	2	2	2	2	5	5	5	5	$7,010
Chancellor District Park (not on Andres list)	Security Camera		WD3	1	1	1	1	1	1	1	1	1	1	$7,010
Conley Park North	Security Camera		TN37	1	1	1	1	1	1	0	0	0	0	$7,010
Conley Park South	Security Camera		TN13	2	2	2	2	2	2	2	2	2	2	$7,010
Doctors Mclean District Park	Security Camera		WD4	2	2	2	2	2	2	6	6	6	6	$7,010
Hillside Park (not on Andres list)	Security Camera		UV1-N8	1	1	1	1	1	1	1	1	1	1	$7,010
Jack Pine Park	Security Camera		UV2-N20	1	1	1	1	1	1	4	4	4	4	$7,010
Lakehurst Park	Security Camera		TN12	4	4	4	4	4	4	4	4	4	4	$7,010
Langstaff Park School (not on Andres list)	Security Camera		TN31	1	1	1	1	1	1	1	1	1	1	$7,010
McClure Meadows Park	Security Camera		WN27	2	2	2	2	2	2	3	3	3	3	$7,010
Melville Park	Security Camera		MN9	3	3	3	3	3	3	3	3	3	3	$7,010
Memorial Hill Park	Security Camera		WN3	1	1	1	1	1	1	2	2	2	2	$7,010
Michael Barrasso Park	Security Camera		WN19	1	1	1	1	1	1	2	2	2	2	$7,010
Mill Arbour Park	Security Camera		TN17	3	3	3	3	3	3	3	3	3	3	$7,010
Miriam Segal Park	Security Camera		UV2-N10	3	3	3	3	3	3	4	4	4	4	$7,010
North Thornhill Dirstrict Park (not on Andres list)	Security Camera		UV2-D3	1	1	1	1	1	1	1	1	1	1	$7,010
Parwest Park	Security Camera		WN23	2	2	2	2	2	2	2	2	2	2	$7,010
Rosedale Park North	Security Camera		TN8	3	3	3	3	3	3	3	3	3	3	$7,010
Sunset Ridge Park	Security Camera		WEA-N1	1	1	1	1	1	1	3	3	3	3	$7,010
Vellore Heritage Park	Security Camera		WN38	2	2	2	2	2	2	7	7	7	7	$7,010
Ventura Park	Security Camera		TN23	2	2	2	2	2	2	3	3	3	3	$7,010
Veteran's Park (not on Andres list)	Security Camera		WD1	5	5	5	5	5	5	5	5	5	5	$7,010
Wilson Century Theatre Park	Security Camera		WN32	1	1	1	1	1	1	3	3	3	3	$7,010
Woodbridge Highland Park	Security Camera		WN22	4	4	4	4	4	4	4	4	4	4	$7,010
Ahmadiya Park	Security Camera			4	4	4	4	4	4	4	4	4	4	$7,010
Anthony Locilento Park	Security Camera			5	5	5	5	5	5	5	5	5	5	$7,010
Belair Way Park	Security Camera			2	2	2	2	2	2	2	2	2	2	$7,010
Bindertwine Park	Security Camera			4	4	4	4	4	4	4	4	4	4	$7,010
Chatfield Districk Park	Security Camera			7	7	7	7	7	7	7	7	7	7	$7,010
Concord Community Park	Security Camera			5	5	5	5	5	5	5	5	5	5	$7,010
Discovery Park	Security Camera			3	3	3	3	3	3	3	3	3	3	$7,010
Downham Green Park	Security Camera			2	2	2	2	2	2	2	2	2	2	$7,010
Fossil Hill Park	Security Camera			3	3	3	3	3	3	3	3	3	3	$7,010
Fred Armstrong Parkette	Security Camera			3	3	3	3	3	3	3	3	3	3	$7,010
George Stegman Park	Security Camera			3	3	3	3	3	3	3	3	3	3	$7,010
Giovanni Caboto Park	Security Camera			6	6	6	6	6	6	6	6	6	6	$7,010
Glen Shields Park	Security Camera			3	3	3	3	3	3	3	3	3	3	$7,010
Joey Panetta Park	Security Camera			4	4	4	4	4	4	4	4	4	4	$7,010
Mackenzie Glen District Park	Security Camera			8	8	8	8	8	8	8	8	8	8	$7,010
Maple Airport Park	Security Camera			3	3	3	3	3	3	3	3	3	3	$7,010
Maple Community Park	Security Camera			4	4	4	4	4	4	4	4	4	4	$7,010
Maple Nature Reserve	Security Camera			4	4	4	4	4	4	4	4	4	4	$7,010
Matthew Park	Security Camera			3	3	3	3	3	3	3	3	3	3	$7,010
Mistysugar Park	Security Camera			2	2	2	2	2	2	2	2	2	2	$7,010
North Maple Regional Park	Security Camera			13	13	13	13	13	13	13	13	13	13	$7,010
Nort Johnston Park	Security Camera			4	4	4	4	4	4	4	4	4	4	$7,010
Pierre Elliot Trudeau Park	Security Camera			2	2	2	2	2	2	2	2	2	2	$7,010
Robert Watson Memorial Park	Security Camera			4	4	4	4	4	4	4	4	4	4	$7,010
Sherwood Park	Security Camera			3	3	3	3	3	3	3	3	3	3	$7,010
Southview Park	Security Camera			3	3	3	3	3	3	3	3	3	3	$7,010
Thornhill Pool	Security Camera			5	5	5	5	5	5	5	5	5	5	$7,010
Thornhill Woods Park	Security Camera			3	3	3	3	3	3	3	3	3	3	$7,010
Vaughan Mills Park	Security Camera			4	4	4	4	4	4	4	4	4	4	$7,010
Vaughan Grove Soccer	Security Camera			4	4	4	4	4	4	4	4	4	4	$7,010
Via Campanile Park	Security Camera			4	4	4	4	4	4	4	4	4	4	$7,010
West Crossroads Park	Security Camera			2	2	2	2	2	2	2	2	2	2	$7,010
West Maple Creek	Security Camera			3	3	3	3	3	3	3	3	3	3	$7,010
Weston Downs Park	Security Camera			3	3	3	3	3	3	3	3	3	3	$7,010
Woodbridge Expansion Park	Security Camera			3	3	3	3	3	3	3	3	3	3	$7,010
Subtotal (#)				**188**	**188**	**188**	**188**	**188**	**188**	**213**	**213**	**213**	**213**	
Subtotal ($000)				**$1,317.9**	**$1,317.9**	**$1,317.9**	**$1,317.9**	**$1,317.9**	**$1,317.9**	**$1,493.1**	**$1,493.1**	**$1,493.1**	**$1,493.1**	
TOTAL PARK FACILITIES				**$196,674.28**	**$197,592.18**	**$201,037.28**	**$201,188.38**	**$202,762.58**	**$204,121.88**	**$188,495.83**	**$189,435.43**	**$199,340.33**	**$200,041.03**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
SPECIAL FACILITIES

SPECIAL CITY-WIDE FACILITIES	Total Value of Special Facilities									
Facility Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
9 Hole Golf Course	$6,022,030	$6,022,030	$6,022,030	$6,022,030	$6,022,030	$6,022,030	$6,022,030	$6,022,030	$6,022,030	$6,022,030
Club House	$1,056,270	$1,056,270	$1,056,270	$1,056,270	$1,056,270	$1,056,270	$1,056,270	$1,056,270	$1,056,270	$1,056,270
Ski Centre	$1,056,270	$1,056,270	$1,056,270	$1,056,270	$1,056,270	$1,056,270	$1,056,270	$1,056,270	$1,056,270	$1,056,270
Uplands Ski Chalet	$972,740	$972,740	$972,740	$972,740	$972,740	$972,740	$972,740	$972,740	$972,740	$972,740
Vaughan Grove Sports Complex	$1,408,050	$1,408,050	$1,408,050	$1,408,050	$1,408,050	$1,408,050	$1,408,050	$1,408,050	$1,408,050	$1,408,050
Vaughan Grove Baseball Building	$461,310	$461,310	$461,310	$461,310	$461,310	$461,310	$461,310	$461,310	$461,310	$461,310
Vaughan Grove Soccer Building	$1,035,850	$1,035,850	$1,035,850	$1,035,850	$1,035,850	$1,035,850	$1,035,850	$1,035,850	$1,035,850	$1,035,850
Memorial Hill Park	$1,408,050	$1,408,050	$1,408,050	$1,408,050	$1,408,050	$1,408,050	$1,408,050	$1,408,050	$1,408,050	$1,408,050
Memorial Hall	$1,056,270	$1,056,270	$1,056,270	$1,056,270	$1,056,270	$1,056,270	$1,056,270	$1,056,270	$1,056,270	$1,056,270
Total Value ($000)	**$14,476.8**	**$14,476.8**	**$14,476.8**	**$14,476.8**	**$14,476.8**	**$14,476.8**	**$14,476.8**	**$14,476.8**	**$14,476.8**	**$14,476.8**

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
TRAILS

TRAILS	Total Value of Trail Development ($)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Value of Trail Development	$5,977,544	$5,977,544	$5,977,544	$5,977,544	$5,977,544	$5,977,544	$5,977,544	$5,977,544	$5,977,544	$5,977,544
25% City Built	*$1,494,386*	*$1,494,386*	*$1,494,386*	*$1,494,386*	*$1,494,386*	*$1,494,386*	*$1,494,386*	*$1,494,386*	*$1,494,386*	*$1,494,386*
Total City ($000)	**$1,494.4**	**$1,494.4**	**$1,494.4**	**$1,494.4**	**$1,494.4**	**$1,494.4**	**$1,494.4**	**$1,494.4**	**$1,494.4**	**$1,494.4**

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
1332	2002	Ford F150 Pickup	1	1	1	1	1	1	1	1	1	1	$44,000
1333	2002	Ford F150 Pickup	1	1	1	1	1	1	0	0	0	0	$44,000
913	1995	Skyking Lift	1	1	1	1	1	1	1	1	1	1	$27,500
944	1996	Aerostar Cargo Van	1	1	1	0	0	0	0	0	0	0	$44,000
1160	2001	1/2 Ton Pickup	1	1	1	1	0	0	0	0	0	0	$44,000
1207	2001	1/2 Ton Pickup	1	1	1	1	1	0	0	0	0	0	$44,900
1276	2001	1/2 Ton Pickup	1	1	1	1	1	0	0	0	0	0	$44,000
1309	2002	Bicycle	1	1	1	1	1	1	1	1	1	1	$1,500
1310	2002	Bicycle	1	1	1	1	1	1	1	1	1	1	$1,500
1311	2002	Bicycle	1	1	1	1	1	1	1	1	1	1	$1,500
1400	2003	Bicycle	1	1	1	1	1	1	1	1	1	1	$1,500
1401	2003	Bicycle	1	1	1	1	1	1	1	1	1	1	$1,500
1423	2003	Cargo Van Ford	1	1	1	1	1	0	0	0	0	0	$55,000
1448	2003	Pickup S10 Chev	1	1	1	1	1	0	0	0	0	0	$44,000
1497	2004	Trailer 3 Ton Platinum	1	1	1	1	1	1	1	1	1	1	$10,700
2183	2012	VAN 3/4 TON CUBE	1	1	1	1	1	1	1	1	1	1	$55,000
1569	2006	AXRP585-CAR CHRYSLER SEBRING	1	1	1	1	1	1	1	1	1	1	$44,000
1646	2006	1410TF-VAN CARGO 2006 GMC	1	1	1	1	1	1	1	1	1	1	$55,000
2268	2013	LIFT SCISSOR SKYJACK	0	1	1	1	1	1	1	1	1	1	$16,500
387	1960	Pump/Tank Water	1	1	1	1	1	1	1	1	1	1	$5,300
564	1995	ICE EDGER 18" ZAMBONI	1	1	1	1	1	0	0	0	0	0	$1,900
587	1986	COMPRESSOR	1	1	1	1	1	0	0	0	0	0	$2,100
743	1989	FRONT END LOADER	1	1	1	1	1	0	0	0	0	0	$7,900

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
805	1989	ICE EGER 18" ZAMBONI	1	1	1	1	0	0	0	0	0	0	$2,100
852	1993	ICE RESURFACER ZAMBONI	1	1	1	1	1	0	0	0	0	0	$121,100
882	1994	Trailer Showmobile	1	1	1	1	0	0	0	0	0	0	$132,100
909	1994	Top Dresser	1	1	1	1	1	1	1	1	1	1	$23,700
957	1996	ICE RESURFACER OLYMPIA	1	1	1	1	1	1	1	1	1	1	$68,600
965	1996	Trailer / Sprayer	1	1	1	0	0	0	0	0	0	0	$94,300
974	1996	Ice Resurfacer Olympia 3000	1	1	1	1	1	1	0	0	0	0	$121,100
975	1996	ICE EDGER OLYMPIA	1	1	1	1	1	1	1	1	1	1	$2,500
978	1997	Power Trailer	1	1	1	1	1	1	1	1	1	1	$44,400
1015	1997	Loader Backhoe	1	1	1	1	1	1	0	0	0	0	$124,600
1027	1998	Mower Slope Kutwick	1	1	1	0	0	0	0	0	0	0	$84,100
1028	1998	Trailer Tag Along	1	1	1	1	1	1	1	1	1	1	$17,600
1029	1998	Trailer Tag Along	1	1	1	1	1	1	1	1	1	1	$17,600
1054	1998	Trailer Spray Tanker	1	1	1	1	1	1	1	1	1	1	$28,000
1055	1998	ICE RESURACER OLYMPIA	1	1	1	1	1	1	1	1	1	1	$121,100
1056	1998	ICE RESURFACER V-PLOW WESTERN	1	1	1	1	1	1	1	1	1	1	$6,800
1057	2002	ICE EDGER OLYMPIA	1	1	1	1	1	1	1	1	1	1	$3,000
1058	1999	6 ton 18 foot tandem axle trailer	1	1	1	1	1	1	1	1	1	1	$13,900
1064	1999	CHAIN SAW STIHL 32"	1	1	1	1	1	1	1	1	1	1	$1,200
1066	1999	CHAIN SAW STIHL 20"	1	1	1	0	0	0	0	0	0	0	$700
1070	1999	ICE RESURFACER OLYMPIA	1	1	1	1	1	1	1	1	1	1	$121,100
1071	1999	ICE EDGER OLYMPIA	1	1	1	1	1	1	1	1	1	1	$2,500
1072	2000	ICE RESURACER OLYMPIA	1	1	1	1	1	1	1	1	1	1	$121,100

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
1079	1997	Stump Cutter Rayco	1	1	1	1	1	1	1	0	0	0	$13,800
1082	1998	Hydraulic Power Cutter	1	1	1	1	1	1	1	1	1	0	$25,500
1087	1999	6 Ton Trailer	1	1	1	1	1	1	1	1	1	1	$14,600
1099	1999	6 Ton Trailer	1	1	1	1	1	1	1	1	1	1	$14,600
1104	1998	PUMP WATER HONDA	1	1	1	1	1	0	0	0	0	0	$1,200
1108	1999	Groomer Bannerman	1	1	1	1	1	1	1	1	1	1	$9,700
1109	1998	Vacuum Vquip Billy Goat	1	1	1	1	1	1	1	1	1	1	$9,200
1136	1999	Top Dresser	1	1	1	1	1	1	1	1	1	1	$15,400
1138	2000	Mid-size Car	1	1	1	1	1	0	0	0	0	0	$44,000
1140	2001	3/4 Ton HD Pickup	1	1	1	1	1	0	0	0	0	0	$49,500
1141	2001	3/4 Ton HD Pickup	1	1	1	1	1	0	0	0	0	0	$49,500
1144	2001	3/4 Ton HD Pickup	1	1	1	1	0	0	0	0	0	0	$52,900
1145	2001	3/4 Ton HD Pickup	1	1	1	1	1	0	0	0	0	0	$52,900
1146	2001	3/4 Ton HD Pickup	1	1	0	0	0	0	0	0	0	0	$52,900
1148	2000	1/2 Ton Cargo Van	1	1	1	1	1	1	1	1	1	1	$44,000
1154	2000	Extended Mini Van	1	1	0	0	0	0	0	0	0	0	$44,000
1158	2001	1/2 Ton Pickup	1	1	1	0	0	0	0	0	0	0	$44,900
1173	2000	305 gal Water Tank/Sprayer	1	1	1	1	1	1	1	1	1	1	$5,100
1174	2000	305 gal Water Tank/Sprayer	1	1	1	1	1	1	1	1	1	1	$5,100
1175	2000	100 gal Water Tank/Sprayer	1	1	1	1	1	0	0	0	0	0	$3,600
1179	2000	Crane Mounted Trailer	1	1	1	1	1	0	0	0	0	0	$1,600

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
1194	1999	Pump 5.5.hp sprayer Honda	1	1	1	1	1	1	1	1	1	1	$1,100
1195	1999	Pump 5.5.hp sprayer Honda	1	1	1	1	1	1	1	1	1	1	$1,100
1201	2000	6 Ton Trailer	1	1	1	1	1	1	1	1	1	1	$10,300
1212	2001	Diesel ATV	1	1	1	1	1	1	1	1	1	1	$19,200
1213	2001	Weed Sprayer	1	0	0	0	0	0	0	0	0	0	$27,600
1240	2001	6 Ft Groomer	1	1	1	1	1	1	1	1	1	1	$9,900
1246	2001	4x4 Pickup w/Plow	1	1	1	1	1	1	0	0	0	0	$61,100
1252	2001	CHAIN SAW HUSQUARNA	1	1	1	1	1	0	0	0	0	0	$700
1253	2001	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$700
1255	2001	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$700
1258	2001	CONCRETE CUTTER STIHL	1	1	1	1	1	1	1	1	1	1	$1,400
1259	2001	WATER PUMP HONDA	1	1	1	1	1	0	0	0	0	0	$1,200
1262	2001	1/2 Ton Pickup	1	1	1	1	1	0	0	0	0	0	$44,000
1266	2001	Pickup	1	1	0	0	0	0	0	0	0	0	$44,000
1278	2001	Holder Tractor	1	1	0	0	0	0	0	0	0	0	$99,100
1281	2001	Holder Tractor	1	1	0	0	0	0	0	0	0	0	$99,100
1282	2001	Holder Tractor	1	1	0	0	0	0	0	0	0	0	$99,100
1284	2001	Holder Tractor	1	1	0	0	0	0	0	0	0	0	$99,100
1286	2001	Dump 2 Ton	1	1	1	1	1	1	0	0	0	0	$76,400
1287	2001	Ford Pickup	1	1	1	1	1	0	0	0	0	0	$45,900
1291	2001	Sweeper Broom	1	1	0	0	0	0	0	0	0	0	$6,000
1295	2001	New Holland Tractor	1	1	1	1	1	1	1	1	1	1	$34,300

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INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
1296	2002	ICE RESURFACER OLYMPIA	1	1	1	1	1	1	1	1	1	1	$121,100
1314	2002	Trailer 6 Ton	1	1	1	1	1	1	1	1	1	1	$15,200
1315	2002	Trailer 6 Ton	1	1	1	1	1	1	1	1	1	1	$15,200
1316	2002	Utility Vehicle Gator	1	0	0	0	0	0	0	0	0	0	$16,700
1322	2002	Groomer Diamond Master	1	1	1	1	1	1	1	1	1	1	$22,900
1329	2002	SOD Cutter Honda	1	1	1	1	1	1	1	1	1	1	$7,600
1330	2002	SOD Cutter Honda	1	1	1	1	1	1	1	1	1	1	$7,600
1331	2002	Mobile Bleachers	1	1	1	1	1	1	1	1	1	1	$66,100
1335	2002	Mower Outfront John Deere	1	1	1	1	0	0	0	0	0	0	$74,900
1341	2002	Mower Outfront John Deere	1	0	0	0	0	0	0	0	0	0	$74,900
1342	2002	Mower Outfront Toro	1	0	0	0	0	0	0	0	0	0	$21,400
1343	2002	Mower Outfront Toro	1	1	1	1	0	0	0	0	0	0	$26,300
1345	2002	Mobile Bleachers	1	1	1	1	1	1	1	1	1	1	$61,100
1346	2002	Ford Ranger Pickup	1	1	1	0	0	0	0	0	0	0	$44,000
1347	2002	Ford Ranger Pickup	1	1	1	1	1	0	0	0	0	0	$44,000
1349	2002	Tractor Skid Steer	1	1	1	1	1	0	0	0	0	0	$30,500
1352	2002	Dodge Dakota Pickup	1	1	1	1	1	1	1	0	0	0	$44,000
1353	2002	Trailer	1	1	1	1	1	1	1	1	1	1	$15,200
1354	2002	Trailer	1	1	1	1	1	1	1	1	1	1	$15,200
1355	2002	Trailer	1	1	1	1	1	1	1	1	1	1	$15,200
1356	2002	Mobile Bleachers	1	1	1	1	1	1	1	1	1	1	$66,100
1357	2002	New Holland Tractor	1	1	1	1	1	1	1	1	1	1	$76,400
1358	2002	Spreader lely	1	1	1	1	1	1	1	1	1	0	$900
1359	2002	Spreader lely	1	1	1	1	1	1	1	1	1	1	$900
1360	2002	Spreader lely	1	1	1	1	1	1	1	1	1	0	$900
1361	2002	Holder Tractor	1	0	0	0	0	0	0	0	0	0	$122,200
1367	2003	Pickup Dodge Dakota	1	1	1	1	0	0	0	0	0	0	$44,000
1368	2003	Pickup Dodge Dakota	1	1	1	1	1	1	1	1	1	1	$44,000
1369	2003	Pickup Dodge 2500 3/4 4X4 HD	1	1	1	1	1	1	1	1	1	1	$67,900
1371	2003	Pickup F250 Ford	1	1	1	1	1	1	0	0	0	0	$51,000
1374	2002	Tractor Ford New Holland TN65	1	1	0	0	0	0	0	0	0	0	$61,100
1375	2002	Mower Haul All Rotery	1	1	1	1	1	1	1	1	1	1	$45,500
1377	2002	POLE SAW	1	0	0	0	0	0	0	0	0	0	$1,000
1392	2003	Edger Grass Little Wonderer	1	1	1	1	1	1	1	1	1	1	$1,200
1393	2003	Edger Grass Little Wonderer	1	1	1	1	1	1	1	1	1	1	$1,200
1395	2003	Tiller, Mini Honda	0	0	0	0	0	0	0	0	0	0	$700
1399	2003	Edger Grass Little Wonderer	1	1	1	1	1	1	0	0	0	0	$1,200
1406	2003	Utility Vehicle Gator	1	1	1	1	1	1	1	1	1	1	$700

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
1420	2003	Trailer 3 Ton Platinum	1	1	1	1	1	1	1	1	1	1	$13,500
1421	2003	Trailer 3 Ton Platinum	1	1	1	1	1	1	1	1	1	1	$13,500
1422	2003	Trailer 3 Ton Platinum	1	1	1	1	1	1	1	1	1	1	$13,500
1426	2003	Pickup Dodge Dakota	1	1	1	1	1	1	1	1	1	1	$44,000
1427	2003	Pickup Dodge Dakota	1	1	1	1	1	1	1	1	1	1	$44,000
1428	2002	Mower Outfront John Deere	1	0	0	0	0	0	0	0	0	0	$29,500
1434	2003	Pickup Chev Silverado	1	1	1	1	1	0	0	0	0	0	$44,000
1436	2003	Cargo Van Ford E250	1	1	1	1	1	1	1	1	1	1	$49,500
1438	2004	Pickup 4x4 W/Plow	1	1	1	1	0	0	0	0	0	0	$54,700
1439	2004	Pickup 4x4 W/Plow	1	1	1	1	0	0	0	0	0	0	$54,700
1440	2003	Overseeder Duke	1	1	1	1	1	1	1	1	1	1	$28,800
1442	2004	Pickup 4x4 W/Plow	1	1	1	0	0	0	0	0	0	0	$61,100
1444	2004	Pickup Crew Cab	1	1	1	1	1	1	1	0	0	0	$50,100
1445	2004	Pickup Crew Cab	1	1	1	1	1	1	1	0	0	0	$49,500
1446	2004	Pickup Crew Cab	1	1	1	1	1	1	1	1	1	0	$49,500
1449	1997	Aerator Ryan Walk Behind	1	1	1	1	1	1	1	1	1	1	$4,800
1450	1997	Aerator Ryan Walk Behind	1	1	1	1	1	1	1	1	1	1	$4,800
1451	1997	Aerator Ryan Walk Behind	1	1	1	1	1	1	1	1	1	1	$4,800
1452	2003	Aerator Bannerman Tow Behind	1	1	1	1	1	1	1	1	1	1	$2,100
1455	2004	POLE SAW STIHL	1	0	0	0	0	0	0	0	0	0	$900
1456	2004	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$700
1461	2004	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$1,000
1462	2004	ICE RESURFACER OLYMPIA	1	1	1	1	1	1	1	1	1	1	$121,100
1463	2004	ICE EDGER OLYMPIA	1	1	1	1	1	1	1	1	1	1	$121,100
1464	2004	ICE RESURFACER V-PLOW WESTERN	1	1	1	1	1	1	1	1	1	1	$121,100
1466	2002	Water Tank Sprayer Honda	1	1	1	1	1	1	1	1	1	1	$5,000
1467	2003	Water Tank 300 Gal. Honda	1	1	1	1	1	1	1	1	1	1	$4,800
1468	2003	Water Tank 300 Gal. Honda	1	1	1	1	1	1	1	1	1	1	$4,800
1469	2004	Sweeper Broom Holder	1	1	0	0	0	0	0	0	0	0	$6,700
1470	2004	Sweeper Broom Holder	1	1	0	0	0	0	0	0	0	0	$6,700
1471	2004	Tractor Snowplow Holder	1	1	0	0	0	0	0	0	0	0	$127,200
1472	2004	Tractor Snowplow Holder	1	1	0	0	0	0	0	0	0	0	$127,200
1478	2004	Mower Outfront Jacobsen 10 ft	1	1	1	0	0	0	0	0	0	0	$77,100
1479	2004	Mower Outfront Jacobsen 10 ft	1	1	1	0	0	0	0	0	0	0	$77,100
1486	2004	Water Tank 305 Gal. Honda	1	1	1	1	1	1	1	1	1	1	$4,600
1487	2004	Water Tank 305 Gal. Honda	1	1	1	1	1	1	1	1	1	1	$4,600
1489	2004	CHAIN SAW 16" STIHL	1	1	1	1	1	0	0	0	0	0	$700

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
1490	2004	CHAIN SAW 16" STIHL	1	1	1	1	1	1	1	1	1	1	$700
1491	2004	CHAIN SAW 20" STIHL	1	1	1	1	1	1	1	1	1	1	$1,100
1493	2004	CHAIN SAW 17" STIHL	1	1	1	1	1	1	1	1	1	1	$500
1500	2004	B7905S-TRAILER 6 TON	1	1	1	1	1	1	1	1	1	1	$15,000
1502	2004	B7906S-TRAILER 6 TON	1	1	1	1	1	1	1	1	1	1	$15,000
1503	2004	B7907S-TRAILER 6 TON	1	1	1	1	1	1	1	1	1	1	$15,000
1504	2004	B7908S-TRAILER 6 TON	1	1	1	1	1	1	1	1	1	1	$15,000
1506	2002	POLE SAW STIHL	1	0	0	0	0	0	0	0	0	0	$700
1507	2002	POLE SAW STIHL	1	0	0	0	0	0	0	0	0	0	$700
1511	2005	TRACTOR SNOWPLOW HOLDER	1	1	0	0	0	0	0	0	0	0	$95,600
1512	2005	TRACTOR SNOWPLOW HOLDER	1	1	0	0	0	0	0	0	0	0	$95,600
1513	2005	TRACTOR SNOWPLOW HOLDER	1	1	0	0	0	0	0	0	0	0	$95,600
1515	2005	BLOWER SNOW TORO 2005	1	1	1	0	0	0	0	0	0	0	$1,100
1516	2005	BLOWER SNOW TORO 2005	1	1	1	0	0	0	0	0	0	0	$1,100
1517	2005	BLOWER SNOW TORO 2005	1	1	1	0	0	0	0	0	0	0	$1,100
1518	2005	BLOWER SNOW TORO 2005	1	1	1	0	0	0	0	0	0	0	$1,100
1519	2005	7168NV-DUMP STERLING W/BOOM	1	1	1	1	1	1	1	1	1	1	$318,200
1520	2005	OVERSEEDER DUKE	1	1	1	1	1	1	1	1	1	1	$22,100
1521	2005	7691NZ-PICKUP DODGE DAKOTA	1	1	1	1	1	1	1	1	1	1	$440,400
1528	2004	WATER TANK HONDA 2004	1	1	1	1	1	1	1	1	1	1	$4,600
1530	2005	TRACTOR 2 WHEEL DRIVE J.DEERE	1	1	1	1	1	1	1	1	1	1	$54,100
1531	2005	4286RC-VAN CHEVROLET 2005	1	1	1	1	1	1	1	1	1	1	$55,000
1532	2005	4287RC-VAN CHEVROLET 2005	1	1	1	1	1	1	1	1	1	1	$55,000
1534	2005	TRACTOR W/LOADER JOHN DEERE	1	1	1	1	1	1	1	1	1	1	$73,800
1535	2005	7673RE-VAN 3/4 TON CHEV 2005	1	1	1	1	1	1	1	1	1	1	$43,300
1555	2005	C4997K-TRAILER 4 TON	1	1	1	1	1	1	1	1	1	1	$13,800
1556	2005	C4996K-TRAILER 4 TON	1	1	1	1	1	1	1	1	1	1	$13,800
1559	2005	WEED TANK SPRAYER AQUACIDE	1	1	1	1	1	1	1	1	1	1	$27,500
1560	2005	MOWER OUTFRONT 10 FT JACOBSEN	1	1	1	1	0	0	0	0	0	0	$77,100
1561	2005	MOWER OUTFRONT 6 FT NEW HOLLAN	1	0	0	0	0	0	0	0	0	0	$29,600
1565	2006	TRACTOR JOHN DEERE 2006	1	1	1	1	1	1	1	1	1	0	$114,100
1566	2006	MOWER 12 FT HAUL ALL	1	1	1	1	1	0	0	0	0	0	$114,100
1570	2005	ICE RESURACER OLYMPIA W/PLOW	1	1	1	1	1	1	1	1	1	1	$121,100
1571	2006	Tractor w/Loader New Holland	1	1	1	1	1	1	1	1	1	1	$71,200
1572	2006	C3306W-TRAILER 7 TN PLATINUM	1	1	1	1	1	1	1	1	1	1	$14,800
1574	2006	MOWER SLOPE KUTKWIK 2006	1	0	0	0	0	0	0	0	0	0	$89,100
1577	2006	POLE SAW TELESC. STIHL PRUNER	1	1	1	1	1	0	0	0	0	0	$900
1578	2006	4806RV-PICKUP DODGE DAKOTA	1	1	1	1	1	1	1	1	1	1	$44,000
1581	2003	CP579X-TRAILER 18' TILT-N-LOAD	1	1	1	1	1	0	0	0	0	0	$20,500
1582	2006	6749TC-PICKUP 3/4 TON DODGE 06	1	1	1	1	1	1	1	1	1	1	$46,800
1583	2006	6748TC-PICKUP 3/4 TON DODGE 06	1	1	1	1	1	1	1	1	1	1	$46,800

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
1584	2006	6750TC-PICKUP 3/4 TON DODGE 06	1	1	1	1	1	1	1	1	1	1	$46,800
1585	2006	RENOVATOR, SOIL	1	1	1	1	1	1	1	1	1	1	$30,700
1589	2006	9864TD-PICKUP HYBRID 2006	1	1	1	1	1	0	0	0	0	0	$60,500
1590	2006	MOWER ZERO TURN 60" JOHN DEERE	1	1	0	0	0	0	0	0	0	0	$18,700
1591	2006	MOWER ZERO TURN 60" JOHN DEERE	1	1	1	1	0	0	0	0	0	0	$18,700
1592	2006	MOWER ZERO TURN 60" JOHN DEERE	1	1	1	0	0	0	0	0	0	0	$18,700
1593	2006	6866TC-PICKUP 4X4 W/PLOW DODGE	1	1	1	1	1	1	1	1	1	1	$61,100
1594	2006	COMPACTOR HAUL-ALL 2006	1	1	1	1	1	1	1	1	1	1	$142,300
1596	2006	EDGER REDMAX	1	1	0	0	0	0	0	0	0	0	$1,000
1599	2006	POLE SAW STIHL	1	0	0	0	0	0	0	0	0	0	$900
1601	2006	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$700
1602	2006	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$700
1605	2006	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$1,100
1606	2006	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$1,100
1607	2006	MOWER OUTFRONT 16' JACOBSEN	1	1	1	0	0	0	0	0	0	0	$143,100
1608	2006	MOWER OUTFRONT 16' JACOBSEN	1	1	1	1	1	1	1	1	1	0	$143,100
1633	2006	WOODCHIPPER 18 BRUSH	1	1	1	1	1	1	1	1	1	1	$72,700
1634	2006	6944TC-PICKUP DODGE 4X4 W/PLOW	1	1	1	1	1	1	1	1	1	1	$61,100
1635	2006	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$700
1638	2006	1343TF-VAN CARGO 2006 GMC	1	1	1	1	1	1	1	1	0	0	$55,000
1655	2007	4011TK-PICKUP DODGE RAM 2007	1	1	1	1	1	1	1	1	1	1	$44,000
1656	2007	4012TK-PICKUP DODGE RAM 2007	1	1	0	0	0	0	0	0	0	0	$44,000
1657	2006	6097TM-PICKUP F350 4X4 FORD	1	1	1	1	1	1	1	1	1	1	$67,200
1659	2006	GENERATOR HONDA	1	1	1	1	1	1	1	1	1	1	$1,400
1660	2006	6212TM-DUMP F450 FORD	1	1	1	1	1	1	1	1	0	0	$110,100
1668	2006	OVERSEEDER RYAN	1	1	1	1	1	1	1	0	0	0	$7,700
1669	2006	OVERSEEDER RYAN	1	1	1	1	1	1	1	1	1	1	$7,700
1670	2006	5554TM-VAN CARGO	1	1	1	1	1	1	1	1	1	1	$38,600
1672	2007	1431TW-PICKUP DODGE RAM	1	1	1	1	1	1	1	1	1	1	$44,000
1673	2007	1432TW-PICKUP DODGE RAM	1	1	1	1	1	1	1	1	1	1	$44,000
1674	2006	ICE RESURFACER OLYMPIA W/PLOW	1	1	1	1	1	1	1	1	1	1	$121,100
1676	2007	9466VA-COMPACTOR FORD	1	1	1	1	1	1	1	1	1	1	$159,600
1679	2007	ROLLER TURF BROUWER	1	1	1	1	1	1	1	1	1	1	$8,400
1680	2007	ROLLER TURF BROUWER	1	1	1	1	1	1	1	1	1	1	$8,400
1681	2007	TRAILER 2 TON	1	1	1	1	1	1	1	1	1	1	$14,900
1682	2007	TRAILER 2 TON	1	1	1	1	1	1	1	1	1	1	$14,900
1683	2007	TRAILER 2 TON	1	1	1	1	1	1	1	1	1	1	$14,900
1704	2007	WEED TANK SPRAYER	1	1	1	1	1	1	1	1	1	1	$27,000
1705	2007	SCRAPER BLADE	1	1	1	1	1	1	1	1	1	1	$2,200

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
1706	2008	Boom Lift 30ft Elect	1	1	1	1	1	1	1	1	1	1	$67,300
1707	2008	MOWER ZERO TURN JOHN DEERE	1	1	1	1	0	0	0	0	0	0	$16,500
1708	2008	MOWER ZERO TRUN JOHN DEERE	1	1	1	1	0	0	0	0	0	0	$16,500
1713	2001	SNOW BLOWER HOLDER	1	0	0	0	0	0	0	0	0	0	$8,100
1714	2008	Mower	1	1	1	1	0	0	0	0	0	0	$16,900
1715	2008	Trailer	1	1	1	1	1	1	1	1	1	1	$13,500
1716	2008	Trailer	1	1	1	1	1	1	1	1	1	1	$15,600
1717	2008	Air Compressor	1	1	1	1	1	0	0	0	0	0	$22,900
1718	2008	Mower	1	1	1	0	0	0	0	0	0	0	$56,900
1719	2008	Mower	1	1	1	1	1	1	1	1	1	1	$56,900
1720	2008	Mower	1	1	1	1	1	1	1	1	1	1	$56,900
1721	2008	Tractor	1	1	1	1	1	1	1	1	1	1	$77,100
1722	2008	Tractor	1	1	1	1	1	1	1	1	1	1	$77,100
1723	2008	Crane	1	1	1	1	1	1	1	1	1	1	$40,300
1724	2008	Dodge Ram	1	1	1	1	1	1	1	1	1	1	$46,100
1728	2008	ICE EDGER OLYMPIA	1	1	1	1	1	1	1	1	1	1	$5,800
1729	2008	ICE EDGER OLYMPIA	1	1	1	1	1	1	1	1	1	1	$5,800
1732	2008	Overseeder	1	1	1	1	1	1	1	1	1	1	$23,100
1772	2008	Dump 1 Ton	1	1	1	1	1	1	1	1	1	1	$71,600
1773	2008	Dump 1 Ton	1	1	1	1	1	1	1	1	1	1	$71,600
1774	2008	Dump 1 Ton	1	1	1	1	1	1	1	1	1	1	$71,600
1775	2008	Dump 1 Ton	1	1	1	1	1	1	1	1	1	1	$715,600
1780	2008	MOWER ROTARY ATTACHMENT	1	1	1	1	1	1	1	1	0	0	$5,100
1781	2008	Overseeder/ Attachment	1	1	1	1	1	1	1	1	0	0	$9,800
1787	2008	SOD CUTTER RYAN	1	1	1	1	1	1	1	1	1	1	$6,300
1788	2008	POLE SAW TELESCOPIC STIHL	1	1	0	0	0	0	0	0	0	0	$900
1789	2008	POLE SAW TELESCOPIC STIHL	1	1	1	1	1	0	0	0	0	0	$900
1790	2008	POLE SAW STIHL	1	1	1	1	1	1	1	1	1	1	$900
1792	2008	Pickup	1	1	1	1	1	1	1	1	1	1	$44,000
1795	2008	Midsize Pickup Truck	1	1	1	1	1	1	1	1	1	1	$44,000
1802	2009	VAN CARGO FORD	1	1	1	1	1	1	1	1	1	1	$55,000
1804	2009	POLE SAW STIHL	1	1	1	0	0	0	0	0	0	0	$700
1805	2009	POLE SAW STIHL	1	1	0	0	0	0	0	0	0	0	$700
1807	2009	PICKUP DODGE RAM	1	1	1	1	1	1	1	1	1	1	$44,000
1808	2009	PICKUP DODGE RAM	1	1	1	1	1	1	1	1	1	1	$44,000
1809	2009	PICKUP DODGE RAM	1	1	1	1	1	1	1	1	1	1	$44,000
1810	2009	PICKUP DODGE RAM	1	1	1	1	1	1	1	1	1	1	$44,000
1811	2009	PICKUP DODGE RAM	1	1	1	1	1	1	1	1	1	1	$44,000
1815	2009	PICKUP DODGE DAKOTA	1	1	1	1	1	1	1	1	1	1	$44,000
1817	2009	TRAILER LANDSCAPE PLATINUM	1	1	1	1	1	1	1	1	1	1	$20,900
1818	2009	TRAILER LANDSCAPE PLATINUM	1	1	1	1	1	1	1	1	1	1	$20,900
1819	2009	TRAILER LANDSCAPE PLATINUM	1	1	1	1	1	1	1	1	1	1	$20,900
1820	2009	TRAILER LANDSCAPE PLATINUM	1	1	1	1	1	1	1	1	1	1	$20,900

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INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
1821	2009	TRAILER LANDSCAPE PLATINUM	1	1	1	1	1	1	1	1	1	1	$20,900
1834	2009	POLE SAW STIHL	1	1	0	0	0	0	0	0	0	0	$700
1841	2009	PICKUP FORD F150	1	1	1	1	1	1	1	1	1	1	$33,200
1842	2009	VAN CARGO CHEVROLET	1	1	1	1	1	1	1	1	1	1	$55,000
1843	2009	MOWER 16' JACOBSEN	1	1	1	1	1	0	0	0	0	0	$143,100
1844	2009	MOWER 10' JACOBSEN	1	1	1	1	1	1	1	1	1	1	$77,100
1845	2009	MOWER 10' JACOBSEN	1	1	1	1	1	1	1	1	0	0	$77,100
1846	2009	MOWER ZERO TRUN JOHN DEERE	1	1	1	1	1	1	1	1	1	1	$17,500
1847	2009	MOWER ZERO TRUN JOHN DEERE	1	1	1	1	1	0	0	0	0	0	$17,500
1848	2009	MOWER ZERO TRUN JOHN DEERE	1	1	1	1	1	0	0	0	0	0	$17,500
1856	2009	TRACTOR SNOWPLOW W/3 ATTACH	1	1	1	1	1	1	1	0	0	0	$242,100
1857	2009	TRACTOR SNOWPLOW W/3 ATTACH	1	1	1	1	1	1	1	0	0	0	$242,100
1858	2009	TRACTOR SNOWPLOW W/3 ATTACH	1	1	1	1	1	1	1	0	0	0	$242,100
1859	2009	GENERATOR HONDA	1	1	1	1	1	1	1	1	1	1	$2,900
1860	2009	GENERATOR HONDA	1	1	1	1	1	1	1	1	1	1	$2,000
1861	2009	GENERATOR HONDA	1	1	1	1	1	1	1	1	1	1	$2,000
1862	2009	TRACTOR SNOWPLOW W/2 ATTACH	1	1	1	1	1	1	1	0	0	0	$145,100
1863	2009	ICE RESURFACER OLYMPIA W/PLOW	1	1	1	1	1	1	1	1	1	1	$121,100
1866	2009	TRACTOR SNOWPLOW BENCO	1	1	1	1	1	1	1	0	0	0	$162,900
1872	2010	PICKUP FORD RANGER	1	1	1	1	1	1	1	1	1	1	$44,000
1875	2010	PICKUP FORD RANGER	1	1	1	1	1	1	1	1	1	1	$44,000
1877	2010	PICKUP DODGE DAKOTA	1	1	1	1	1	1	1	1	1	1	$44,000
1878	2010	PICKUP DODGE DAKOTA	1	1	1	1	1	1	1	1	1	1	$44,000
1881	2009	SNOWPLOW V BLADES	1	1	0	0	0	0	0	0	0	0	$5,600
1882	2009	SNOWPLOW V BLADES	1	1	0	0	0	0	0	0	0	0	$5,600
1883	2009	SNOWPLOW V BLADES	1	1	0	0	0	0	0	0	0	0	$5,600
1894	2010	MOWER 1600 TURBO JOHN DEERE	1	1	1	1	1	1	1	1	1	1	$77,100
1895	2010	MOWER 1600 TURBO JOHN DEERE	1	1	1	1	1	1	1	1	1	1	$77,100
1897	2010	PICKUP FORD CREW CAB	1	1	1	1	1	1	1	1	1	1	$44,000
1898	2010	PICKUP FORD F250	1	1	1	1	1	1	1	1	1	1	$46,800
1904	2010	PICKUP 3/4 TON CREW CAB	1	1	1	1	1	1	1	0	0	0	$46,800
1905	2010	PICKUP 3/4 TON FORD	1	1	1	1	1	1	1	1	1	1	$46,800
1913	2010	TRACTOR JOHN DEERE	1	1	1	1	1	1	1	1	1	1	$77,100
1914	2010	TRAILER LANDSCAPE	1	1	1	1	1	1	1	1	1	1	$17,900
1915	2010	PICKUP CREW CAB F250	1	1	1	1	1	1	1	1	1	1	$46,000
1919	2010	PICKUP CREW CAB F350	1	1	1	1	1	1	1	1	1	1	$46,000
1920	2010	AQUACIDE ENVIRO WEED CONTROL	1	1	1	1	1	1	1	1	1	1	$27,500
1938	2010	PICKUP FORD RANGER	1	1	1	1	1	1	1	1	1	1	$44,000
1939	2010	PICKUP FORD RANGER	1	1	1	1	1	1	1	1	1	1	$44,000
1940	2010	PICKUP FORD RANGER	1	1	1	1	1	1	1	1	1	1	$44,000
1941	2010	PICKUP FORD RANGER	1	1	1	1	1	1	1	1	1	1	$44,000
1953	2010	PICKUP 3/4 TON DODGE	1	1	1	1	1	1	1	1	1	1	$46,800

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
1954	2010	PICKUP 3/4 TON DODGE	1	1	1	1	1	1	1	1	1	1	$46,800
1958	2010	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$600
1959	2010	CHAIN SAW STIHL	1	1	1	1	1	0	0	0	0	0	$600
1961	2010	PICKUP 4X2 COMPACT FORD	1	1	1	1	1	1	1	1	1	1	$44,000
1965	2010	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$600
1966	2010	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$1,000
1971	2010	TRAILER 4 TON PLATINUM	1	1	1	1	1	1	1	1	1	1	$10,500
1979	2010	PICKUP CHEV 3/4 TON W/CAB	1	1	1	1	1	1	1	1	1	1	$46,800
1983	2010	PICKUP DODGE 4X2 W/ CAB	1	1	1	1	1	1	1	1	1	1	$44,000
1985	2010	POLESAW (TREE) STIHL	1	1	1	1	1	1	1	1	1	1	$1,100
1991	2010	TOP DRESSER TURFCO	1	1	1	1	1	1	1	1	1	1	$21,800
1992	2010	TOP DRESSER TURFCO	1	1	1	1	1	1	1	1	1	1	$21,800
2014	2011	MOWER ZERO TURN JOHN DEERE	1	1	1	1	1	1	1	1	0	0	$16,500
2016	2011	POLE SAW STIHL	1	1	1	1	1	1	1	1	1	1	$700
2017	2011	ROOT GRINDER TORO	1	1	1	1	1	1	1	1	1	1	$3,300
2018	2011	6767ZR-VAN E-150 FORD	1	1	1	1	1	1	1	1	1	1	$29,900
2019	2011	MOWER WR 10' JACOBSEN	1	1	1	1	1	1	1	1	1	1	$77,100
2020	2011	MOWER WR 16' JACOBSEN	1	1	1	1	1	1	1	1	1	1	$143,100
2021	2011	MOWER WR 16' JACOBSEN	1	1	1	1	1	1	1	1	1	1	$143,100
2025	2011	OVERSEEDER	1	1	1	1	1	1	1	1	1	1	$26,900
2026	2011	GROOMER SYN. TURF	1	1	1	1	1	1	1	1	1	1	$6,800
2029	2011	SWEEPER SYN. TURF	1	1	1	1	1	1	1	1	1	1	$11,800
2030	2011	SWEEPER SYN. TURF	1	1	1	1	1	1	1	1	1	1	$11,800
2034	2011	J9000C-TRAILER PLATINUM 3 TON	1	1	1	1	1	1	1	1	1	1	$15,100
2035	2011	8193ZV-COMPACTOR FORD F550	1	1	1	1	1	1	1	1	1	1	$325,200
2036	2011	8192ZV-COMPACTOR FORD F550	1	1	1	1	1	1	1	1	1	1	$325,200
2037	2011	3518ZX-DUMP 2 TON 4X4 DODGE	1	1	1	1	1	1	1	1	1	1	$75,500
2038	2011	3568ZX-DUMP 2 TON 4X4 DODGE	1	1	1	1	1	1	1	1	1	1	$75,500
2039	2011	3594ZX-DUMP 2 TON 4X4 DODGE	1	1	1	1	1	1	1	1	1	1	$75,500
2042	2011	J8531E-TRAILER LANDSCAPE PLATINUM	1	1	1	1	1	1	1	1	1	1	$15,000
2045	2011	MOWER ZERO TURN KUBOTA	1	1	1	1	1	1	1	1	1	1	$16,500
2046	2011	MOWER ZERO TURN KUBOTA	1	1	1	1	1	1	1	1	1	1	$16,500
2047	2011	CHIPPER 1390XP	1	1	1	1	1	1	1	1	1	1	$4,800
2048	2011	CHIPPER 1890XP	1	1	1	1	1	1	1	1	1	1	$58,900
2053	2011	J8572E-TRAILER LANDSCAPE PLATINUM	1	1	1	1	1	1	1	1	1	1	$15,100
2056	2011	TRACTOR SNOWPLOW KABOTA	1	1	1	1	1	1	1	1	1	1	$70,300
2057	2011	TRACTOR SNOWPLOW KABOTA	1	1	1	1	1	1	1	1	1	1	$70,300
2058	2011	TRACTOR SNOWPLOW KABOTA	1	1	1	1	1	1	1	1	1	1	$70,300
2059	2011	PICKUP 1/2 TON CREW CAB DODGE	1	1	1	1	1	1	1	1	1	1	$44,000
2065	2011	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$400
2067	2011	VAN CARGO GMC	1	1	1	1	1	1	1	1	1	1	$55,000
2068	2011	VAN CARGO GMC	1	1	1	1	1	1	1	1	1	1	$55,000

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
2069	2011	AA70322-DUMP CHIPPER F550	1	1	1	1	1	1	1	1	1	1	$132,100
1537	2005	BLOWER STIHL 2005	1	1	1	1	0	0	0	0	0	0	$600
1385	2003	BLOWER BACKPACK STIHL	1	1	1	1	0	0	0	0	0	0	$700
1390	2003	MOWER PUSH TORO	1	1	1	1	1	1	1	1	1	1	$600
1391	2003	MOWER PUSH TORO	1	1	1	1	1	0	0	0	0	0	$600
1453	2003	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$700
1459	2003	BLOWER SNOW CHUTE HOLDER 2003	1	1	1	1	1	1	1	1	1	0	$1,500
1460	2003	BLOWER SNOW CHUTE HOLDER 2003	1	1	1	1	1	0	0	0	0	0	$1,500
1488	2004	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$700
1610	2006	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$500
1640	2006	TRIMMER HEDGE STIHL	1	1	1	1	1	1	1	1	1	1	$800
1641	2006	MOWER PUSH TORO	1	1	1	1	1	0	0	0	0	0	$600
1642	2006	MOWER PUSH TORO	1	1	1	1	1	0	0	0	0	0	$600
1643	2006	MOWER PUSH TORO	1	1	1	1	1	1	1	1	1	1	$600
1644	2006	MOWER PUSH TORO	1	1	1	1	1	1	1	1	1	1	$600
1645	2006	MOWER PUSH TORO	1	1	1	1	1	1	1	1	1	1	$600
1687	2007	TRIMMER LINE ECHO	1	1	1	1	1	0	0	0	0	0	$400
1699	2007	BLOWER HANDHELD STIHL 2007	1	1	1	1	1	0	0	0	0	0	$300
1709	2007	SPREADER HAND - SALT	1	1	1	1	1	1	1	1	1	1	$800
1710	2007	SPREADER HAND - SALT	1	1	1	1	1	1	1	1	1	1	$800
1711	2007	SPREADER HAND - SALT	1	1	1	1	1	1	1	1	1	1	$800
1712	2007	SPREADER HAND - SALT	1	1	1	1	1	1	1	1	1	1	$800
1733	2008	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
1735	2008	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
1736	2008	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
1737	2008	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
1741	2008	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
1744	2008	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
1745	2008	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
1749	2008	TRIMMER LINE STIHL	1	1	1	1	1	0	0	0	0	0	$400
1750	2008	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
1751	2008	TRIMMER LINE STIHL	1	1	1	1	1	1	0	0	0	0	$400
1758	2008	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$400
1759	2008	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$400
1761	2008	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$400
1763	2008	TRIMMER LINE STIHL	1	1	1	1	1	0	0	0	0	0	$400
1782	2008	MOWER FLAIL ATTACHMENT	1	1	1	1	1	1	1	1	1	1	$8,300
1783	2008	MOWER PUSH LAWN BOY	1	1	1	1	1	1	1	1	1	1	$500
1784	2008	MOWER PUSH LAWN BOY	1	1	1	1	1	1	1	1	1	1	$500
1785	2008	MOWER PUSH LAWN BOY	1	1	1	1	1	0	0	0	0	0	$500
1786	2008	MOWER PUSH LAWN BOY	1	1	1	1	1	1	1	1	1	1	$500
1791	2008	ROTOTILLER HONDA	1	1	1	1	1	1	1	1	1	1	$3,300
1824	2009	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$500

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
1825	2009	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$500
1826	2009	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$500
1827	2009	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$500
1828	2009	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$500
1829	2009	BLOWER BACKPACK STIHL	1	1	1	1	1	0	0	0	0	0	$500
1830	2009	TRIMMER LINE STIHL	1	1	1	1	1	0	0	0	0	0	$400
1832	2009	TRIMMER LINE STIHL	1	1	1	1	1	0	0	0	0	0	$400
1865	2009	TRIMMER HEDGE STIHL	1	1	1	1	1	1	1	1	1	1	$600
1907	2010	PAINT LINER SLW103	1	1	1	1	1	1	1	1	1	1	$4,600
1908	2010	PAINT LINER SLW103	1	1	1	1	1	1	1	1	1	1	$4,600
1909	2010	PAINT LINER SLW103	1	1	1	1	1	1	1	1	1	1	$4,600
1910	2010	PAINT LINER SLW103	1	1	1	1	1	1	1	1	1	1	$4,600
1923	2010	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$500
1924	2010	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$500
1927	2010	TRIMMER LINE BRUSH CUTTER STIHL	1	1	1	1	1	1	1	1	1	1	$400
1928	2010	TRIMMER LINE BRUSH CUTTER STIHL	1	1	1	1	1	0	0	0	0	0	$400
1930	2010	ROTOTILLER YARDBOSS	1	1	1	1	1	1	1	1	1	1	$400
1931	2010	ROTOTILLER YARDBOSS	1	1	1	1	1	1	1	1	1	1	$400
1932	2010	TRIMMER HEDGE STIHL	1	1	1	1	1	1	1	1	1	1	$600
1933	2010	TRIMMER HEDGE STIHL	1	1	1	1	1	1	1	1	1	1	$600
1934	2010	TRIMMER HEDGE STIHL	1	1	1	1	1	1	1	1	1	1	$600
1935	2010	ROTOTILLER HONDA	1	1	1	1	1	1	1	1	1	1	$2,700
1942	2010	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$500
1943	2010	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$500
1946	2010	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$500
1947	2010	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$600
1948	2010	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$600
1949	2010	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$500
1950	2010	MOWER PUSH TORO	1	1	1	1	1	0	0	0	0	0	$900
1951	2010	MOWER PUSH TORO	1	1	1	1	1	0	0	0	0	0	$900
1952	2010	MOWER PUSH TORO	1	1	1	1	1	1	1	1	1	1	$900
1955	2010	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
1963	2010	ROTOTILLER YARDBOSS	1	1	1	1	1	1	0	0	0	0	$400
1964	2010	ROTOTILLER YARDBOSS	1	1	1	1	1	0	0	0	0	0	$400
1969	2010	TRIMMER LINE	1	1	1	1	1	0	0	0	0	0	$400
1976	2010	ICE RESURFACER OLYMPIA	1	1	1	1	1	1	1	1	1	1	$121,100
1988	2010	TRIMMER HEDGE STIHL	1	1	1	1	1	1	1	1	1	1	$600
1989	2010	TRIMMER HEDGE STIHL	1	1	1	1	1	1	1	1	1	1	$600
1993	2010	BLOWER SNOW TORO	1	1	1	1	1	1	1	1	1	1	$900
1994	2010	BLOWER SNOW TORO	1	1	1	1	1	1	1	1	1	1	$900
1995	2010	BLOWER SNOW TORO	1	1	1	1	1	1	1	1	1	1	$900
1996	2010	BLOWER SNOW TORO	1	1	1	1	1	1	1	1	1	1	$900
1997	2010	BLOWER SNOW TORO	1	1	1	1	1	1	1	1	1	1	$900

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COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
1998	2010	BLOWER SNOW TORO	1	1	1	1	1	1	1	1	1	1	$900
1999	2010	BLOWER SNOW ARIEN	1	1	1	1	1	1	1	1	1	1	$2,400
2002	2011	BLOWER SNOW TORO	1	1	1	1	1	1	1	1	1	1	$1,400
2003	2011	BLOWER SNOW TORO	1	1	1	1	1	1	1	1	1	1	$1,400
2004	2011	BLOWER SNOW TORO	1	1	1	1	1	1	1	1	1	1	$1,400
2005	2011	BLOWER SNOW TORO	1	1	1	1	1	1	1	1	1	1	$1,400
2006	2011	BLOWER SNOW TORO	1	1	1	1	1	1	1	1	1	1	$1,400
2007	2011	BLOWER SNOW TORO	1	1	1	1	1	1	1	1	1	1	$1,400
2008	2011	BLOWER SNOW TORO	1	1	1	1	1	1	1	1	1	1	$1,400
2010	2011	PAINT LINER RACK	1	1	1	1	1	1	1	1	1	1	$1,500
2011	2011	PAINT LINER RACK	1	1	1	1	1	1	1	1	1	1	$1,500
2012	2011	PAINT LINER RACK	1	1	1	1	1	1	1	1	1	1	$1,500
2013	2011	PAINT LINER RACK	1	1	1	1	1	1	1	1	1	1	$1,500
2015	2011	TRIMMER HEDGE STIHL	1	1	1	1	1	1	1	1	1	1	$300
2051	2011	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$200
2052	2011	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$200
2077	2012	TRIMMER HEDGE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2078	2012	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$600
2079	2012	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$600
2080	2011	CHAIN SAW STIHL	1	1	1	1	1	0	0	0	0	0	$700
2081	2011	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$700
2082	2011	CHAIN SAW STIHL	1	1	1	1	1	0	0	0	0	0	$600
2083	2011	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$900
2094	2011	COMPERSSOR DUSTBANE	1	1	1	1	1	1	1	1	1	1	$700
2095	2012	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$500
2098	2012	PICKUP C.CAB 2500 DODGE	1	1	1	1	1	1	1	1	1	1	$46,800
2105	2012	VAN CUBE FORD	1	1	1	1	1	1	1	1	1	1	$55,000
2111	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2112	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2113	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2115	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2116	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	0	0	0	0	$400
2118	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2119	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2120	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2121	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2124	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2125	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2126	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2127	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2128	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	0	0	0	0	$400
2129	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2130	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400

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INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
2131	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2133	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2135	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2136	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2137	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2138	2012	TRIMMER LINE STIHL	1	1	1	1	1	0	0	0	0	0	$400
2139	2012	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$400
2140	2012	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$400
2141	2012	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$400
2142	2012	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$400
2143	2012	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$400
2144	2012	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$400
2145	2012	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$400
2146	2012	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$400
2147	2012	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$400
2148	2012	BLOWER BACKPACK STIHL	1	1	1	1	1	0	0	0	0	0	$400
2149	2012	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$400
2150	2012	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$400
2151	2012	TRIMMER HEDGE STIHL	1	1	1	1	1	1	1	1	1	1	$300
2152	2012	TRIMMER HEDGE STIHL	1	1	1	1	1	1	1	1	1	1	$300
2153	2012	TRIMMER HEDGE STIHL	1	1	1	1	1	1	1	1	1	1	$300
2154	2012	TRIMMER HEDGE STIHL	1	1	1	1	1	1	1	1	1	1	$300
2155	2012	TRIMMER HEDGE STIHL	1	1	1	1	1	0	0	0	0	0	$300
2156	2012	TRIMMER HEDGE STIHL	1	1	1	1	1	0	0	0	0	0	$300
2157	2012	TRIMMER HEDGE STIHL	1	1	1	1	1	1	1	1	1	1	$300
2158	2012	TRIMMER HEDGE STIHL	1	1	1	1	1	1	1	1	1	1	$300
2159	2012	ROTOTILLER BCS (LARGE)	1	1	1	1	1	1	1	1	1	1	$3,500
2161	2012	ROTOTILLER STIHL YARD BOSS	1	1	1	1	1	1	1	1	1	1	$400
2162	2012	ROTOTILLER STIHL YARD BOSS	1	1	1	1	1	1	1	1	1	1	$400
2163	2012	ROTOTILLER STIHL YARD BOSS	1	1	1	1	1	0	0	0	0	0	$400
2164	2012	ROTOTILLER STIHL YARD BOSS	1	1	1	1	1	1	1	1	1	1	$400
2165	2012	ROTOTILLER STIHL YARD BOSS	1	1	1	1	1	1	1	1	1	1	$400
2166	2012	ROTOTILLER STIHL YARD BOSS	1	1	1	1	1	1	1	1	1	1	$400
2167	2012	ROTOTILLER STIHL YARD BOSS	1	1	1	1	1	1	1	1	1	1	$400
2168	2012	MOWER ZERO TURN KUBOTA	1	1	1	1	1	1	1	1	1	1	$16,500
2169	2012	SOD ROLLER RIDING BROUWER	1	1	1	1	1	1	1	1	1	1	$6,400
2172	2012	SOD CUTTER HONDA	1	1	1	1	1	1	1	1	1	1	$6,100
2173	2012	SOD RENOVATOR	1	1	1	1	1	1	1	1	1	1	$17,900
2174	2012	MOWER 16' WING JACOBSEN	1	1	1	1	1	1	1	1	1	1	$143,100
2176	2012	WATER TANK	1	1	1	1	1	1	1	1	1	1	$900
2177	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2179	2012	AERATOR	1	1	1	1	1	1	1	1	1	1	$32,800
2181	2013	PICKUP 1/2 TON EXT CAB	1	1	1	1	1	1	1	1	1	1	$44,000

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INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
2186	2012	ROTOTILLER HONDA	1	1	1	1	1	1	1	1	1	1	$900
2187	2012	ROTOTILLER HONDA	1	1	1	1	1	1	1	1	1	1	$900
2188	2012	ROTOTILLER HONDA	1	1	1	1	1	1	1	1	1	1	$900
2189	2012	ROTOTILLER HONDA	1	1	1	1	1	1	1	1	1	1	$900
2190	2012	PICKUP 1/2 TON 4X4	1	1	1	1	1	1	1	1	1	1	$46,200
2192	2012	MOWER 10FT WINGED JACOBSEN	1	1	1	1	1	1	1	1	1	1	$77,100
2193	2012	MOWER 10FT WINGED JACOBSEN	1	1	1	1	1	1	1	1	1	1	$77,100
2194	2012	MOWER 10FT WINGED JACOBSEN	1	1	1	1	1	1	1	1	1	1	$77,100
2195	2012	MOWER 10FT WINGED JACOBSEN	1	1	1	1	1	1	1	1	1	1	$77,100
2198	2012	UTILITY VEHICLE KUBOTA	1	1	1	1	1	1	1	1	1	1	$22,600
2199	2012	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
2200	2012	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
2201	2012	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
2202	2012	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
2203	2013	PICKUP 4X4 W/PLOW	1	1	1	1	1	1	1	1	1	1	$61,100
2204	2013	PICKUP 4X4 W/PLOW	1	1	1	1	1	1	1	1	1	1	$61,100
2205	2012	GROOMER BASEBALL DIAMOND	1	1	1	1	1	1	1	1	1	1	$6,900
2206	2012	DUMP 1 TON DODGE	1	1	1	1	1	1	1	1	1	1	$48,800
2207	2012	TRIMMER LINE STIHL	1	1	1	1	1	0	0	0	0	0	$400
2208	2012	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$400
2209	2012	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$500
2210	2012	BLOWER BACKPACK STIHL	1	1	1	1	1	1	1	1	1	1	$500
2211	2012	TRIMMER HEDGE STIHL	1	1	1	1	1	1	1	1	1	1	$300
2213	2012	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$600
2218	2013	PRESSURE WASHER PORTABLE	0	1	1	1	1	1	1	1	1	1	$1,300
2219	2013	UTILITY VEHICLE KUBOTA	0	1	1	1	1	1	1	1	1	1	$20,900
2220	2013	GROMER SYN. TURF	0	1	1	1	1	1	1	1	1	1	$5,400
2221	2013	TRIMMER LINE STIHL	0	1	1	1	1	1	1	1	1	1	$400
2222	2013	TRIMMER LINE STIHL	0	1	1	1	1	1	1	1	1	1	$400
2223	2013	TRIMMER LINE STIHL	0	1	1	1	1	1	1	1	1	1	$400
2224	2013	TRIMMER LINE STIHL	0	1	1	1	1	0	0	0	0	0	$400
2225	2013	TRIMMER LINE STIHL	0	1	1	1	1	1	1	1	1	1	$400
2226	2013	TRIMMER LINE STIHL	0	1	1	1	1	1	1	1	1	1	$400
2227	2013	TRIMMER LINE STIHL	0	1	1	1	1	1	1	1	1	1	$400
2228	2013	TRIMMER LINE STIHL	0	1	1	1	1	1	1	1	1	1	$400
2229	2013	TRIMMER LINE STIHL	0	1	1	1	1	1	1	1	1	1	$400
2232	2013	POLE SAW PRUNER TELESCOPIC STIHL	0	1	1	1	1	1	1	1	1	1	$600
2233	2013	POLE SAW PRUNER TELESCOPIC STIHL	0	1	1	1	1	1	1	1	1	1	$600
2234	2013	POLE SAW PRUNER TELESCOPIC STIHL	0	1	1	1	1	1	1	1	1	1	$600
2235	2013	TRIMMER HEDGE STIHL	0	1	1	1	1	1	1	1	1	1	$300
2236	2013	TRIMMER HEDGE STIHL	0	1	1	1	1	1	1	1	1	1	$300
2237	2013	TRIMMER HEDGE STIHL	0	1	1	1	1	0	0	0	0	0	$300
2238	2013	TRIMMER HEDGE STIHL	0	1	1	1	1	1	1	1	1	1	$300

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INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
2239	2013	TRIMMER HEDGE STIHL	0	1	1	1	1	1	1	1	1	1	$300
2240	2013	TRIMMER HEDGE STIHL	0	1	1	1	1	1	1	1	1	1	$300
2241	2013	TRIMMER HEDGE STIHL	0	1	1	1	1	1	1	1	1	1	$300
2242	2013	TRIMMER HEDGE STIHL	0	1	1	1	1	1	1	1	1	1	$300
2243	2013	BLOWER BACKPACK STIHL	0	1	1	1	1	1	1	1	1	1	$400
2244	2013	BLOWER BACKPACK STIHL	0	1	1	1	1	1	1	1	1	1	$400
2245	2013	BLOWER BACKPACK STIHL	0	1	1	1	1	1	1	1	1	1	$400
2246	2013	BLOWER BACKPACK STIHL	0	1	1	1	1	1	1	1	1	1	$400
2247	2013	BLOWER BACKPACK STIHL	0	1	1	1	1	1	1	1	1	1	$400
2248	2013	BLOWER BACKPACK STIHL	0	1	1	1	1	0	0	0	0	0	$400
2249	2013	BLOWER BACKPACK STIHL	0	1	1	1	1	1	1	1	1	1	$400
2250	2013	BLOWER BACKPACK STIHL	0	1	1	1	1	1	1	1	1	1	$400
2251	2013	MOWER 10' WINGED ROTARY JACOBSEN	0	1	1	1	1	1	1	1	1	1	$77,100
2252	2013	MOWER 10' WINGED ROTARY JACOBSEN	0	1	1	1	1	1	1	1	1	1	$77,100
2253	2013	MOWER 10' WINGED ROTARY JACOBSEN	0	1	1	1	1	1	1	1	1	1	$77,100
2254	2013	MOWER 10' WINGED ROTARY JACOBSEN	0	1	1	1	1	1	1	1	1	1	$77,100
2255	2013	MOWER ZERO TURN SCAG	0	1	1	1	1	1	1	1	1	1	$16,500
2256	2013	MOWER ZERO TURN SCAG	0	1	1	1	1	1	1	1	1	1	$16,500
2257	2013	MOWER ZERO TURN SCAG	0	1	1	1	1	1	1	1	1	1	$16,500
2258	2013	MOWER ZERO TURN SCAG	0	1	1	1	1	1	1	1	1	1	$16,500
2259	2013	MOWER ZERO TURN SCAG	0	1	1	1	1	1	1	1	1	1	$16,500
2260	2013	MOWER ZERO TURN SCAG	0	1	1	1	1	1	1	1	1	1	$16,500
2261	2013	RENOVATOR SOD	0	1	1	1	1	1	1	1	1	1	$15,800
2264	2013	RENOVATOR SOD	0	1	1	1	1	1	1	1	1	1	$15,800
2266	2013	AQUACIDE SPRAYER	0	1	1	1	1	1	1	1	0	0	$27,500
2269	2013	TRACTOR SIDEWALK KUBOTA	0	1	1	1	1	1	1	1	1	1	$77,100
2270	2013	TRACTOR SIDEWALK KUBOTA	0	1	1	1	1	1	1	1	1	1	$77,100
2271	2013	TRACTOR SIDEWALK KUBOTA	0	1	1	1	1	1	1	1	1	1	$77,100
2272	2013	TRACTOR SIDEWALK KUBOTA	0	1	1	1	1	1	1	1	1	1	$77,100
2273	2013	TRACTOR SIDEWALK KUBOTA	0	1	1	1	1	1	1	1	1	1	$77,100
2274	2013	TRACTOR SIDEWALK KUBOTA	0	1	1	1	1	1	1	1	1	1	$77,100
2275	2013	WATER TANK SPRAYER	0	1	1	1	1	1	1	1	1	1	$2,800
2276	2013	TRACTOR SIDEWALK BENCO	0	1	1	1	1	1	1	0	0	0	$232,700
2286	2014	PICKUP 3/4 TON 4X4 W/PLOW	0	1	1	1	1	1	1	1	1	1	$61,100
2288	2014	PICKUP 3/4 TON CREW CAB	0	1	1	1	1	1	1	1	1	1	$47,300
2292	2013	TRIMMER LINE STIHL	0	1	1	1	1	0	0	0	0	0	$400
2294	2013	TRIMMER LINE STIHL	0	1	1	1	1	1	1	1	1	1	$400
2295	2013	TRIMMER LINE STIHL	0	1	1	1	1	1	1	1	1	1	$400
2296	2013	TRIMMER LINE STIHL	0	1	1	1	1	1	1	1	1	1	$400
2297	2013	TRIMMER LINE STIHL	0	1	1	1	1	1	1	1	1	1	$400
2298	2013	TRIMMER LINE STIHL	0	1	1	1	1	1	1	1	1	1	$400
2299	2013	TRIMMER LINE STIHL	0	1	1	1	1	1	1	1	1	1	$400
2300	2013	TRIMMER LINE STIHL	0	1	1	1	1	1	1	1	1	1	$400

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INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
2304	2014	PICKUP 1/2 TON 4X4	0	1	1	1	1	1	1	1	1	1	$46,200
2305	2014	PICKUP 1/2 TON 4X2	0	1	1	1	1	1	1	1	1	1	$44,000
2320	2014	POLE SAW PRUNER TELESCOPIC STIHL	0	0	1	1	1	0	0	0	0	0	$700
2321	2014	CHAIN SAW STIHL	0	0	1	1	1	1	1	1	1	1	$800
2322	2014	CHAIN SAW STIHL	0	0	1	1	1	0	0	0	0	0	$800
2323	2014	CHAIN SAW STIHL	0	0	1	1	1	1	1	1	1	1	$800
2324	2014	CHAIN SAW STIHL	0	0	1	1	1	0	0	0	0	0	$800
2325	2014	CHAIN SAW STIHL	0	0	1	1	1	1	1	1	1	1	$1,200
2326	2014	CHAIN SAW STIHL	0	0	1	1	1	1	1	1	1	1	$1,200
2327	2014	CHAIN SAW STIHL	0	0	1	1	1	1	1	1	1	1	$1,200
2328	2014	CHAIN SAW STIHL	0	0	1	1	1	0	0	0	0	0	$1,200
2329	2014	CHAIN SAW STIHL	0	1	1	1	1	1	1	1	1	1	$700
2330	2014	CHAIN SAW STIHL	0	1	1	1	1	1	1	1	1	1	$700
2331	2014	CHAIN SAW STIHL	0	1	1	1	1	1	1	1	1	1	$700
2332	2014	CHAIN SAW STIHL	0	1	1	1	1	1	1	1	1	1	$700
2333	2014	CHAIN SAW STIHL	0	1	1	1	1	1	1	1	1	1	$1,300
2334	2014	CHAIN SAW STIHL	0	1	1	1	1	1	1	1	1	1	$1,300
2336	2014	POLE SAW PRUNER TELESCOPIC STIHL	0	1	1	1	1	1	1	1	1	1	$800
2337	2014	POLE SAW PRUNER TELESCOPIC STIHL	0	1	1	1	1	1	1	1	1	1	$800
2338	2014	POLE SAW PRUNER TELESCOPIC STIHL	0	1	1	1	1	1	1	1	1	1	$800
2340	2014	POLE SAW PRUNER TELESCOPIC STIHL	0	1	1	1	1	1	1	1	1	1	$700
2341	2014	BLOWER HAND HELD STIHL	0	1	1	1	1	1	1	1	1	1	$400
2342	2014	BLOWER HAND HELD STIHL	0	1	1	1	1	1	1	1	1	1	$400
2343	2014	BLOWER HAND HELD STIHL	0	1	1	1	1	1	1	1	1	1	$400
2344	2014	BLOWER HAND HELD STIHL	0	0	1	1	1	0	0	0	0	0	$400
2345	2014	CHIPPER	0	0	1	1	1	1	1	1	1	1	$51,400
2346	2014	TRUCK BED SALT SPREADER	0	0	1	1	1	1	1	1	1	1	$8,800
2347	2014	TRUCK BED SALT SPREADER	0	0	1	1	1	1	1	1	1	1	$8,800
2348	2014	TRUCK BED SALT SPREADER	0	0	1	1	1	1	1	1	1	1	$8,800
2351	2012	MOWER PUSH NARROW	1	1	1	1	1	1	1	1	1	1	$1,000
8049	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8050	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8051	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8052	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8053	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8054	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8055	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8056	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8057	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8058	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8059	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8060	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
8061	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8062	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8063	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8064	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8065	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8066	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8067	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8068	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
8069	2010	TRACTOR SNOWPLOW KUBOTA	1	1	1	1	1	1	1	1	1	1	$77,100
12505	2016	PICKUP 1/2 TON 4X2 CREW CAB	0	0	0	0	1	1	1	1	1	1	$44,000
12513	2016	PICKUP 1/2 TON 4X2 CREW CAB	0	0	0	0	1	1	1	1	1	1	$44,000
12514	2016	PICKUP 1/2 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,200
13500	2016	PICKUP 3/4 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,200
13501	2016	PICKUP 3/4 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,200
13502	2016	PICKUP 3/4 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,200
13503	2016	PICKUP 3/4 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,200
13504	2016	PICKUP 3/4 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,200
13505	2016	PICKUP 3/4 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,200
13506	2016	PICKUP 3/4 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,200
13507	2016	PICKUP 3/4 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,200
13508	2016	PICKUP 3/4 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,200
13509	2016	PICKUP 3/4 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,200
13511	2016	PICKUP 3/4 TON W/PLOW	0	0	0	0	1	1	1	1	1	1	$60,500
13514	2017	PICKUP 3/4 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,200
21000	2014	BUCKET TRUCK W/CHIPPER BODY	0	0	0	0	1	1	1	1	1	1	$308,300
35000	2015	MOWER 10' WINGED JACOBSEN	0	0	0	1	1	1	1	1	1	1	$77,100
35001	2015	MOWER 10' WINGED JACOBSEN	0	0	0	1	1	1	1	1	1	1	$77,100
35002	2015	MOWER 10' WINGED JACOBSEN	0	0	0	1	1	1	1	1	1	1	$77,100
35003	2015	MOWER 10' WINGED JACOBSEN	0	0	0	1	1	1	1	1	1	1	$77,100
36000	2015	MOWER 16' WINGED JACOBSEN	0	0	0	1	1	1	1	1	1	1	$143,100
36001	2015	MOWER 16' WINGED JACOBSEN	0	0	0	1	1	1	1	1	1	1	$143,100
36002	2015	MOWER 16' WINGED JACOBSEN	0	0	0	1	1	1	1	1	1	1	$143,100
36003	2015	MOWER 16' WINGED JACOBSEN	0	0	0	1	1	1	1	1	1	1	$143,100
37000	2015	MOWER ZERO TURN	0	0	0	1	1	1	1	1	1	1	$16,500
37001	2015	MOWER ZERO TURN	0	0	0	1	1	1	1	1	1	1	$16,500
37002	2015	MOWER ZERO TURN	0	0	0	1	1	1	1	1	1	1	$16,500
37003	2015	MOWER ZERO TURN	0	0	0	1	1	1	1	1	1	1	$16,500
37004	2015	MOWER ZERO TURN	0	0	0	1	1	1	1	1	1	1	$16,500
37005	2015	MOWER ZERO TURN	0	0	0	1	1	1	1	1	1	1	$16,500
37006	2015	MOWER ZERO TURN	0	0	0	1	1	1	1	1	1	1	$16,500
37007	2017	MOWER ZERO TURN	0	0	0	0	0	1	1	1	1	1	$16,500
37008	2017	MOWER ZERO TURN	0	0	0	0	0	1	1	1	1	1	$16,500
40000	2014	BLOWER HAND HELD STIHL	0	0	1	1	1	1	1	1	1	1	$500

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INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
40001	2014	BLOWER HAND HELD STIHL	0	0	1	1	1	1	1	1	1	1	$500
40002	2015	POLE SAW PRUNER TELESCOPIC STIHL	0	0	0	1	1	1	1	1	1	1	$600
40003	2015	POLE SAW PRUNER TELESCOPIC STIHL	0	0	0	1	1	1	1	1	1	1	$600
40004	2015	POLE SAW PRUNER TELESCOPIC STIHL	0	0	0	1	1	1	1	1	1	1	$600
40005	2015	POLE SAW PRUNER TELESCOPIC STIHL	0	0	0	1	1	1	1	1	1	1	$600
40006	2015	POLE SAW PRUNER TELESCOPIC STIHL	0	0	0	1	1	1	1	1	1	1	$600
40007	2015	POLE SAW PRUNER TELESCOPIC STIHL	0	0	0	1	1	1	1	1	1	1	$600
40008	2015	POLE SAW PRUNER TELESCOPIC STIHL	0	0	0	1	1	0	0	0	0	0	$600
40009	2015	POLE SAW PRUNER TELESCOPIC STIHL	0	0	0	1	1	1	1	1	1	1	$600
40011	2015	BLOWER SNOW TORO 2015	0	0	0	1	1	1	1	1	1	1	$600
40012	2015	BLOWER SNOW TORO 2015	0	0	0	1	1	1	1	1	1	1	$600
40013	2015	BLOWER SNOW TORO 2015	0	0	0	1	1	1	1	1	1	1	$600
40014	2015	BLOWER SNOW TORO 2015	0	0	0	1	1	1	1	1	1	1	$600
40015	2015	BLOWER SNOW TORO 2015	0	0	0	1	1	1	1	1	1	1	$600
40016	2015	BLOWER SNOW TORO 2015	0	0	0	1	1	1	1	1	1	1	$600
40017	2015	POLE SAW PRUNER TELESCOPIC STIHL	0	0	0	1	1	1	1	1	1	1	$600
40018	2015	BLOWER HAND HELD STIHL	0	0	0	1	1	1	1	1	1	1	$300
40019	2015	CHAIN SAW STIHL	0	0	0	1	1	1	1	1	1	1	$700
40020	2015	TRIMMER LINE STIHL	0	0	0	1	1	1	1	1	1	1	$400
40021	2015	TRIMMER LINE STIHL	0	0	0	1	1	1	1	1	1	1	$400
40022	2015	TRIMMER LINE STIHL	0	0	0	1	1	1	1	1	1	1	$400
40023	2015	TRIMMER LINE STIHL	0	0	0	1	1	1	1	1	1	1	$400
40024	2015	TRIMMER LINE STIHL	0	0	0	1	1	1	1	1	1	1	$400
40025	2015	TRIMMER LINE STIHL	0	0	0	1	1	1	1	1	1	1	$400
40026	2015	TRIMMER LINE STIHL	0	0	0	1	1	0	0	0	0	0	$400
40027	2015	TRIMMER LINE STIHL	0	0	0	1	1	1	1	1	1	1	$400
40028	2015	TRIMMER LINE STIHL	0	0	0	1	1	1	1	1	1	1	$400
40029	2015	TRIMMER LINE STIHL	0	0	0	1	1	1	1	1	1	1	$400
40030	2015	TRIMMR HEDGE STIHL	0	0	0	1	1	1	1	1	1	1	$400
40031	2015	TRIMMER BIKE STIHL	0	0	0	1	1	1	1	1	1	1	$600
40032	2015	BLOWER BACKPACK STIHL	0	0	0	1	1	1	1	1	1	1	$600
40033	2015	POLE PRUNER REDMAX	0	0	0	1	1	1	1	1	1	1	$800
40034	2015	POLE PRUNER REDMAX	0	0	0	1	1	1	1	1	1	1	$800
40035	2015	POLE PRUNER REDMAX	0	0	0	1	1	0	0	0	0	0	$800
40036	2015	POLE PRUNER REDMAX	0	0	0	1	1	1	1	1	1	1	$800
40037	2015	GENERATOR HONDA	0	0	0	1	1	1	1	1	1	1	$2,700
40038	2015	GENERATOR HONDA	0	0	0	1	1	1	1	1	1	1	$2,000
40039	2016	BLOWER BACKPACK STIHL	0	0	0	0	1	1	1	1	1	1	$600
40040	2016	BLOWER BACKPACK STIHL	0	0	0	0	1	1	1	1	1	1	$600
40041	2016	CHAIN SAW STIHL	0	0	0	0	1	1	1	1	1	1	$400
40042	2014	GROOMER	0	0	1	1	1	1	1	1	1	1	$6,900
40046	2016	TRIMMER LINE STIHL	0	0	0	0	1	1	1	1	1	1	$400
40047	2016	TRIMMER LINE STIHL	0	0	0	0	1	1	1	1	1	1	$400

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
40048	2016	TRIMMER LINE STIHL	0	0	0	0	1	1	1	1	1	1	$400
40049	2016	ROTOTILLER STIHL YARD BOSS	0	0	0	0	1	1	1	1	1	1	$400
40050	2016	WATER TANK SPRAYER	0	0	0	0	1	1	1	1	1	1	$3,200
40051	2016	WATER TANK SPRAYER	0	0	0	0	1	1	1	1	1	1	$3,200
40053	2017	TRIMMER LINE STIHL	0	0	0	0	0	1	1	1	1	1	$400
40054	2017	TRIMMER LINE STIHL	0	0	0	0	0	1	1	1	1	1	$400
40055	2017	TRIMMER LINE STIHL	0	0	0	0	0	1	1	1	1	1	$400
40056	2017	TRIMMER LINE STIHL	0	0	0	0	0	1	1	1	1	1	$400
40057	2017	TRIMMER LINE STIHL	0	0	0	0	0	1	1	1	1	1	$400
40058	2017	TRIMMER LINE STIHL	0	0	0	0	0	1	1	1	1	1	$400
40059	2017	TRIMMER LINE STIHL	0	0	0	0	0	1	1	1	1	1	$400
40060	2017	TRIMMER LINE STIHL	0	0	0	0	0	1	1	1	1	1	$400
40061	2017	TRIMMER LINE STIHL	0	0	0	0	0	1	1	1	1	1	$400
40062	2017	ROTOTILLER HONDA	0	0	0	0	0	1	1	1	1	1	$900
40063	2017	BLOWER BACKPACK STIHL	0	0	0	0	0	1	1	1	1	1	$500
40064	2017	BLOWER BACKPACK STIHL	0	0	0	0	0	1	1	1	1	1	$500
40065	2017	BLOWER BACKPACK STIHL	0	0	0	0	0	1	1	1	1	1	$500
40066	2017	BLOWER BACKPACK STIHL	0	0	0	0	0	1	1	1	1	1	$500
40067	2017	TRIMMER HEDGE STIHL	0	0	0	0	0	1	1	1	1	1	$300
40068	2017	TRIMMER HEDGE STIHL	0	0	0	0	0	1	1	1	1	1	$300
40069	2017	TRIMMER HEDGE STIHL	0	0	0	0	0	1	1	1	1	1	$300
40070	2017	TRIMMER HEDGE STIHL	0	0	0	0	0	1	1	1	1	1	$300
42000	2014	CHIPPER (3 PT. HITCH)	0	0	1	1	1	1	1	1	1	1	$9,200
42001	2014	CHIPPER (3 PT. HITCH)	0	0	1	1	1	1	1	1	1	1	$8,000
42002	2014	CHIPPER (3 PT. HITCH)	0	0	1	1	1	1	1	1	1	1	$9,800
42003	2014	FERTILIZER SPREADER	0	0	1	1	1	1	1	1	1	1	$5,600
44000	2014	WALK BEHIND ATHLETIC FIELD PAINTER	0	0	1	1	1	1	1	1	1	1	$4,300
45001	2015	TRAILER - CRASH ATTENUATOR	0	0	0	1	1	1	1	1	1	1	$32,600
45002	2015	TRAILER - CRASH ATTENUATOR	0	0	0	1	1	1	1	1	1	1	$32,600
45003	2015	MOBILE STAGE	0	0	0	1	1	1	1	1	1	1	$248,800
45004	2016	TRAILER ENCLOSED LANDSCAPE	0	0	0	1	1	1	1	1	1	1	$16,700
45005	2016	TRAILER ENCLOSED LANDSCAPE	0	0	0	1	1	1	1	1	1	1	$16,700
45006	2016	TRAILER ENCLOSED LANDSCAPE	0	0	0	1	1	1	1	1	1	1	$16,700
45007	2016	TRAILER DUMP LANDSCAPE	0	0	0	1	1	1	1	1	1	1	$13,800
45008	2016	TRAILER DUMP LANDSCAPE	0	0	0	1	1	1	1	1	1	1	$13,800
45009	2016	TRAILER DUMP LANDSCAPE	0	0	0	1	1	1	1	1	1	1	$13,800
45010	2016	TRAILER DUMP LANDSCAPE	0	0	0	1	1	1	1	1	1	1	$13,800
1743	2008	TRIMMER LINE STIHL	1	1	1	1	0	0	0	0	0	0	$400
1746	2008	TRIMMER LINE STIHL	1	1	1	1	0	0	0	0	0	0	$400
1765	2008	TRIMMER LINE STIHL	1	1	1	1	0	0	0	0	0	0	$400
1831	2009	TRIMMER LINE STIHL	1	1	1	1	0	0	0	0	0	0	$400
1944	2010	TRIMMER LINE STIHL	1	1	1	1	0	0	0	0	0	0	$500
1956	2010	BLOWER BACKPACK STIHL	1	1	1	1	0	0	0	0	0	0	$500

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
2114	2012	TRIMMER LINE STIHL	1	1	1	0	0	0	0	0	0	0	$400
2117	2012	TRIMMER LINE STIHL	1	1	1	1	0	0	0	0	0	0	$400
2122	2012	TRIMMER LINE STIHL	1	1	1	1	0	0	0	0	0	0	$400
2132	2012	TRIMMER LINE STIHL	1	1	1	0	0	0	0	0	0	0	$400
2160	2012	ROTOTILLER STIHL YARD BOSS	1	1	1	1	0	0	0	0	0	0	$400
2178	2012	TRIMMER LINE STIHL	1	1	1	1	0	0	0	0	0	0	$400
2293	2013	TRIMMER LINE STIHL	0	1	1	1	0	0	0	0	0	0	$400
2316	2014	POLE SAW PRUNER TELESCOPIC STIHL	0	0	1	1	0	0	0	0	0	0	$800
1379	2003	BLOWER HAND STIHL	1	1	1	0	0	0	0	0	0	0	$900
1567	2005	BLOWER SNOW TORO 2005	1	1	1	0	0	0	0	0	0	0	$1,500
1568	2005	BLOWER SNOW TORO 2005	1	1	1	0	0	0	0	0	0	0	$1,500
1611	2006	TRIMMER LINE STIHL	1	1	1	0	0	0	0	0	0	0	$500
1688	2007	TRIMMER LINE ECHO	1	1	1	0	0	0	0	0	0	0	$400
1739	2008	ROTOTILLER HONDA	1	1	1	0	0	0	0	0	0	0	$500
1747	2008	TRIMMER LINE STIHL	1	1	1	0	0	0	0	0	0	0	$400
1748	2008	TRIMMER LINE STIHL	1	1	1	0	0	0	0	0	0	0	$400
1755	2008	TRIMMER LINE STIHL	1	1	1	0	0	0	0	0	0	0	$400
1762	2008	BLOWER BACKPACK STIHL	1	1	1	0	0	0	0	0	0	0	$400
1864	2009	TRIMMER HEDGE STIHL	1	1	1	0	0	0	0	0	0	0	$600
1945	2010	TRIMMER LINE STIHL	1	1	1	0	0	0	0	0	0	0	$500
1967	2010	TRIMMER LINE	1	1	1	0	0	0	0	0	0	0	$400
1986	2010	TRIMMER HEDGE STIHL	1	1	1	0	0	0	0	0	0	0	$600
2123	2012	TRIMMER LINE STIHL	1	1	1	0	0	0	0	0	0	0	$400
2132	2013	TRIMMER LINE STIHL	1	1	1	0	0	0	0	0	0	0	$400
2185	2012	POLE SAW PRUNER TELESCOPIC STIHL	1	1	1	0	0	0	0	0	0	0	$600
2230	2013	POLE SAW PRUNER TELESCOPIC STIHL	0	1	1	0	0	0	0	0	0	0	$600
2231	2013	POLE SAW PRUNER TELESCOPIC STIHL	0	1	1	0	0	0	0	0	0	0	$600
2315	2014	POLE SAW PRUNER TELESCOPIC STIHL	0	0	1	0	0	0	0	0	0	0	$800
2317	2014	POLE SAW PRUNER TELESCOPIC STIHL	0	0	1	0	0	0	0	0	0	0	$800
2138	2014	POLE SAW PRUNER TELESCOPIC STIHL	0	0	1	0	0	0	0	0	0	0	$400
2319	2014	POLE SAW PRUNER TELESCOPIC STIHL	0	0	1	0	0	0	0	0	0	0	$800
2335	2013	POLE SAW PRUNER TELESCOPIC STIHL	0	1	1	0	0	0	0	0	0	0	$900
2339	2013	POLE SAW PRUNER TELESCOPIC STIHL	0	1	1	0	0	0	0	0	0	0	$900
2349	2013	FLAIL ATTACHMENT	0	0	1	0	0	0	0	0	0	0	$16,300
2350	2013	FLAIL ATTACHMENT	0	0	1	0	0	0	0	0	0	0	$16,300
1292	2001	BLOWER SNOW HOLDER 2001	1	1	0	0	0	0	0	0	0	0	$8,900
1293	2001	BLOWER SNOW HOLDER 2001	1	1	0	0	0	0	0	0	0	0	$8,900
1294	2001	BLOWER SNOW HOLDER 2001	1	1	0	0	0	0	0	0	0	0	$8,900
1538	2005	BLOWER STIHL 2005	1	1	0	0	0	0	0	0	0	0	$700
1625	2006	TRIMMER LINE STIHL	1	1	0	0	0	0	0	0	0	0	$500
1694	2007	TRIMMER LINE ECHO	1	1	0	0	0	0	0	0	0	0	$400
1740	2008	TRIMMER LINE STIHL	1	1	0	0	0	0	0	0	0	0	$400

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
2101	2011	ICE EDGER OLYMPIA	1	1	1	1	1	1	1	1	1	1	$5,600
2102	2011	ICE EDGER OLYMPIA	1	1	1	1	1	1	1	1	1	1	$5,600
2306	2014	PICKUP 1/2 TON 4X2	0	1	1	1	1	1	1	1	1	1	$44,000
14000	2014	VAN CARGO 1/2 TON	0	0	1	1	1	1	1	1	1	1	$55,000
14001	2016	VAN CARGO 1 TON	0	0	0	0	1	1	1	1	1	1	$55,000
14003	2016	VAN CARGO 1 TON	0	0	0	0	1	1	1	1	1	1	$55,000
14009	2017	VAN CARGO 1 TON	0	0	0	0	1	1	1	1	1	1	$55,000
15001	2017	SUV FORD ESCAPE	0	0	0	0	1	1	1	1	1	1	$40,700
15002	2017	SUV FORD ESCAPE	0	0	0	0	1	1	1	1	1	1	$40,700
15003	2017	SUV FORD ESCAPE	0	0	0	0	1	1	1	1	1	1	$40,700
15004	2017	SUV FORD ESCAPE	0	0	0	0	1	1	1	1	1	1	$40,700
15005	2017	SUV FORD ESCAPE	0	0	0	0	1	1	1	1	1	1	$40,700
15006	2017	SUV FORD ESCAPE	0	0	0	0	1	1	1	1	1	1	$40,700
15007	2017	SUV FORD ESCAPE	0	0	0	0	1	1	1	1	1	1	$40,700
15008	2017	SUV FORD ESCAPE	0	0	0	0	1	1	1	1	1	1	$40,700
15011	2017	SUV CHEV EQUINOX	0	0	0	0	1	1	1	1	1	1	$40,700
15012	2017	SUV CHEV EQUINOX	0	0	0	0	1	1	1	1	1	1	$40,700
15013	2017	SUV CHEV EQUINOX	0	0	0	0	1	1	1	1	1	1	$40,700
15014	2017	SUV CHEV EQUINOX	0	0	0	0	1	1	1	1	1	1	$40,700
15015	2017	SUV CHEV EQUINOX	0	0	0	0	1	1	1	1	1	1	$40,700
15016	2017	SUV CHEV EQUINOX	0	0	0	0	1	1	1	1	1	1	$40,700
15017	2017	SUV CHEV EQUINOX	0	0	0	0	1	1	1	1	1	1	$40,700
15018	2017	SUV CHEV EQUINOX	0	0	0	0	1	1	1	1	1	1	$40,700
39000	2015	ICE RESURFACER ZAMBONI	0	0	0	1	1	1	1	1	1	1	$121,100
6113	2011	VAN GRAND CARAVAN B&F	1	1	1	0	0	0	0	0	0	0	$44,000
6001	2010	CAR FORD TAURUS-C. FNANCE	1	1	1	0	0	0	0	0	0	0	$44,000
6995	2009	BFHF106-VAN DODGE CARAVAN	1	0	0	0	0	0	0	0	0	0	$33,000
1161	2001	2001 Ford	1	1	1	1	1	1	0	0	0	0	$36,900
1509	2005	AVHV126-CAR CHEV IMPALA	1	1	1	1	1	0	0	0	0	0	$44,000
1510	2005	AVLN877-VAN DODGE CARAVAN 2005	1	1	1	1	1	1	1	1	1	1	$44,000
1684	2007	CAR, SMART	1	1	1	0	0	0	0	0	0	0	$44,000
1685	2007	CAR, SMART	1	1	1	1	1	0	0	0	0	0	$44,000
1796	2008	Car Smart	1	1	1	1	1	1	1	1	1	1	$44,000
1812	2009	PICKUP DODGE DAKOTA	1	1	1	1	1	1	1	1	1	1	$46,200
1813	2009	PICKUP DODGE DAKOTA	1	1	1	1	1	1	1	1	1	1	$46,200
1836	2009	MOTORCYCLE KAWASAKI	1	1	1	1	1	1	1	1	1	1	$10,800
1837	2009	MOTORCYCLE KAWASAKI	1	1	1	1	1	1	1	1	1	1	$10,800
1849	2009	PICKUP 4X4 FORD COMPACT	1	1	1	1	1	1	1	1	0	0	$46,200
1850	2009	PICKUP 4X4 FORD COMPACT	1	1	1	1	1	1	1	1	1	1	$46,200
1874	2010	PICKUP FORD RANGER	1	1	1	1	1	1	1	1	0	0	$44,000
1876	2010	PICKUP DODGE DAKOTA	1	1	1	1	1	1	1	1	1	1	$44,000
1916	2010	PICKUP F350	1	1	1	1	1	1	1	1	1	1	$67,200
1962	2010	PICKUP 4X2 COMPACT FORD	1	1	1	1	1	1	1	1	1	1	$44,000

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
2032	2011	7439ZT-PICKUP 4X4 COM. 4 DOOR CHEV	1	1	1	1	1	1	1	1	1	1	$46,200
2049	2011	AA31032-PICKUP COMPACT 4X4	1	1	0	0	0	0	0	0	0	0	$46,200
2050	2011	AA31040-PICKUP COMPACT 4X4	1	1	1	1	1	1	1	1	1	1	$46,200
2071	2011	PICKUP COMPACT EXT. CAB	1	1	1	1	1	1	1	1	1	1	$20,300
2103	2012	MOTORCYCLE KAWASAKI	1	1	1	1	1	1	1	1	1	1	$6,700
2303	2014	PICKUP 1/2 TON 4X4	0	1	1	1	1	1	1	1	1	1	$46,200
2307	2014	PICKUP 1/2 TON 4X4	0	1	1	1	1	1	1	1	1	1	$46,200
11000	2011	MINI VAN	0	0	1	1	1	1	1	1	1	1	$44,000
11001	2011	MINI VAN	0	0	1	1	1	1	1	1	1	1	$44,000
11002	2011	MINI VAN	0	0	1	1	1	1	1	1	1	1	$44,000
11003	2011	MINI VAN	0	0	1	1	1	1	1	1	1	1	$44,000
11004	2011	MINI VAN	0	0	1	1	1	1	1	0	0	0	$44,000
12500	2016	PICKUP 1/2 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,200
12506	2016	PICKUP 1/2 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,200
12507	2016	PICKUP 1/2 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,200
12509	2016	PICKUP 1/2 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,200
12512	2016	PICKUP 1/2 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,200
15000	2017	SUV FORD ESCAPE	0	0	0	0	1	1	1	1	1	1	$40,700
15009	2017	SUV CHEV EQUINOX	0	0	0	0	1	1	1	1	1	1	$40,700
15010	2017	SUV CHEV EQUINOX	0	0	0	0	1	1	1	1	1	1	$40,700
1626	2006	9520TE-PICKUP DAKOTA 2006	1	1	1	1	1	1	1	1	1	1	$44,000
1627	2006	9526TE-PICKUP DAKOTA 2006	1	1	0	0	0	0	0	0	0	0	$44,000
1628	2006	9523TE-PICKUP DAKOTA 2006	1	1	1	1	1	1	1	1	1	1	$44,000
1629	2006	9522TE-PICKUP DAKOTA 2006	1	1	1	1	1	1	1	1	1	1	$44,000
1630	2006	9525TE-PICKUP DAKOTA	1	1	1	1	1	1	1	1	1	1	$44,000
1631	2006	9521TE-PICKUP DAKOTA 2006	1	1	1	1	1	1	1	1	1	1	$44,000
409	1984	Lift Personnel	1	1	1	1	1	1	1	1	1	1	$20,100
1019	1998	Trailer Tilt Deck	1	1	1	1	1	1	1	1	1	1	$5,300
1035	1998	Lift Skyking	1	1	1	1	1	1	1	1	1	1	$19,300
1147	2000	Compact Pickup, Ext Cab 4x4	1	1	1	1	1	1	1	0	0	0	$44,000
1153	2000	Extended Mini Van	1	1	1	1	0	0	0	0	0	0	$44,000
1155	2000	1 Ton Cargo Van	1	1	1	0	0	0	0	0	0	0	$55,000
1156	2000	1 Ton Cargo Van	1	1	1	0	0	0	0	0	0	0	$55,000
1157	2000	1/2 Ton 4x4 Pickup	1	1	1	1	1	0	0	0	0	0	$46,200
1241	2001	3/4 Ton Cargo Van	1	1	1	1	1	0	0	0	0	0	$55,000
1320	2002	3/4 Ton Cargo Van	1	1	1	1	1	1	0	0	0	0	$55,000
12522	2018	CHEVROLET - PICKUP COMPACT CREW CAB	0	0	0	0	0	0	1	1	1	1	$47,800
12523	2018	CHEVROLET - PICKUP COMPACT CREW CAB	0	0	0	0	0	0	1	1	1	1	$49,900
12524	2018	CHEVROLET - PICKUP COMPACT 4x4 CREW CAB	0	0	0	0	0	0	1	1	1	1	$55,700
12525	2018	FORD - PICKUP 1/2 TON CREW CAB	0	0	0	0	0	0	1	1	1	1	$133,800
12526	2019	CHEVROLET - PICKUP COMPACT 4x4 CREW CAB	0	0	0	0	0	0	0	1	1	1	$55,300
12527	2019	CHEVROLET - PICKUP COMPACT 4x4 CREW CAB	0	0	0	0	0	0	0	1	1	1	$53,000
12528	2019	CHEVROLET - PICKUP COMPACT 4x4 CREW CAB	0	0	0	0	0	0	0	1	1	1	$53,000
12534	2020	PICK UP 1/2 TON 4X4 CC	0	0	0	0	0	0	0	0	1	1	$117,700

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
CITY FLEET: NON-ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
12537	2020	PICKUP 1/2 TON 4X4 CC	0	0	0	0	0	0	0	0	1	1	$117,400
12530	2018	FORD - PICKUP 1/2 TON 4x4 CREW CAB	0	0	0	0	0	0	1	1	1	1	$161,100
12531	2018	FORD - PICKUP 1/2 TON 4x4 CREW CAB	0	0	0	0	0	0	1	1	1	1	$161,100
12536	2020	PICKUP 1/2 TON 4X4 CC	0	0	0	0	0	0	0	0	1	1	$117,400
12535	2020	PICKUP 1/2 TON 4X4 CC	0	0	0	0	0	0	0	0	1	1	$117,400
39001	2018	ICE RESURFACER ZAMBONI	0	0	0	0	0	0	1	1	1	1	$123,400
39002	2018	ICE RESURFACER ZAMBONI	0	0	0	0	0	0	1	1	1	1	$123,400
39003	2018	ICE RESURFACER ZAMBONI	0	0	0	0	0	0	1	1	1	1	$123,400
13516	2018	DODGE - PICKUP 3/4 TON 4X4 CREW CAB	0	0	0	0	0	0	1	1	1	1	$53,600
34006	2016	SIDEWALK TRACTOR KUBOTA	0	0	0	0	0	0	1	1	1	1	$93,600
34007	2016	SIDEWALK TRACTOR KUBOTA	0	0	0	0	0	0	1	1	1	1	$93,600
42004	2018	Sweeper Angling Kub	0	0	0	0	0	0	1	1	1	1	$7,100
42005	2018	Sweeper Angling Kub	0	0	0	0	0	0	1	1	1	1	$7,100
42007	2018	Snowblower	0	0	0	0	0	0	1	1	1	1	$12,500
34003	2016	SIDEWALK TRACTOR KUBOTA	0	0	0	0	0	0	1	1	1	1	$93,600
34004	2016	SIDEWALK TRACTOR KUBOTA	0	0	0	0	0	0	1	1	1	1	$93,600
34005	2016	SIDEWALK TRACTOR KUBOTA	0	0	0	0	0	0	1	1	1	1	$93,600
40122	2017	LOOP HANDLE TRIMMER	0	0	0	0	0	0	1	1	1	1	$500
40123	2017	LOOP HANDLE TRIMMER	0	0	0	0	0	0	1	1	1	1	$500
40125	2018	BACK PACK BLOWER	0	0	0	0	0	0	1	1	1	1	$700
42008	2018	Sweeper Angling Kub	0	0	0	0	0	0	1	1	1	1	$7,100
42009	2018	Snowblower	0	0	0	0	0	0	1	1	1	1	$12,500
42010	2018	Snowblower	0	0	0	0	0	0	1	1	1	1	$12,500
42011	2018	Snowblower	0	0	0	0	0	0	1	1	1	1	$12,500
40112	2018	TRIMMER HEDGE STIHL	0	0	0	0	0	0	1	1	1	1	$5,800
40113	2018	TRIMMER HEDGE STIHL	0	0	0	0	0	0	1	1	1	1	$5,800
40114	2018	TRIMMER HEDGE STIHL	0	0	0	0	0	0	1	1	1	1	$5,800
40115	2018	TRIMMER HEDGE STIHL	0	0	0	0	0	0	1	1	1	1	$5,800
40116	2018	TRIMMER HEDGE STIHL	0	0	0	0	0	0	1	1	1	1	$5,800
40117	2018	TRIMMER HEDGE STIHL	0	0	0	0	0	0	1	1	1	1	$5,800
8078	2017	TRIMMER BRUSHCUTTER ST1HL	0	0	0	0	0	0	1	1	1	1	$500
34000	2016	SIDEWALK TRACTOR KUBOTA	0	0	0	0	0	0	1	1	1	1	$93,600
34001	2016	SIDEWALK TRACTOR KUBOTA	0	0	0	0	0	0	1	1	1	1	$93,600
34002	2016	SIDEWALK TRACTOR KUBOTA	0	0	0	0	0	0	1	1	1	1	$93,600
40119	2018	POLE SAW PRUNER TELESCOPIC	0	0	0	0	0	0	1	1	1	1	$1,200
40120	2017	STIHL BRUSHCUTTER	0	0	0	0	0	0	1	1	1	1	$500
40121	2017	STIHL BRUSHCUTTER	0	0	0	0	0	0	1	1	1	1	$500
40140	2018	PLATE TAMPER	0	0	0	0	0	0	1	1	1	1	$6,300
42006	2018	Snowblower	0	0	0	0	0	0	1	1	1	1	$12,500
42012	2018	Sweeper Angling Kub	0	0	0	0	0	0	1	1	1	1	$7,100
42013	2018	Snowblower	0	0	0	0	0	0	1	1	1	1	$12,500
42014	2018	Snowblower	0	0	0	0	0	0	1	1	1	1	$12,500
42015	2018	Snowblower	0	0	0	0	0	0	1	1	1	1	$12,500
40166	2018	HAND HELD BLOWER	0	0	0	0	0	0	1	1	1	1	$400
40167	2018	HAND HELD BLOWER	0	0	0	0	0	0	1	1	1	1	$400
40107	2018	BLOWER HAND HELD STIHL	0	0	0	0	0	0	1	1	1	1	$400
40108	2018	CHAIN SAW STIHL	0	0	0	0	0	0	1	1	1	1	$1,000
40109	2018	CHAIN SAW STIHL	0	0	0	0	0	0	1	1	1	1	$1,100
40110	2018	POLE SAW PRUNER TELESCOPIC STIHL	0	0	0	0	0	0	1	1	1	1	$1,000
40111	2018	CHAIN SAW STIHL	0	0	0	0	0	0	1	1	1	1	$1,100
40127	2018	CHAIN SAW STIHL	0	0	0	0	0	0	1	1	1	1	$900
40128	2018	CHAIN SAW STIHL	0	0	0	0	0	0	1	1	1	1	$900
40129	2018	CHAIN SAW STIHL	0	0	0	0	0	0	1	1	1	1	$900
40130	2018	CHAIN SAW STIHL	0	0	0	0	0	0	1	1	1	1	$1,200
40131	2018	CHAIN SAW STIHL	0	0	0	0	0	0	1	1	1	1	$1,200
			665	**736**	**737**	**748**	**771**	**717**	**760**	**749**	**744**	**737**	
			$21,529.9	**$22,644.6**	**$21,726.8**	**$22,244.3**	**$23,752.3**	**$22,450.8**	**$23,844.3**	**$22,438.7**	**$22,517.3**	**$22,181.8**	
			$0.0	**$0.0**	**$20.9**	**$32.4**	**$32.4**	**$165.6**	**$1,686.3**	**$1,686.3**	**$1,686.3**	**$1,686.3**	
			$21,529.9	**$22,644.6**	**$21,747.7**	**$22,276.7**	**$23,784.7**	**$22,616.4**	**$25,530.6**	**$24,125.0**	**$24,203.6**	**$23,868.1**	

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
COMMUNITY SERVICES
PARK OPERATION BUILDINGS

BUILDINGS	# of Square Feet										UNIT COST
Operations Centre Name	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/sq.ft.)**
- Operations Centre (2800 Rutherford Road)	17,592	17,592	17,592	17,592	17,592	17,592	17,592	17,592	17,592	17,592	$400
- Woodbridge Works Building (4630 Langstaff Road)	5,808	5,808	5,808	5,808	5,808	5,808	5,808	5,808	5,808	5,808	$340
- Dufferin Yard (8000 Dufferin St.)	4,672	4,672	4,672	4,672	2,336	2,336	2,336	2,336	2,336	2,336	$340
Total (sq.ft.)	**28,072**	**28,072**	**28,072**	**28,072**	**25,736**	**25,736**	**25,736**	**25,736**	**25,736**	**25,736**	
Total ($000)	**$10,599.8**	**$10,599.8**	**$10,599.8**	**$10,599.8**	**$9,805.6**	**$9,805.6**	**$9,805.6**	**$9,805.6**	**$9,805.6**	**$9,805.6**	

FIXED EQUIPMENT	Total Value of Fixed Equipment									
Works Department	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**
JOC: 2 Trailers (Forestry & Horticulture)	$33,000	$33,000	$33,000	$33,000	$33,000	$33,000	$33,000	$33,000	$33,000	$33,000
JOC: 2 Greenhouses	$220,000	$220,000	$220,000	$220,000	$220,000	$220,000	$220,000	$220,000	$220,000	$220,000
JOC: 4 Quonset Huts for storage	$44,000	$44,000	$44,000	$44,000	$44,000	$44,000	$44,000	$44,000	$44,000	$44,000
JOC: Generators (1/2 cost, shared with PW)	$68,800	$68,800	$68,800	$68,800	$68,800	$68,800	$68,800	$68,800	$68,800	$68,800
Total ($000s)	**$365.8**	**$365.8**	**$365.8**	**$365.8**	**$365.8**	**$365.8**	**$365.8**	**$365.8**	**$365.8**	**$365.8**

LAND	# of Hectares										UNIT COST
Operations Centre Name	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**($/ha)**
- Operations Centre (2800 Rutherford Road)	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	8,648,427
- Woodbridge Works Building (4630 Langstaff Road)	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	5,930,319
- Dufferin Yard (8000 Dufferin St.)	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	8,648,427
Total (ha)	**3.59**	**3.59**	**3.59**	**3.59**	**3.59**	**3.59**	**3.59**	**3.59**	**3.59**	**3.59**	
Total ($000s)	**$29,598.6**	**$29,598.6**	**$29,598.6**	**$29,598.6**	**$29,598.6**	**$29,598.6**	**$29,598.6**	**$29,598.6**	**$29,598.6**	**$29,598.6**	

Total Parks Operations	**$40,564.2**	**$40,564.2**	**$40,564.2**	**$40,564.2**	**$39,770.0**	**$39,770.0**	**$39,770.0**	**$39,770.0**	**$39,770.0**	**$39,770.0**

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CITY OF VAUGHAN
CALCULATION OF SERVICE LEVELS
COMMUNITY SERVICES

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historical Population	291,801	295,344	298,930	302,560	306,233	311,243	316,334	321,509	326,769	332,114

INVENTORY SUMMARY ($000)

- Total Community Centre Space	$485,762.4	$485,762.4	$485,762.4	$496,852.9	$496,852.9	$496,852.9	$496,852.9	$496,852.9	$496,852.9	$496,852.9
- Total Land	$308,797.6	$308,797.6	$308,797.6	$308,797.6	$308,797.6	$308,797.6	$308,797.6	$308,797.6	$308,797.6	$308,797.6
- Total Equipment	$6,330.7	$6,817.9	$6,947.4	$7,372.6	$6,270.2	$7,142.9	$7,290.2	$7,520.2	$7,722.3	$7,987.9
- Total Broadand	$0.0	$0.0	$68.2	$118.8	$147.4	$147.4	$151.8	$169.4	$171.6	$182.6
- Total Animal Services	$3,999.2	$4,039.3	$4,024.1	$4,040.8	$4,216.1	$4,442.8	$4,442.8	$4,442.8	$4,442.8	$4,442.8
- Total Activity Spaces	$100,794.8	$100,794.8	$100,794.8	$100,883.4	$100,883.4	$100,883.4	$100,883.4	$100,883.4	$100,883.4	$100,883.4
- Parkland Development	$276,770.3	$277,516.2	$282,452.6	$282,452.6	$285,293.7	$285,906.6	$297,218.5	$309,053.0	$310,611.3	$311,043.9
- Park Facilities	$196,674.3	$197,592.2	$201,037.3	$201,188.4	$202,762.6	$204,121.9	$188,495.8	$189,435.4	$199,340.3	$200,041.0
- Park Special Facilities	$14,476.8	$14,476.8	$14,476.8	$14,476.8	$14,476.8	$14,476.8	$14,476.8	$14,476.8	$14,476.8	$14,476.8
- Trails	$1,494.4	$1,494.4	$1,494.4	$1,494.4	$1,494.4	$1,494.4	$1,494.4	$1,494.4	$1,494.4	$1,494.4
- Non-Road Vehicles	$21,529.9	$22,644.6	$21,747.7	$22,276.7	$23,784.7	$22,616.4	$25,530.6	$24,125.0	$24,203.6	$23,868.1
- Parks Operation Building & Land	$40,564.2	$40,564.2	$40,564.2	$40,564.2	$39,770.0	$39,770.0	$39,770.0	$39,770.0	$39,770.0	$39,770.0
Total ($000)	**$1,457,194.6**	**$1,460,500.4**	**$1,468,167.5**	**$1,480,519.2**	**$1,484,749.8**	**$1,486,653.2**	**$1,485,404.9**	**$1,497,021.0**	**$1,508,767.1**	**$1,509,841.4**

SERVICE LEVELS ($/capita)

											Average Service Level
- Total Community Centre Space	$1,664.7	$1,644.7	$1,625.0	$1,642.2	$1,622.5	$1,596.4	$1,570.7	$1,545.4	$1,520.5	$1,496.0	$1,592.80
- Total Land	$1,058.2	$1,045.6	$1,033.0	$1,020.6	$1,008.4	$992.1	$976.2	$960.5	$945.0	$929.8	$996.94
- Total Equipment	$21.7	$23.1	$23.2	$24.4	$20.5	$22.9	$23.0	$23.4	$23.6	$24.1	$22.99
- Total Broadand	$0.0	$0.0	$0.2	$0.4	$0.5	$0.5	$0.5	$0.5	$0.5	$0.55	$0.37
- Total Animal Services	$13.7	$13.7	$13.5	$13.36	$13.77	$14.27	$14.04	$13.82	$13.60	$13.38	$13.71
- Total Activity Spaces	$345.4	$341.3	$337.2	$333.4	$329.4	$324.1	$318.9	$313.8	$308.7	$303.76	$325.61
- Parkland Development	$948.5	$939.6	$944.9	$933.5	$931.6	$918.6	$939.6	$961.3	$950.6	$936.56	$940.47
- Park Facilities	$674.0	$669.0	$672.5	$665.0	$662.1	$655.8	$595.9	$589.2	$610.0	$602.33	$639.59
- Park Special Facilities	$49.6	$49.0	$48.4	$47.8	$47.3	$46.5	$45.8	$45.0	$44.3	$43.59	$46.74
- Trails	$5.1	$5.1	$5.0	$4.9	$4.9	$4.8	$4.7	$4.6	$4.6	$4.50	$4.82
- Non-Road Vehicles	$73.8	$76.7	$72.8	$73.6	$77.7	$72.7	$80.7	$75.0	$74.1	$71.87	$74.88
- Parks Operation Building & Land	$139.0	$137.3	$135.7	$134.1	$129.9	$127.8	$125.7	$123.7	$121.7	$119.75	$129.46
Total ($/capita)	**$4,993.8**	**$4,945.1**	**$4,911.4**	**$4,893.3**	**$4,848.4**	**$4,776.5**	**$4,695.7**	**$4,656.2**	**$4,617.2**	**$4,546.1**	**$4,788.38**

CITY OF VAUGHAN
CALCULATION OF MAXIMUM ALLOWABLE
COMMUNITY SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2012 - 2021	$4,788.38
Net Population Growth 2022 - 2031	82,517
Maximum Allowable Funding Envelope	**$395,125,180**

APPENDIX E
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CITY OF VAUGHAN
DEVELOPMENT-RELATED CAPITAL PROGRAM
COMMUNITY SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	Replacement & BTE Shares		Prior Growth	2022-2031	Other Dev. Related
4.0 COMMUNITY SERVICES										
4.1 Committed Projects - Indoor Recreation										
4.1.1 BF-8378-15 Carrville Community Centre	2022	65,198,083	$ -	$ 65,198,083	0%	$ -	$ 65,198,083	$ 65,198,083	$ -	$ -
Subtotal Committed Projects - Indoor Recreation		$ 65,198,083	$ -	$ 65,198,083		$ -	$ 65,198,083	$ 65,198,083	$ -	$ -
4.2 Carville Community Centre										
4.2.1 Carrville CC - Additional Building Construction	2022	$ 9,095,932	$ -	$ 9,095,932	0%	$ -	$ 9,095,932	$ 9,095,932	$ -	$ -
4.2.2 Carrville CC - Additional Building Construction	2023	$ 5,994,025	$ -	$ 5,994,025	0%	$ -	$ 5,994,025	$ -	$ 5,994,025	$ -
4.2.3 Carrville CC - Additional Building Construction	2024	$ 5,994,025	$ -	$ 5,994,025	0%	$ -	$ 5,994,025	$ -	$ 5,994,025	$ -
4.2.4 Carrville CC - Additional Building Construction	2025	$ 5,994,025	$ -	$ 5,994,025	0%	$ -	$ 5,994,025	$ -	$ 5,994,025	$ -
4.2.5 Carrville CC - Recreation Equipment	2026	$ 1,241,978	$ -	$ 1,241,978	0%	$ -	$ 1,241,978	$ -	$ 1,241,978	$ -
Subtotal Carville Community Centre		$ 28,319,983	$ -	$ 28,319,983		$ -	$ 28,319,983	$ 9,095,932	$ 19,224,052	$ -
4.3 VMC Community Centre										
4.3.1 VMC CC - Furniture and Equipment	2022	$ 555,676	$ -	$ 555,676	0%	$ -	$ 555,676	$ 555,676	$ -	$ -
4.3.2 VMC CC - Annual IO Debt Repayment - Principal Payment Only	2022	$ 1,610,215	$ -	$ 1,610,215	0%	$ -	$ 1,610,215	$ 1,610,215	$ -	$ -
4.3.3 VMC CC - Annual IO Debt Repayment - Principal Payment Only	2023	$ 2,055,551	$ -	$ 2,055,551	0%	$ -	$ 2,055,551	$ 2,055,551	$ -	$ -
4.3.4 VMC CC - Annual IO Debt Repayment - Principal Payment Only	2024	$ 2,106,687	$ -	$ 2,106,687	0%	$ -	$ 2,106,687	$ -	$ 2,106,687	$ -
4.3.5 VMC CC - Annual IO Debt Repayment - Principal Payment Only	2025	$ 2,159,169	$ -	$ 2,159,169	0%	$ -	$ 2,159,169	$ -	$ 2,159,169	$ -
4.3.6 VMC CC - Annual IO Debt Repayment - Principal Payment Only	2026	$ 2,213,031	$ -	$ 2,213,031	0%	$ -	$ 2,213,031	$ -	$ 2,213,031	$ -
4.3.7 VMC CC - Annual IO Debt Repayment - Principal Payment Only	2027	$ 2,268,311	$ -	$ 2,268,311	0%	$ -	$ 2,268,311	$ -	$ 2,268,311	$ -
4.3.8 VMC CC - Annual IO Debt Repayment - Principal Payment Only	2028	$ 2,325,045	$ -	$ 2,325,045	0%	$ -	$ 2,325,045	$ -	$ 2,325,045	$ -
4.3.9 VMC CC - Annual IO Debt Repayment - Principal Payment Only	2029	$ 2,383,272	$ -	$ 2,383,272	0%	$ -	$ 2,383,272	$ -	$ -	$ 2,383,272
4.3.10 VMC CC - Annual IO Debt Repayment - Principal Payment Only	2030	$ 2,443,031	$ -	$ 2,443,031	0%	$ -	$ 2,443,031	$ -	$ -	$ 2,443,031
4.3.11 VMC CC - Annual IO Debt Repayment - Principal Payment Only	2031	$ 2,504,363	$ -	$ 2,504,363	0%	$ -	$ 2,504,363	$ -	$ -	$ 2,504,363
Subtotal VMC Community Centre		$ 22,624,351	$ -	$ 22,624,351		$ -	$ 22,624,351	$ 4,221,442	$ 11,072,243	$ 7,330,666
4.4 Kleinburg Community Hub (Block 55)										
4.4.1 Kleinburg CH - Provision for Land (2.02 Ha)	2026	$ 17,002,620	$ -	$ 17,002,620	0%	$ -	$ 17,002,620	$ -	$ 17,002,620	$ -
4.4.2 Kleinburg CH - Studies and Design	2027	$ 1,538,536	$ -	$ 1,538,536	0%	$ -	$ 1,538,536	$ -	$ 1,538,536	$ -
4.4.3 Kleinburg CH - Building Construction (Total Size: 30,000 sf)	2028	$ 6,410,568	$ -	$ 6,410,568	0%	$ -	$ 6,410,568	$ -	$ 6,410,568	$ -
4.4.4 Kleinburg CH - Building Construction	2029	$ 6,410,568	$ -	$ 6,410,568	0%	$ -	$ 6,410,568	$ -	$ -	$ 6,410,568
4.4.5 Kleinburg CH - Building Construction	2030	$ 6,410,568	$ -	$ 6,410,568	0%	$ -	$ 6,410,568	$ -	$ -	$ 6,410,568
4.4.6 Kleinburg CH - Recreation Equipment	2030	$ 354,851	$ -	$ 354,851	0%	$ -	$ 354,851	$ -	$ -	$ 354,851
Subtotal Kleinburg Community Hub (Block 55)		$ 38,127,711	$ -	$ 38,127,711		$ -	$ 38,127,711	$ -	$ 24,951,724	$ 13,175,987

APPENDIX E
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CITY OF VAUGHAN
DEVELOPMENT-RELATED CAPITAL PROGRAM
COMMUNITY SERVICES

Project Description		Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						Replacement & BTE Shares	Replacement & BTE Shares		Prior Growth	2022-2031	Other Dev. Related
4.5	**Block 41 Community Centre**										
4.5.1	Block 41 CC - Provision for Land (6.07 Ha)	2025	$ 51,092,032	$ -	$ 51,092,032	0%	$ -	$ 51,092,032	$ -	$ 51,092,032	$ -
4.5.2	Block 41 CC - Studies and Design	2026	$ 7,072,652	$ -	$ 7,072,652	0%	$ -	$ 7,072,652	$ -	$ 7,072,652	$ -
4.5.3	Block 41 CC - Building Construction (140,000 sf)	2027	$ 29,469,384	$ -	$ 29,469,384	0%	$ -	$ 29,469,384	$ -	$ 29,469,384	$ -
4.5.4	Block 41 CC - Building Construction	2028	$ 29,469,384	$ -	$ 29,469,384	0%	$ -	$ 29,469,384	$ -	$ 11,790,563	$ 17,678,821
4.5.5	Block 41 CC - Building Construction	2029	$ 29,469,384	$ -	$ 29,469,384	0%	$ -	$ 29,469,384	$ -	$ -	$ 29,469,384
4.5.6	Block 41 CC - Recreation Equipment	2029	$ 1,197,622	$ -	$ 1,197,622	0%	$ -	$ 1,197,622	$ -	$ -	$ 1,197,622
	Subtotal Block 41 Community Centre		$ 147,770,457	$ -	$ 147,770,457		$ -	$ 147,770,457	$ -	$ 99,424,630	$ 48,345,827
4.6	**Vaughan Mills Public Education Space**										
4.6.1	Interior Fitout (425 sq.m)	2023	$ 1,733,490	$ -	$ 1,733,490	0%	$ -	$ 1,733,490	$ 1,733,490	$ -	$ -
	Subtotal Vaughan Mills Public Education Space		$ 1,733,490	$ -	$ 1,733,490		$ -	$ 1,733,490	$ 1,733,490	$ -	$ -
4.7	**Vaughan Mills Community Hub (Block 31)**										
4.7.1	Vaughan Mills CH - Provision for Land (2.02 Ha)	2026	$ 31,389,453	$ -	$ 31,389,453	0%	$ -	$ 31,389,453	$ -	$ 31,389,453	$ -
4.7.2	Vaughan Mills CH - Studies and Design	2027	$ 1,538,536	$ -	$ 1,538,536	0%	$ -	$ 1,538,536	$ -	$ 1,538,536	$ -
4.7.3	Vaugahn Mills CH - Construction (30,000 sf)	2028	$ 6,410,568	$ -	$ 6,410,568	0%	$ -	$ 6,410,568	$ -	$ 6,410,568	$ -
4.7.4	Vaugahn Mills CH - Construction	2029	$ 6,410,568	$ -	$ 6,410,568	0%	$ -	$ 6,410,568	$ -	$ -	$ 6,410,568
4.7.5	Vaugahn Mills CH - Construction	2030	$ 6,410,568	$ -	$ 6,410,568	0%	$ -	$ 6,410,568	$ -	$ -	$ 6,410,568
4.7.6	Vaugahn Mills CH - Recreation Equipment	2031	$ 354,851	$ -	$ 354,851	0%	$ -	$ 354,851	$ -	$ -	$ 354,851
	Subtotal Vaughan Mills Community Hub (Block 31)		$ 52,514,544	$ -	$ 52,514,544		$ -	$ 52,514,544	$ -	$ 39,338,557	$ 13,175,987
4.8	**Animal Services Facility**										
4.8.1	Animal Services Facility - Studies and Design	2023	$ 1,649,545	$ -	$ 1,649,545	34%	$ 552,598	$ 1,096,947	$ 1,096,947	$ -	$ -
4.8.2	Animal Services Facility - Building Construction	2024	$ 5,510,517	$ -	$ 5,510,517	34%	$ 1,846,023	$ 3,664,494	$ -	$ 3,664,494	$ -
4.8.3	Animal Services Facility - Building Construction	2025	$ 5,510,517	$ -	$ 5,510,517	34%	$ 1,846,023	$ 3,664,494	$ -	$ 3,664,494	$ -
4.8.4	Animal Services Facility - Building Construction	2026	$ 5,510,517	$ -	$ 5,510,517	34%	$ 1,846,023	$ 3,664,494	$ -	$ 3,664,494	$ -
4.8.5	Animal Services Facility - Equipment	2027	$ 2,153,781	$ -	$ 2,153,781	34%	$ 721,517	$ 1,432,265	$ -	$ 1,432,265	$ -
	Subtotal Animal Services Facility		$ 20,334,877	$ -	$ 20,334,877		$ 6,812,184	$ 13,522,693	$ 1,096,947	$ 12,425,746	**$ -**
4.9	**Block 27 Community Hub**										
4.9.1	Block 27 CH - Provision for Land (2.02 Ha)	2028	$ 26,157,877	$ -	$ 26,157,877	0%	$ -	$ 26,157,877	$ -	$ 26,157,877	$ -
4.9.2	Block 27 CH - Studies and Design	2029	$ 2,307,804	$ -	$ 2,307,804	0%	$ -	$ 2,307,804	$ -	$ -	$ 2,307,804
4.9.3	Block 27 CH - Building Construction (30,000 sf)	2030	$ 9,615,852	$ -	$ 9,615,852	0%	$ -	$ 9,615,852	$ -	$ -	$ 9,615,852
4.9.4	Block 27 CH - Building Construction	2031	$ 9,615,852	$ -	$ 9,615,852	0%	$ -	$ 9,615,852	$ -	$ -	$ 9,615,852
	Subtotal Block 27 Community Hub		$ 47,697,386	$ -	$ 47,697,386		$ -	$ 47,697,386	$ -	$ 26,157,877	$ 21,539,508.5
4.10	**West and Highway 7 Community Hub**										
4.10.1	Weston and 7 CH - Provision for Land (2.02 Ha)	2029	$ 31,389,453	$ -	$ 31,389,453	0%	$ -	$ 31,389,453	$ -	$ -	$ 31,389,453
4.10.2	Weston and 7 CH - Studies and Design	2030	$ 5,370,261	$ -	$ 5,370,261	0%	$ -	$ 5,370,261	$ -	$ -	$ 5,370,261
4.10.3	Weston and 7 CH - Construction (35,000 sf)	2031	$ 22,376,088	$ -	$ 22,376,088	0%	$ -	$ 22,376,088	$ -	$ -	$ 22,376,088
	Subtotal West and Highway 7 Community Hub		$ 59,135,802	$ -	$ 59,135,802		$ -	$ 59,135,802	$ -	$ -	$ 59,135,801.7
4.11	**Yonge & Steeles Community Centre (Block 1)**										
4.11.1	Yonge & Steeless CC - Provision for Land (2.02 Ha)	2029	$ 31,389,453	$ -	$ 31,389,453	0%	$ -	$ 31,389,453	$ -	$ -	$ 31,389,453
4.11.2	Yonge & Steeless CC - Studies and Design	2030	$ 9,143,522	$ -	$ 9,143,522	0%	$ -	$ 9,143,522	$ -	$ -	$ 9,143,522
4.11.3	Yonge & Steeles - Building Construction (60,000 sf)	2031	$ 38,098,008	$ -	$ 38,098,008	0%	$ -	$ 38,098,008	$ -	$ -	$ 38,098,008
	Subtotal Yonge & Steeles Community Centre (Block 1)		$ 78,630,982	$ -	$ 78,630,982		$ -	$ 78,630,982	$ -	$ -	$ 78,630,982.5
SUBTOTAL COMMUNITY SERVICES (INDOOR RECREATION)			**$ 562,087,667**	**$ -**	**$ 562,087,667**		**$ 6,812,184**	**$ 555,275,483**	**$ 81,345,894**	**$ 232,594,830**	**$ 241,334,760**

Note 1: Only the principal payments are included in the capital program. Interest Payments are included in the cashflow analysis

APPENDIX E
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CITY OF VAUGHAN
DEVELOPMENT-RELATED CAPITAL PROGRAM
COMMUNITY SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	Ineligible Costs Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs Prior Growth	DC Eligible Costs 2022-2031	DC Eligible Costs Other Dev. Related
4.12 Commitments - Park Development and Facilities										
4.12.1 BU-2554-20 Growth Related Financial Stud	2022	$ 53,861	$ -	$ 53,861	0%	$ -	$ 53,861	$ 53,861	$ -	$ -
4.12.2 DE-7175-17 VMC Edgeley Pond Construction	2022	$ 2,330,205	$ -	$ 2,330,205	0%	$ -	$ 2,330,205	$ 2,330,205	$ -	$ -
4.12.3 DE-7176-17 Black Creek Channel Renewal D	2022	$ 768,012	$ -	$ 768,012	0%	$ -	$ 768,012	$ 768,012	$ -	$ -
4.12.4 FL-5221-19 PKS- Additional sand sifters	2022	$ 3,722	$ -	$ 3,722	0%	$ -	$ 3,722	$ 3,722	$ -	$ -
4.12.5 FL-5276-21 PKS- Additional loader and f	2022	$ 25,000	$ -	$ 25,000	0%	$ -	$ 25,000	$ 25,000	$ -	$ -
4.12.6 FL-5440-20 PKS- Additional salt supply s	2022	$ 24,120	$ -	$ 24,120	0%	$ -	$ 24,120	$ 24,120	$ -	$ -
4.12.7 FL-6784-20 PKS-Two 4x4 1/2-Ton Pickup Tr	2022	$ 92,700	$ -	$ 92,700	0%	$ -	$ 92,700	$ 92,700	$ -	$ -
4.12.8 FL-9553-20 Fleet Management Software	2022	$ 23,487	$ -	$ 23,487	0%	$ -	$ 23,487	$ 23,487	$ -	$ -
4.12.9 FL-9578-21 One Animal Services Purpose-B	2022	$ 128,000	$ -	$ 128,000	0%	$ -	$ 128,000	$ 128,000	$ -	$ -
4.12.10 FL-9642-21 New Vehc for Animal Serv-Off-l	2022	$ 384,000	$ -	$ 384,000	0%	$ -	$ 384,000	$ 384,000	$ -	$ -
4.12.11 ID-2059-18 Dufferin Works Yard Improveme	2022	$ 2,495,479	$ -	$ 2,495,479	0%	$ -	$ 2,495,479	$ 2,495,479	$ -	$ -
4.12.12 PD-8115-21 Project Pre-Work,Survey&Geo I	2022	$ 57,179	$ -	$ 57,179	0%	$ -	$ 57,179	$ 57,179	$ -	$ -
4.12.13 PD-9583-21 Off-Leash Dog Pks Strateg&Cons	2022	$ 421,864	$ -	$ 421,864	0%	$ -	$ 421,864	$ 421,864	$ -	$ -
4.12.14 PK-6287-18 Block 18 District Park Develo	2022	$ 2,015,439	$ -	$ 2,015,439	0%	$ -	$ 2,015,439	$ 2,015,439	$ -	$ -
4.12.15 PK-6319-12 Vaughan Metropolitan Centre (V	2022	$ 223,200	$ -	$ 223,200	0%	$ -	$ 223,200	$ 223,200	$ -	$ -
4.12.16 PK-6347-16 LP-N6 Block 12 Linear Park- D	2022	$ 78,367	$ -	$ 78,367	0%	$ -	$ 78,367	$ 78,367	$ -	$ -
4.12.17 PK-6373-19 Vaughan Super Trail Developme	2022	$ 2,030,369	$ -	$ 2,030,369	0%	$ -	$ 2,030,369	$ 2,030,369	$ -	$ -
4.12.18 PK-6395-13 UV1-N27 Neighborhood Park Dsg	2022	$ 596,893	$ -	$ 596,893	0%	$ -	$ 596,893	$ 596,893	$ -	$ -
4.12.19 PK-6424-17 Block 61W Neighbourhood Park	2022	$ 388,870	$ -	$ 388,870	0%	$ -	$ 388,870	$ 388,870	$ -	$ -
4.12.20 PK-6430-20 Block 30 VMC SmartCentres Urba	2022	$ 1,945,229	$ -	$ 1,945,229	0%	$ -	$ 1,945,229	$ 1,945,229	$ -	$ -
4.12.21 PK-6431-14 61E-N1-Park Design&Constructi	2022	$ -	$ -	$ -	0%	$ -	$ -	$ -	$ -	$ -
4.12.22 PK-6452-14 UV1-LP1-GreenwayDes&Construct	2022	$ 342,476	$ -	$ 342,476	0%	$ -	$ 342,476	$ 342,476	$ -	$ -
4.12.23 PK-6456-18 Block 61W Neighbourhood Park	2022	$ 1,320,599	$ -	$ 1,320,599	0%	$ -	$ 1,320,599	$ 1,320,599	$ -	$ -
4.12.24 PK-6457-21 Block 47 Neighbourhood Park D	2022	$ 70,500	$ -	$ 70,500	0%	$ -	$ 70,500	$ 70,500	$ -	$ -
4.12.25 PK-6498-17 Block 59 District Park Develo	2022	$ 1,257,316	$ -	$ 1,257,316	0%	$ -	$ 1,257,316	$ 1,257,316	$ -	$ -
4.12.26 PK-6528-18 MacMillan Farm Master	2022	$ 110,443	$ -	$ 110,443	0%	$ -	$ 110,443	$ 110,443	$ -	$ -
4.12.27 PK-6537-20 Block 23 VMC Expo City Park De	2022	$ 3,810,329	$ -	$ 3,810,329	0%	$ -	$ 3,810,329	$ 3,810,329	$ -	$ -
4.12.28 PK-6538-16 Thornhill Green Park-Section	2022	$ 14,994	$ -	$ 14,994	0%	$ -	$ 14,994	$ 14,994	$ -	$ -
4.12.29 PK-6548-18 Block 55 Neighbourhood Park D	2022	$ 673,894	$ -	$ 673,894	0%	$ -	$ 673,894	$ 673,894	$ -	$ -
4.12.30 PK-6554-20 Klein Mills Park-Block 55 Nei	2022	$ 177,129	$ -	$ 177,129	0%	$ -	$ 177,129	$ 177,129	$ -	$ -
4.12.31 PK-6565-21 Block 40 Municipal Park Devel	2022	$ 80,500	$ -	$ 80,500	0%	$ -	$ 80,500	$ 80,500	$ -	$ -
4.12.32 PK-6567-19 Block 31 Neighbourhood Park D	2022	$ 1,830,648	$ -	$ 1,830,648	0%	$ -	$ 1,830,648	$ 1,830,648	$ -	$ -
4.12.33 PK-6575-18 Block 61W Secord Park Develop	2022	$ 4,031	$ -	$ 4,031	0%	$ -	$ 4,031	$ 4,031	$ -	$ -
4.12.34 PK-6602-19 Vaughan Super Trail Feasibili	2022	$ 434,273	$ -	$ 434,273	0%	$ -	$ 434,273	$ 434,273	$ -	$ -
4.12.35 PK-6603-20 Block 18 Public Square Develo	2022	$ 700,360	$ -	$ 700,360	0%	$ -	$ 700,360	$ 700,360	$ -	$ -
4.12.36 PK-6604-20 York Hill District Park Redev	2022	$ 437,900	$ -	$ 437,900	0%	$ -	$ 437,900	$ 437,900	$ -	$ -
4.12.37 PK-6636-19 North Maple Regional Park Dev	2022	$ 16,133,196	$ -	$ 16,133,196	0%	$ -	$ 16,133,196	$ 16,133,196	$ -	$ -
4.12.38 PK-6652-20 Concord Go Phase 1-Facility C	2022	$ 40,050	$ -	$ 40,050	0%	$ -	$ 40,050	$ 40,050	$ -	$ -
4.12.39 PK-6653-20 Community Benefit Charge Stra	2022	$ 204,620	$ -	$ 204,620	0%	$ -	$ 204,620	$ 204,620	$ -	$ -
4.12.40 PK-6655-20 Peer Review for Park and Open	2022	$ 270,000	$ -	$ 270,000	0%	$ -	$ 270,000	$ 270,000	$ -	$ -
4.12.41 PK-6657-21 Block 31 Public Indoor Recrea	2022	$ 202,910	$ -	$ 202,910	0%	$ -	$ 202,910	$ 202,910	$ -	$ -
4.12.42 PK-6660-21 PBMP Trail Observation Study	2022	$ 150,000	$ -	$ 150,000	0%	$ -	$ 150,000	$ 150,000	$ -	$ -
4.12.43 PK-6664-21 VST Signage and Wayfinding St	2022	$ 217,742	$ -	$ 217,742	0%	$ -	$ 217,742	$ 217,742	$ -	$ -
4.12.44 PP-9576-21 Block 55/62 Kleinburg/Nashvil	2022	$ 73,369	$ -	$ 73,369	0%	$ -	$ 73,369	$ 73,369	$ -	$ -
4.12.45 RE-9537-17 VMC Library, Recreation and Y	2022	$ 4,442,704	$ -	$ 4,442,704	0%	$ -	$ 4,442,704	$ 4,442,704	$ -	$ -
4.12.46 RP-1972-17 Public Works and Parks Operat	2022	$ 102,344	$ -	$ 102,344	0%	$ -	$ 102,344	$ 102,344	$ -	$ -
Subtotal Commitments - Park Development and Facilities		$ 47,188,323	$ -	$ 47,188,323		$ -	$ 47,188,323	$ 47,188,323	$ -	$ -

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DEVELOPMENT-RELATED CAPITAL PROGRAM
COMMUNITY SERVICES

Project Description		Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	Ineligible Costs Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs Prior Growth	DC Eligible Costs 2022-2031	DC Eligible Costs Other Dev. Related
4.13	**New Park Development**										
4.13.1	New Park Development 2022	2022	$ 38,780,629	$ -	$ 38,780,629	0%	$ -	$ 38,780,629	$ 35,157,762	$ 3,622,867	$ -
4.13.2	New Park Development 2023	2023	$ 34,347,700	$ -	$ 34,347,700	0%	$ -	$ 34,347,700	$ -	$ 34,347,700	$ -
4.13.3	New Park Development 2024	2024	$ 4,852,114	$ -	$ 4,852,114	0%	$ -	$ 4,852,114	$ -	$ 4,852,114	$ -
4.13.4	New Park Development 2025	2025	$ 38,721,495	$ -	$ 38,721,495	0%	$ -	$ 38,721,495	$ -	$ 38,721,495	$ -
4.13.5	New Park Development 2026	2026	$ 8,904,255	$ -	$ 8,904,255	0%	$ -	$ 8,904,255	$ -	$ 8,904,255	$ -
4.13.6	New Park Development 2027	2027	$ 2,699,553	$ -	$ 2,699,553	0%	$ -	$ 2,699,553	$ -	$ 2,699,553	$ -
4.13.7	New Park Development 2028	2028	$ 2,650,748	$ -	$ 2,650,748	0%	$ -	$ 2,650,748	$ -	$ 2,650,748	$ -
4.13.8	New Park Development 2029	2029	$ 6,295,331	$ -	$ 6,295,331	0%	$ -	$ 6,295,331	$ -	$ -	$ 6,295,331
4.13.9	New Park Development 2030	2030	$ 5,838,017	$ -	$ 5,838,017	0%	$ -	$ 5,838,017	$ -	$ -	$ 5,838,017
4.13.10	New Park Development 2031	2031	$ 1,731,342	$ -	$ 1,731,342	0%	$ -	$ 1,731,342	$ -	$ -	$ 1,731,342
	Subtotal New Park Development		$ 144,821,184	$ -	$ 144,821,184		$ -	$ 144,821,184	$ 35,157,762	$ 95,798,732	$ 13,864,690
4.14	**New Playing Fields and Playgrounds**										
4.14.1	New Playing Fields and Playgrounds 2022	2022	$ 1,019,772	$ -	$ 1,019,772	0%	$ -	$ 1,019,772	$ 1,019,772	$ -	$ -
4.14.2	New Playing Fields and Playgrounds 2023	2023	$ 18,496,372	$ -	$ 18,496,372	0%	$ -	$ 18,496,372	$ -	$ 18,496,372	$ -
4.14.3	New Playing Fields and Playgrounds 2024	2024	$ 4,819,054	$ -	$ 4,819,054	0%	$ -	$ 4,819,054	$ -	$ 4,819,054	$ -
4.14.4	New Playing Fields and Playgrounds 2025	2025	$ 7,390,497	$ -	$ 7,390,497	0%	$ -	$ 7,390,497	$ -	$ 7,390,497	$ -
4.14.5	New Playing Fields and Playgrounds 2026	2026	$ 6,986,456	$ -	$ 6,986,456	0%	$ -	$ 6,986,456	$ -	$ 6,986,456	$ -
4.14.6	New Playing Fields and Playgrounds 2027	2027	$ 2,794,252	$ -	$ 2,794,252	0%	$ -	$ 2,794,252	$ -	$ 2,794,252	$ -
4.14.7	New Playing Fields and Playgrounds 2028	2028	$ 1,428,569	$ -	$ 1,428,569	0%	$ -	$ 1,428,569	$ -	$ 1,428,569	$ -
4.14.8	New Playing Fields and Playgrounds 2029	2029	$ 2,437,188	$ -	$ 2,437,188	0%	$ -	$ 2,437,188	$ -	$ -	$ 2,437,188
4.14.9	New Playing Fields and Playgrounds 2030	2030	$ 3,971,828	$ -	$ 3,971,828	0%	$ -	$ 3,971,828	$ -	$ -	$ 3,971,828
4.14.10	New Playing Fields and Playgrounds 2031	2031	$ 1,026,287	$ -	$ 1,026,287	0%	$ -	$ 1,026,287	$ -	$ -	$ 1,026,287
	Subtotal New Playing Fields and Playgrounds		$ 50,370,274	$ -	$ 50,370,274		$ -	$ 50,370,274	$ 1,019,772	$ 41,915,199	$ 7,435,302
4.15	**Trails**										
4.15.1	New Trail Development 2022	2022	$ 240,557	$ -	$ 240,557	0%	$ -	$ 240,557	$ -	$ 240,557	$ -
4.15.1	New Trail Development 2023	2023	$ 4,785,333	$ -	$ 4,785,333	0%	$ -	$ 4,785,333	$ -	$ 4,785,333	$ -
4.15.2	New Trail Development 2024	2024	$ 3,486,000	$ -	$ 3,486,000	0%	$ -	$ 3,486,000	$ -	$ 3,486,000	$ -
4.15.3	New Trail Development 2025	2025	$ 392,652	$ -	$ 392,652	0%	$ -	$ 392,652	$ -	$ 392,652	$ -
4.15.4	New Trail Development 2026	2026	$ 1,355,643	$ -	$ 1,355,643	0%	$ -	$ 1,355,643	$ -	$ 1,355,643	$ -
4.15.5	New Trail Development 2027	2027	$ 2,815,364	$ -	$ 2,815,364	0%	$ -	$ 2,815,364	$ -	$ 2,815,364	$ -
4.15.6	New Trail Development 2028	2028	$ 2,610,000	$ -	$ 2,610,000	0%	$ -	$ 2,610,000	$ -	$ 2,610,000	$ -
4.15.7	New Trail Development 2029	2029	$ 4,434,496	$ -	$ 4,434,496	0%	$ -	$ 4,434,496	$ -	$ -	$ 4,434,496
4.15.8	New Trail Development 2030	2030	$ 211,973	$ -	$ 211,973	0%	$ -	$ 211,973	$ -	$ -	$ 211,973
4.15.9	New Trail Development 2031	2031	$ 2,248,060	$ -	$ 2,248,060	0%	$ -	$ 2,248,060	$ -	$ -	$ 2,248,060
	Subtotal Trails		$ 22,580,078	$ -	$ 22,580,078		$ -	$ 22,580,078	$ -	$ 15,685,549	$ 6,894,530

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CITY OF VAUGHAN
DEVELOPMENT-RELATED CAPITAL PROGRAM
COMMUNITY SERVICES

Project Description		Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	Ineligible Costs Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs Prior Growth	DC Eligible Costs 2022-2031	DC Eligible Costs Other Dev. Related
4.16	**Land**										
4.16.1	New North Operations Centre - Land Servicing	2024	$ 1,989,117	$ -	$ 1,989,117	0%	$ -	$ 1,989,117	$ -	$ 1,989,117	$ -
	Subtotal Land		$ 1,989,117	$ -	$ 1,989,117		$ -	$ 1,989,117	$ -	$ 1,989,117	$ -
4.17	**Operations Facilities**										
4.17.1	Dufferin Works Yard Improvements/ Renovations	2022	$ 24,875	$ -	$ 24,875	0%	$ -	$ 24,875	$ -	$ 24,875	$ -
4.17.4	Dufferin Yard (office space & storage, additional vehicle parking & outdoor storage)	2024	$ 2,376,098	$ -	$ 2,376,098	20%	$ 475,220	$ 1,900,878	$ -	$ 1,900,878	$ -
4.17.5	New North Operations Centre - Annual IO Debt Repayment - Principal Only	2026	$ 586,290	$ -	$ 586,290	0%	$ -	$ 586,290	$ -	$ 586,290	$ -
4.17.6	New North Operations Centre - Annual IO Debt Repayment - Principal Only	2027	$ 632,864	$ -	$ 632,864	0%	$ -	$ 632,864	$ -	$ 632,864	$ -
4.17.7	New North Operations Centre - Annual IO Debt Repayment - Principal Only	2028	$ 648,657	$ -	$ 648,657	0%	$ -	$ 648,657	$ -	$ 648,657	$ -
4.17.8	New North Operations Centre - Annual IO Debt Repayment - Principal Only	2029	$ 664,866	$ -	$ 664,866	0%	$ -	$ 664,866	$ -	$ -	$ 664,866
4.17.9	New North Operations Centre - Annual IO Debt Repayment - Principal Only	2030	$ 681,502	$ -	$ 681,502	0%	$ -	$ 681,502	$ -	$ -	$ 681,502
4.17.10	New North Operations Centre - Annual IO Debt Repayment - Principal Only	2031	$ 698,575	$ -	$ 698,575	0%	$ -	$ 698,575	$ -	$ -	$ 698,575
4.17.11	Dufferin/VMC Yard	2027	$ 16,630,118	$ -	$ 16,630,118	0%	$ -	$ 16,630,118	$ -	$ -	$ 16,630,118
	Subtotal Operations Facilities		$ 22,943,845	$ -	$ 22,943,845		$ 475,220	$ 22,468,626	$ -	$ 3,793,565	$ 18,675,061
4.18	**Non-Roads Fleet and Related Equipment**										
4.18.1	PFHO - New Vehicle - Pick-up	2022	$ 61,382	$ -	$ 61,382	0%	$ -	$ 61,382	$ 61,382	$ -	$ -
4.18.2	PFHO - Horticulture - New Vehicle - Pick-up	2022	$ 61,382	$ -	$ 61,382	0%	$ -	$ 61,382	$ 61,382	$ -	$ -
4.18.3	PFHO - Horticulture - New Vehicle - Pick-up	2022	$ 61,382	$ -	$ 61,382	0%	$ -	$ 61,382	$ 61,382	$ -	$ -
4.18.4	PFHO - Parks - New Vehicle - Pick-up	2022	$ 61,382	$ -	$ 61,382	0%	$ -	$ 61,382	$ 61,382	$ -	$ -
4.18.5	PFHO - Parks - New Vehicle - Pick-up	2022	$ 61,382	$ -	$ 61,382	0%	$ -	$ 61,382	$ 61,382	$ -	$ -
4.18.6	Skid Steers (2)	2022	$ 110,828	$ -	$ 110,828	0%	$ -	$ 110,828	$ 110,828	$ -	$ -
4.18.7	By-Law Enforcement - New Vehicle - Pick-up	2022	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ 57,000	$ -	$ -
4.18.8	PFHO - Parks - New Vehicle - Pick-up	2022	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ 57,000	$ -	$ -
4.18.9	PFHO - Parks - New Vehicle - Trailer	2022	$ 25,200	$ -	$ 25,200	0%	$ -	$ 25,200	$ 25,200	$ -	$ -
4.18.10	Facility Services - Electric Zamboni	2022	$ 150,000	$ -	$ 150,000	0%	$ -	$ 150,000	$ 150,000	$ -	$ -
4.18.11	TSPFO - Parks - New Equipment - Sidewalk snow clearing machine (w. attachments)	2022	$ 260,000	$ -	$ 260,000	0%	$ -	$ 260,000	$ 260,000	$ -	$ -
4.18.12	TSPFO - Parks - New Equipment - MadVac	2022	$ 90,000	$ -	$ 90,000	0%	$ -	$ 90,000	$ 90,000	$ -	$ -
4.18.13	TSPFO - Parks - New Equipment - Utility Vehicle	2022	$ 35,000	$ -	$ 35,000	0%	$ -	$ 35,000	$ 35,000	$ -	$ -
4.18.14	TFMS - Tansportation - New Vehicle - Pickup Truck (w. plow & salting unit)	2022	$ 70,000	$ -	$ 70,000	0%	$ -	$ 70,000	$ 70,000	$ -	$ -
4.18.15	TSPFO - Parks - New Vehicle - Compactor Truck	2022	$ 150,000	$ -	$ 150,000	0%	$ -	$ 150,000	$ 150,000	$ -	$ -
4.18.16	TSPFO - Parks - New Equipment - Two Turf-cutting Zero-Turn Mower	2022	$ 50,000	$ -	$ 50,000	0%	$ -	$ 50,000	$ 50,000	$ -	$ -
4.18.17	TSPFO - Parks - New Vehicle - Enclosed Trailer	2022	$ 21,000	$ -	$ 21,000	0%	$ -	$ 21,000	$ 21,000	$ -	$ -
4.18.18	TSPFO - Parks - New Vehicle - Two Pick-ups	2022	$ 95,000	$ -	$ 95,000	0%	$ -	$ 95,000	$ 95,000	$ -	$ -
4.18.19	TSPFO - Parks - New Equipment - Utility Vehicle	2022	$ 35,000	$ -	$ 35,000	0%	$ -	$ 35,000	$ 35,000	$ -	$ -
4.18.20	PFHO - Forestry - 9" Drum Chipper	2023	$ 43,260	$ -	$ 43,260	0%	$ -	$ 43,260	$ -	$ 43,260	$ -
4.18.21	PFHO - Parks - Skid Steer	2023	$ 55,414	$ -	$ 55,414	0%	$ -	$ 55,414	$ -	$ 55,414	$ -
4.18.22	PFHO - Parks - Skid Steer	2023	$ 55,414	$ -	$ 55,414	0%	$ -	$ 55,414	$ -	$ 55,414	$ -
4.18.23	By-Law Enforcement - New Vehicle - Pick-up	2023	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ 57,000	$ -
4.18.24	PFHO - Forestry - New Vehicle - Pick-up	2023	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ 57,000	$ -
4.18.25	PFHO - Parks - New Vehicle - Pick-up	2023	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ 57,000	$ -
4.18.26	PFHO - Parks - New Vehicle - Dump Truck	2023	$ 174,000	$ -	$ 174,000	0%	$ -	$ 174,000	$ -	$ 174,000	$ -
4.18.27	PFHO - Parks - New Vehicle - Two Trailers	2023	$ 50,400	$ -	$ 50,400	0%	$ -	$ 50,400	$ -	$ 50,400	$ -
4.18.28	PFHO - Forestry - New Vehicle - Trailer	2023	$ 25,200	$ -	$ 25,200	0%	$ -	$ 25,200	$ -	$ 25,200	$ -
4.18.29	PFHO - Forestry - New Vehicle - Stake Truck	2023	$ 93,000	$ -	$ 93,000	0%	$ -	$ 93,000	$ -	$ 93,000	$ -
4.18.30	PFHO - Parks - New Vehicle - Van	2023	$ 68,400	$ -	$ 68,400	0%	$ -	$ 68,400	$ -	$ 68,400	$ -
4.18.31	PFHO - Parks - New Vehicle - Compactor	2023	$ 222,600	$ -	$ 222,600	0%	$ -	$ 222,600	$ -	$ 222,600	$ -
4.18.32	By-Law Enforcement - New Vehicle - Animal Control Vehicle	2024	$ 160,800	$ -	$ 160,800	0%	$ -	$ 160,800	$ -	$ 160,800	$ -
4.18.33	By-Law Enforcement - New Vehicle - Pick-up	2024	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ 57,000	$ -
4.18.34	PFHO - Parks - New Vehicle - Two Pick-ups	2024	$ 114,000	$ -	$ 114,000	0%	$ -	$ 114,000	$ -	$ 114,000	$ -
4.18.35	PFHO - Parks - New Vehicle - Two Trailers	2024	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ 57,000	$ -

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DEVELOPMENT-RELATED CAPITAL PROGRAM
COMMUNITY SERVICES

Project Description		Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						Replacement & BTE Shares	Replacement & BTE Shares		Prior Growth	2022-2031	Other Dev. Related
4.18	**Non-Roads Fleet and Related Equipment - cont'd**										
4.18.36	TSPFO - Parks - New Equipment - Sidewalk snow clearing machine (w. attachments)	2024	$ 260,000	$ -	$ 260,000	0%	$ -	$ 260,000	$ -	$ 260,000	$ -
4.18.37	TSPFO - Parks - New Equipment - MadVac	2024	$ 90,000	$ -	$ 90,000	0%	$ -	$ 90,000	$ -	$ 90,000	$ -
4.18.38	PFHO - Forestry - New Vehicle - Van	2024	$ 68,400	$ -	$ 68,400	0%	$ -	$ 68,400	$ -	$ 68,400	$ -
4.18.39	By-Law Enforcement - New Vehicle - Animal Control Vehicle	2025	$ 160,800	$ -	$ 160,800	0%	$ -	$ 160,800	$ -	$ 160,800	$ -
4.18.40	By-Law Enforcement - New Vehicle - Pick-up	2025	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ 57,000	$ -
4.18.41	PFHO - Forestry - New Vehicle - Pick-up	2025	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ 57,000	$ -
4.18.42	PFHO - Parks - New Vehicle - Two Pick-ups	2025	$ 114,000	$ -	$ 114,000	0%	$ -	$ 114,000	$ -	$ 114,000	$ -
4.18.43	PFHO - Forestry - New Vehicle - Trailer	2025	$ 25,200	$ -	$ 25,200	0%	$ -	$ 25,200	$ -	$ 25,200	$ -
4.18.44	PFHO - Parks - New Vehicle - Trailer	2025	$ 25,200	$ -	$ 25,200	0%	$ -	$ 25,200	$ -	$ 25,200	$ -
4.18.45	By-Law Enforcement - New Vehicle - Pick-up	2026	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ 57,000	$ -
4.18.46	PFHO - Parks - New Vehicle - Two Pick-ups	2026	$ 114,000	$ -	$ 114,000	0%	$ -	$ 114,000	$ -	$ 114,000	$ -
4.18.47	PFHO - Parks - New Vehicle - Dump Truck	2026	$ 174,000	$ -	$ 174,000	0%	$ -	$ 174,000	$ -	$ 174,000	$ -
4.18.48	PFHO - Parks - New Vehicle - Two Trailers	2026	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ 57,000	$ -
4.18.49	TSPFO - Parks - New Vehicle - Dump Truck	2026	$ 174,000	$ -	$ 174,000	0%	$ -	$ 174,000	$ -	$ 174,000	$ -
4.18.50	TSPFO - Parks - New Vehicle - Two Trailers	2026	$ 50,400	$ -	$ 50,400	0%	$ -	$ 50,400	$ -	$ 50,400	$ -
4.18.51	TSPFO - Forestry - New Vehicle - Trailer	2026	$ 25,200	$ -	$ 25,200	0%	$ -	$ 25,200	$ -	$ 25,200	$ -
4.18.52	TSPFO - Forestry - New Vehicle - Stake Truck	2026	$ 77,500	$ -	$ 77,500	0%	$ -	$ 77,500	$ -	$ 77,500	$ -
4.18.53	By-Law Enforcement - New Vehicle - Animal Control Vehicle	2027	$ 160,800	$ -	$ 160,800	0%	$ -	$ 160,800	$ -	$ 160,800	$ -
4.18.54	By-Law Enforcement - New Vehicle - Pick-up	2027	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ 57,000	$ -
4.18.55	PFHO - Forestry - New Vehicle - Pick-up	2027	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ 57,000	$ -
4.18.56	PFHO - Parks - New Vehicle - Two Pick-ups	2027	$ 114,000	$ -	$ 114,000	0%	$ -	$ 114,000	$ -	$ 114,000	$ -
4.18.57	PFHO - Forestry - New Vehicle - Trailer	2027	$ 25,200	$ -	$ 25,200	0%	$ -	$ 25,200	$ -	$ 25,200	$ -
4.18.58	PFHO - Forestry - New Vehicle - Stake Truck	2028	$ 93,600	$ -	$ 93,600	0%	$ -	$ 93,600	$ -	$ -	$ 93,600
4.18.59	PFHO - Parks - New Vehicle - Van	2028	$ 68,400	$ -	$ 68,400	0%	$ -	$ 68,400	$ -	$ -	$ 68,400
4.18.60	PFHO - Forestry - New Vehicle - Chipper Truck	2028	$ 186,000	$ -	$ 186,000	0%	$ -	$ 186,000	$ -	$ -	$ 186,000
4.18.61	PFHO - Parks - New Vehicle - Compactor	2028	$ 223,200	$ -	$ 223,200	0%	$ -	$ 223,200	$ -	$ -	$ 223,200
4.18.62	PFHO - Parks - New Vehicle - Pick-up	2029	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ -	$ 57,000
4.18.63	PFHO - Parks - New Vehicle - Dump Truck	2029	$ 174,000	$ -	$ 174,000	0%	$ -	$ 174,000	$ -	$ -	$ 174,000
4.18.64	By-Law Enforcement - New Vehicle - Pick-up	2029	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ -	$ 57,000
4.18.65	PFHO - Additional salt supply systems	2029	$ 32,400	$ -	$ 32,400	0%	$ -	$ 32,400	$ -	$ -	$ 32,400

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COMMUNITY SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs: Replacement & BTE Shares	Ineligible Costs: Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs: Prior Growth	DC Eligible Costs: 2022-2031	DC Eligible Costs: Other Dev. Related
4.18 Non-Roads Fleet and Related Equipment - cont'd										
4.18.65 PFHO - Forestry - New Vehicle - Dump Truck	2030	$ 174,000	$ -	$ 174,000	0%	$ -	$ 174,000	$ -	$ -	$ 174,000
4.18.66 PFHO - Forestry - New Vehicle - Pick-up	2030	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ -	$ 57,000
4.18.67 PFHO - Parks - New Vehicle - Pick-up	2030	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ -	$ 57,000
4.18.68 PFHO - Parks - New Vehicle - Trailer	2030	$ 25,200	$ -	$ 25,200	0%	$ -	$ 25,200	$ -	$ -	$ 25,200
4.18.69 TFMS - Roads -Skid steer	2031	$ 18,600	$ -	$ 18,600	0%	$ -	$ 18,600	$ -	$ -	$ 18,600
4.18.70 TFMS - Roads - New Vehicle - Pick-up	2031	$ 570,000	$ -	$ 570,000	0%	$ -	$ 570,000	$ -	$ -	$ 570,000
4.18.71 TFMS - Roads - New Vehicle - Trailer	2031	$ 25,200	$ -	$ 25,200	0%	$ -	$ 25,200	$ -	$ -	$ 25,200
4.18.72 TFMS - Additional Small Equipment	2031	$ 43,320	$ -	$ 43,320	0%	$ -	$ 43,320	$ -	$ -	$ 43,320
4.18.73 PFHO - Parks - New Vehicle - Trailer	2031	$ 25,200	$ -	$ 25,200	0%	$ -	$ 25,200	$ -	$ -	$ 25,200
Subtotal Non-Roads Fleet and Related Equipment		$ 6,748,248	$ -	$ 6,748,248		$ -	$ 6,748,248	$ 1,512,940	$ 3,348,188	$ 1,887,120
SUBTOTAL PARKS AND DEVELOPMENT		**$ 296,641,070**	**$ -**	**$ 296,641,070**		**$ 475,220**	**$ 296,165,850**	**$ 84,878,797**	**$ 162,530,350**	**$ 48,756,703**
TOTAL COMMUNITY SERVICES		**$ 858,728,737**	**$ -**	**$ 858,728,737**		**$ 7,287,403**	**$ 851,441,334**	**$ 166,224,691**	**$ 395,125,180**	**$ 290,091,463**

Residential Development Charge Calculation		
Residential Share of 2022 - 2031 DC Eligible Costs	100%	$395,125,180
10-Year Growth in Population in New Units		82,568
Unadjusted Development Charge Per Capita		**$4,785.48**
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022 - 2031 DC Eligible Costs	0%	$0
10-Year Growth in Square Metres		2,557,351
Unadjusted Development Charge Per Square Metre		**$0.00**

2022 - 2031 Net Funding Envelope	$395,125,180
Reserve Fund Balance	
Reserve Fund Balance Before Commitments	$166,224,691
2021 Committed Capital Budget Draws	($112,386,407)
Total Uncommitted Reserve Funds (as at Dec 31 2021)	$53,838,284

APPENDIX E
TABLE 3

CITY OF VAUGHAN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
COMMUNITY SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in $000)

COMMUNITY SERVICES	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	$166,224.7	$38,240.2	$4,293.1	$12,276.8	($65,356.2)	($115,531.6)	($124,787.8)	($150,205.9)	($105,425.8)	($55,495.4)	
2022 - 2031 RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	$161,338.7	$4,886.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	**$166,224.7**
- Community Services : Non Inflated	$3,888.30	$64,582.1	$27,512.9	$107,694.4	$78,346.7	$42,701.9	$57,458.9	$0.0	$0.0	$0.0	**$382,185.1**
- VMC Borrowed Funds	$0.00	$0.0	$2,106.7	$2,159.2	$2,213.0	$2,268.3	$2,325.0	$0.0	$0.0	$0.0	**$11,072.2**
- NOC Borrowed Funds (Community Services Share)	$0.00	$0.0	$0.0	$0.0	$586.3	$632.9	$648.7	$0.0	$0.0	$0.0	**$1,867.8**
- Community Services : Inflated(1)	$165,227.0	$70,857.5	$30,731.1	$116,445.3	$87,604.3	$50,047.5	$67,681.7	$0.0	$0.0	$0.0	**$588,594.4**
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	7,016	7,219	7,429	7,648	7,875	8,591	8,826	9,069	9,319	9,576	**82,568**
REVENUE											
- DC Receipts: Inflated	$35,930.1	$37,706.2	$39,581.1	$41,561.0	$43,653.0	$48,569.5	$50,899.2	$53,344.2	$55,910.3	$58,603.7	**$465,758.2**
INTEREST											
- Interest on Opening Balance	$5,817.9	$1,338.4	$150.3	$429.7	($3,594.6)	($6,354.2)	($6,863.3)	($8,261.3)	($5,798.4)	($3,052.2)	**($26,187.9)**
- Interest on In-year Transactions	($3,555.7)	($911.7)	$154.9	($2,059.3)	($1,208.7)	($40.6)	($461.5)	$933.5	$978.4	$1,025.6	**($5,145.1)**
- Interest on VMC	($949.7)	($1,222.6)	($1,171.5)	($1,119.0)	($1,065.1)	($1,009.9)	($953.1)	($894.9)	($835.1)	($773.8)	**($9,994.8)**
- Interest on NOC (Community Services Share)	$0.0	$0.0	$0.0	$0.0	($355.8)	($373.4)	($357.6)	($341.4)	($324.7)	($307.7)	**($2,060.6)**
TOTAL REVENUE	$37,242.5	$36,910.3	$38,714.7	$38,812.4	$37,428.8	$40,791.4	$42,263.6	$44,780.1	$49,930.4	$55,495.6	**$422,369.9**
CLOSING CASH BALANCE	$38,240.2	$4,293.1	$12,276.8	($65,356.2)	($115,531.6)	($124,787.8)	($150,205.9)	($105,425.8)	($55,495.4)	$0.2	

Note 1: Borrowed funds are not inflated.

2022 Adjusted Charge Per Capita	**$5,120.86**

Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2022	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX F

SERVICES RELATED TO A HIGHWAY:

PUBLIC WORKS: BUILDINGS AND FLEET

APPENDIX F – SERVICES RELATED TO A HIGHWAY - PUBLIC WORKS: BUILDING AND FLEET

This appendix covers the yards and fleet components of the City's operations. The Public Works Department operates from several works yards located throughout the City to provide repair and maintenance services for roads, sidewalks, streetlights and other infrastructure. The City also operates a centralized fleet maintenance operation for the vehicles of nearly all municipal departments, with the exception of the Fire department which maintains its own rolling stock. The works buildings and fleet maintenance functions referred to in this section are solely related to the provision of Public Works services. Non public works fleets (i.e. parks) are accounted for in the Community Services inventory and capital program in Appendix E. Information regarding roads and related infrastructure can be found in Appendix G.

TABLE 1 HISTORICAL SERVICE LEVELS

The Public Works department operates out of three primary locations: Woodbridge Works Building, the Joint Operations Centre and the Dufferin Yard. Fire Station 7-4 is used as storage for the Public Works service. The current inventory of capital assets for Public Works includes approximately 96,400 square feet of building space, including salt domes, with a replacement value of $24.5 million (Page 1). The 21.0 hectares of land associated with the Public Works yards is valued at $158.8 million. The Public Works fixed equipment adds $169,800 to the value of the inventory. The 2,226 vehicles used by the public works departments (i.e. excluding fire, community services, etc.) and as well as those vehicles contracted for service add an additional $30.4 million to the value of the capital assets (Pages 2-8). The vehicles that are owned by the City account for $16.6 million of this total, while leased vehicles account for $13.8 million (Page 8).

As shown on Page 9, the total value of the Public Works capital asset inventory is $213.9 million. The ten-year historical average service level is $344.99 per capita and employee, and this, multiplied by the ten-year forecast growth in net population and employment, results in a ten-year maximum allowable funding envelope of $42.0 million. No uncommitted excess capacity exists for this service.

TABLE 2 2022 – 2031 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE "UNADJUSTED" DEVELOPMENT CHARGES

The Public Works: Buildings and Fleet Capital Program is based on discussions with City staff. Table 2–Page 1 illustrates $4.8 million in public works projects which have been previously approved in the Capital Budget and considered to be committed projects in the City's Public Works DC Reserve Fund. After commitments, about $6.4 million in uncommitted DC reserves are available to fund new projects outlined below.

Three new operational facilities (public works share only) are included for development in the ten-year capital program: interim storage and office space at the Dufferin Yard (2024), the debt associated with the North Operations Centre (NOC) from 2026 to 2031 and a more fulsome new facility at Dufferin Yard in 2027. The total cost of these projects is estimated to be $48.5 million including the remaining cost of servicing the land to accommodate the NOC. It should be noted that the assumed principal portions of the debenture payments associated with the NOC have been identified in the program; interest costs have been included in the cash flow calculations (see Table 3). Lastly, new road related vehicle and equipment additions of approximately $6.4 million are also planned over the period to 2031.

The total ten-year capital program for Public Works totals $59.7 million. No provincial government grants or subsidies are anticipated to offset the cost of the program. A deduction of $475,200 is made to account for the benefit to existing shares related to the replacement components of this interim Dufferin Yards facility. An amount of $6.4 million is available in the uncommitted Public Works DC reserve fund to help offset the cost of the program. Lastly, $5.9 million, the portion of the development-related cost which exceeds the maximum allowable funding envelope, can be recovered through subsequent development charges by-laws or other development-related funding sources.

The 2022–2031 DC costs eligible for recovery totals to $42.0 million. This development related cost is allocated 68 per cent, or $28.6 million, against new residential development, and 32 per cent, or $13.4 million, against non-residential development. This is based on anticipated shares of net population and employment growth over the ten-year forecast period, yielding an unadjusted development charge of $345.95 per capita and $5.26 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge increases to $410.04 per capita and the non-residential calculated charge increases to $6.20 per square metre.

The following table summarizes the calculation of the Public Works: Buildings and Fleet development charge.

PUBLIC WORKS: BUILDINGS AND FLEET SUMMARY

10-year Hist. Service Level per pop & emp	2022 - 2031 Development-Related Capital Program		Unadjusted Development Charge		**Adjusted Development Charge**	
	Total	Net DC Recoverable	$/capita	$/sq.m	**$/capita**	**$/sq.m**
$344.99	$59,686,684	$42,006,539	$345.95	$5.26	**$410.04**	**$6.20**

APPENDIX F
TABLE 1 - PAGE 1

CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS: BUILDINGS AND FLEET

BUILDINGS	# of Square Feet										UNIT COST
Works Department	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/sq.ft)
- Woodbridge Works Building (4630 Langstaff Road)	5,806	5,806	5,806	5,806	5,806	5,806	5,806	5,806	5,806	5,806	$340
- Woodbridge Salt Dome (4630 Langstaff Road)	9,681	9,681	9,681	9,681	9,681	9,681	9,681	9,681	9,681	9,681	$70
- JOC Public Works Admin (2800 Rutherford Road)	20,821	20,821	20,821	20,821	20,821	20,821	20,821	20,821	20,821	20,821	$400
- JOC Other Space (2800 Rutherford Road)	24,024	24,024	24,024	24,024	24,024	24,024	24,024	24,024	24,024	24,024	$400
- JOC Salt Domes (2800 Rutherford Road)	21,146	21,146	21,146	21,146	21,146	21,146	21,146	21,146	21,146	21,146	$70
- Dufferin Yard (e. of Hwy 407)	-	-	-	-	2,336	2,336	2,336	2,336	2,336	2,336	$340
- Dufferin Yard Salt Dome (e. of Hwy 407)	11,126	11,126	11,126	11,126	11,126	11,126	11,126	11,126	11,126	11,126	$70
- Station 7-4 (Kleinburg) - PW Storage	-	-	1,461	1,461	1,461	1,461	1,461	1,461	1,461	1,461	$615
Total (sq. ft.)	**92,603**	**92,603**	**94,064**	**94,064**	**96,400**	**96,400**	**96,400**	**96,400**	**96,400**	**96,400**	
Total ($000)	**$22,848.5**	**$22,848.5**	**$23,747.0**	**$23,747.0**	**$24,541.2**	**$24,541.2**	**$24,541.2**	**$24,541.2**	**$24,541.2**	**$24,541.2**	

LAND	# of Hectares										UNIT COST
Works Department	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/ha)
- Woodbridge Works Building (4630 Langstaff Road)	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	$5,930,319
- JOC (2800 Rutherford Road)	5.48	5.48	5.48	5.48	5.48	5.48	5.48	5.48	5.48	5.48	$8,648,427
- Dufferin Yard (e. of Hwy 407)	4.08	4.08	4.08	4.08	4.08	4.08	4.08	4.08	4.08	4.08	$8,648,427
- Langstaff Snow Dump (w. Of Hwy 27)	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	$8,648,427
- Station 7-4 (Kleinburg) - PW Storage	0.00	0.00	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	$8,648,427
- Land for North Operations Centre (Weston and Kirby) - 11421 Weston Rd.	0.00	0.00	0.00	0.00	0.00	0.00	7.28	7.28	7.28	7.28	$5,930,319
Total (ha)	**13.48**	**13.48**	**13.73**	**13.73**	**13.73**	**13.73**	**21.01**	**21.01**	**21.01**	**21.01**	
Total ($000s)	**$113,481.4**	**$113,481.4**	**$115,643.5**	**$115,643.5**	**$115,643.5**	**$115,643.5**	**$158,816.2**	**$158,816.2**	**$158,816.2**	**$158,816.2**	

Fixed Equipment	Cost in thousands									
Works Department	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
JOC: Generators (1/2 cost, shared with PW)	$68,800	$68,800	$68,800	$68,800	$68,800	$68,800	$68,800	$68,800	$68,800	$68,800
Other Equipment	$76,000	$76,000	$76,000	$76,000	$76,000	$101,000	$101,000	$101,000	$101,000	$101,000
Total ($000s)	**$144.8**	**$144.8**	**$144.8**	**$144.8**	**$144.8**	**$169.8**	**$169.8**	**$169.8**	**$169.8**	**$169.8**

APPENDIX F

TABLE 1 - PAGE 2

CITY OF VAUGHAN

INVENTORY OF CAPITAL ASSETS

PUBLIC WORKS: BUILDINGS AND FLEET

CITY FLEET: ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
1557	2006	7847RK-PICKUP CHEVROLET 2006	1	1	1	1	1	1	1	1	1	1	$44,000
1558	2006	7846RK-PICKUP CHEVROLET 2006	1	1	1	1	1	1	1	1	1	0	$44,000
1588	2006	6831TC-PICKUP RAM QUAD 2006	1	1	1	1	1	1	1	1	1	1	$44,000
1632	2006	9524TE-PICKUP DODGE DAKOTA 06	1	1	1	1	1	1	1	1	1	1	$44,000
1661	2007	5627TK-PICKUP DODGE DAKOTA	1	1	1	1	1	1	1	1	1	1	$44,000
1523	2005	3023RC-PICKUP FORD RANGER	1	1	1	0	0	0	0	0	0	0	$44,000
1527	2005	3922NS-PICKUP 1/2 TON	1	1	1	1	1	1	1	1	0	0	$44,000
1658	2006	6098TM-PICKUP F250 4X4	1	0	0	0	0	0	0	0	0	0	$52,000
1677	2007	9572VA-DUMP STERLING	1	1	1	1	1	1	1	1	1	1	$232,000
1678	2007	9573VA-DUMP STERLING	1	1	1	1	1	1	1	1	1	1	$232,000
1364	2003	Pickup Dodge Dakota	1	1	1	1	1	1	1	1	1	1	$44,000
1365	2003	Pickup Dodge Dakota	1	1	1	1	1	1	1	0	0	0	$44,000
1366	2003	Pickup Dodge Dakota	1	1	1	1	1	0	0	0	0	0	$44,000
1398	2003	Pickup Dodge Dakota	1	1	1	1	1	0	0	0	0	0	$41,000
1344	2002	Sweeper Chassie & Cab Street	1	1	1	1	1	1	1	0	0	0	$468,000
1363	2003	Pickup Dodge Dakota	1	1	1	0	0	0	0	0	0	0	$44,000
1373	2003	Sweeper Chassie & Cab Street	1	1	1	1	1	1	1	1	1	0	$468,000
1473	2003	Asphalt Grinder	1	1	1	1	1	1	1	1	1	1	$30,000
1508	2005	STACKER CONVEYOR 2005	1	1	1	1	1	1	1	0	0	0	$143,000
1587	2006	ROLLER ASPHALT DYNAPAC	1	1	1	1	1	1	1	1	1	1	$51,000
1666	2006	PLATE TAMPER DYNAPAC	1	1	1	1	1	1	1	1	1	1	$3,000
1370	2003	Pickup F150 Ford	1	1	1	1	1	1	1	1	1	1	$44,000
1088	1999	Mid-size Car	1	1	1	1	0	0	0	0	0	0	$44,000
1268	2001	Dodge Dakota Ext. Cab	1	1	1	1	0	0	0	0	0	0	$44,000
1270	2001	1/2 Ton Pickup	1	1	1	0	0	0	0	0	0	0	$44,000
1086	2000	3/4 Ton Pickup	1	1	1	1	1	1	0	0	0	0	$47,000
1059	1999	3/4 Ton Pickup	1	1	1	1	1	0	0	0	0	0	$47,000
1505	2005	AVLN576-VAN DODGE GRAND CARAVA	1	1	1	1	1	1	1	1	1	1	$44,000
2060	2011	TRAFFIC COUNTER	1	1	1	1	1	1	1	1	1	1	$2,000
2062	2011	TRAFFIC COUNTER	1	1	1	1	0	0	0	0	0	0	$2,000
2063	2011	TRAFFIC COUNTER	1	1	1	1	1	1	1	1	1	1	$2,000
2064	2011	CAMERA MOBILE	1	1	1	1	1	1	1	1	1	1	$12,000

APPENDIX F

TABLE 1 - PAGE 3

CITY OF VAUGHAN

INVENTORY OF CAPITAL ASSETS

PUBLIC WORKS: BUILDINGS AND FLEET

CITY FLEET: ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
1982	2010	PICKUP DODGE 4X2 W/ CAB	1	1	1	1	1	1	1	1	1	1	$24,000
12508	2016	PICKUP 1/2 TON 4X2 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,000
12510	2016	PICKUP 1/2 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,000
12511	2016	PICKUP 1/2 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,000
12516	2017	PICKUP 1/2 TON 4X4 CREW CAB	0	0	0	0	0	1	1	1	1	1	$46,000
1814	2009	PICKUP DODGE DAKOTA	1	1	1	1	1	1	1	1	1	1	$44,000
1887	2007	TRAFFIC COUNTER	1	1	1	1	1	0	0	0	0	0	$3,000
1888	2008	TRAFFIC COUNTER	1	1	1	1	1	0	0	0	0	0	$3,000
1889	2008	TRAFFIC COUNTER	1	1	1	1	0	0	0	0	0	0	$3,000
2182	2013	PICKUP 1/2 TON EXT CAB	1	1	1	1	1	1	1	1	1	1	$44,000
2308	2014	PICKUP 1/2 TON 4X2	0	1	1	1	1	1	1	1	1	1	$44,000
12503	2016	PICKUP 1/2 TON 4X2 CREW CAB	0	0	0	0	1	1	1	1	1	1	$44,000
12504	2016	PICKUP 1/2 TON 4X2 CREW CAB	0	0	0	0	1	1	1	1	1	1	$44,000
12515	2016	PICKUP 1/2 TON 4X2 CREW CAB	0	0	0	0	1	1	1	1	1	1	$44,000
1873	2010	VAN MINI DODGE STOW N GO	1	1	1	1	1	1	1	1	1	1	$44,000
1816	2009	PICKUP DODGE DAKOTA	1	1	1	1	1	1	1	1	1	1	$44,000
1840	2009	PICKUP DODGE DAKOTA	1	1	1	1	1	1	1	1	1	1	$44,000
1896	2010	PICKUP DODGE DAKOTA	1	1	1	1	1	1	1	1	1	1	$44,000
12502	2016	PICKUP 1/2 TON 4X2 CREW CAB	0	0	0	0	1	1	1	1	1	1	$44,000
13512	2016	PICKUP 3/4 TON W/PLOW	0	0	0	0	1	1	1	1	1	1	$61,000
1838	2009	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$390
1839	2009	TRIMMER LINE STIHL	1	1	1	1	1	1	1	1	1	1	$390
2104	2012	LOADER SKID STEER	1	1	1	1	1	1	1	1	1	1	$55,000
2175	2012	SAW CUT QUICK STIHL	1	1	1	1	1	1	1	1	1	1	$1,000
2191	2012	PICKUP 1/2 TON 4X4	1	1	1	1	1	1	1	1	1	1	$46,000
2196	2012	PICKUP FORD 4X4 W/PLOW	1	1	1	1	1	1	1	1	1	1	$61,000
2214	2012	TRUCK BED SALT SPREADER	1	1	1	1	1	0	0	0	0	0	$7,000
2287	2014	PICKUP 3/4 TON 4X4 W/PLOW	0	1	1	1	1	1	1	1	1	1	$61,000
2291	2014	DUMP 10 TON	0	1	1	1	1	1	1	1	1	1	$330,000
2301	2014	PICKUP 1/2 TON 4X4	0	1	1	1	1	1	1	1	1	1	$46,000
2302	2014	PICKUP 1/2 TON 4X4	0	1	1	1	1	1	1	1	1	1	$46,000
12517	2017	PICKUP 1/2 TON 4X4 CREW CAB	0	0	0	0	0	1	1	1	1	1	$46,000
16501	2016	DUMP 4X4 2 TON	0	0	0	0	1	1	1	1	1	1	$83,000
22000	2014	SWEEPER	0	0	1	1	1	1	1	1	1	1	$468,000
31000	2014	GRADALL	0	0	1	1	1	1	1	1	1	1	$463,000
40043	2016	TRIMMER LINE STIHL	0	0	0	0	1	1	1	1	1	1	$420
40044	2016	TRIMMER LINE STIHL	0	0	0	0	1	1	1	1	1	1	$420
40045	2016	CHAIN SAW STIHL	0	0	0	0	1	1	1	1	1	1	$210
2109	2012	TRIMMER LINE	1	1	1	1	1	1	1	1	1	1	$490
2110	2012	TRIMMER LINE	1	1	1	1	1	1	1	1	1	1	$490
2197	2012	PICKUP FORD 4X4 W/PLOW	1	1	1	1	1	1	1	1	1	1	$61,000
2216	2013	TRUCK BED SALT SPREADER	0	1	1	1	1	0	0	0	0	0	$7,000

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS: BUILDINGS AND FLEET
CITY FLEET: ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
2313	2014	DUMP 2 TON	0	1	1	1	1	1	1	1	1	1	$83,000
2314	2014	TRAILER ASPHALT HOT MIX	0	0	1	1	1	1	1	1	0	0	$39,000
12501	2016	PICKUP 1/2 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,000
16500	2016	DUMP 4X4 2 TON	0	0	0	0	1	1	1	1	1	1	$83,000
40010	2015	SAW CONCRETE STIHL	0	0	0	1	1	1	1	1	1	1	$2,000
40052	2012	CHAIN SAW STIHL	1	1	1	1	1	1	1	1	1	1	$190
1159	2001	Tandem Axle Dump	1	1	1	1	1	1	1	1	1	0	$330,000
1209	2001	Tandem Axle Dump	1	1	1	1	1	1	0	0	0	0	$235,000
372	1984	Tractor Loader	1	1	1	1	1	1	1	1	1	1	$62,000
845	1990	SAW CONCRETE STIHL	1	1	1	0	0	0	0	0	0	0	$1,000
868	1992	Tag-A-Long Float Trailer	1	1	1	1	1	1	1	1	1	1	$27,000
1073	1999	Case Front End Loader	1	1	0	0	0	0	0	0	0	0	$258,000
1093	2000	2 Ton Asphalt Hauler	1	1	0	0	0	0	0	0	0	0	$24,000
1094	2000	Dump Truck w/Plow	1	1	1	1	1	1	0	0	0	0	$330,000
1151	2000	4x2 Chassis 7 Cab w/Dump	1	1	1	0	0	0	0	0	0	0	$71,000
1289	2001	7896KL Dump	1	1	1	1	1	1	1	1	1	1	$330,000
1290	2001	7897KL Dump	1	1	1	1	1	1	1	1	1	1	$330,000
1297	2002	Tractor Loader/Backhoe	1	1	1	1	1	1	1	1	1	1	$137,000
1298	2001	S/A Dump and Plow	1	1	1	1	1	1	1	1	1	1	$369,000
1702	2007	UTILITY VEHICLE FORD	1	1	1	1	1	1	1	1	1	1	$88,000
1726	2008	Flusher	1	1	1	1	1	1	1	1	1	1	$281,000
1799	2009	Trailer Asphalt Hot Mix	1	1	1	1	1	1	1	1	1	1	$39,000
1822	2009	DUMP 2 TON	1	1	1	1	1	1	1	1	1	1	$79,000
1823	2009	DUMP 2 TON	1	1	1	1	1	1	1	1	1	1	$79,000
1855	2009	SWEEPER STREET REGENERATIVE	1	1	1	1	1	1	1	1	1	1	$468,000
1868	2010	DUMP FREIGHTLINER 6 TON	1	1	1	1	1	1	1	1	1	1	$275,000
1879	2010	SNOW BLOWER/LOADER ATTACHMENT	1	1	1	1	1	1	1	1	1	1	$162,000
1880	2010	SNOW BLOWER/LOADER ATTACHMENT	1	1	1	1	1	1	1	1	1	1	$162,000
1899	2010	PICKUP FORD F250	1	1	1	1	1	1	1	1	0	0	$44,000
1900	2010	LOADER FRONT END	1	1	1	1	1	1	1	1	1	1	$323,000
1901	2010	LOADER FRONT END	1	1	1	1	1	1	1	1	1	1	$323,000
1902	2010	SIGN TRUCK	1	1	1	1	1	1	1	1	1	1	$111,000
1906	2010	PICKUP 3/4 TON FORD	1	1	1	1	1	1	1	1	0	0	$47,000
1917	2010	PICKUP 4X4 W/PLOW F250	1	1	1	1	1	1	1	0	0	0	$61,000

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CITY OF VAUGHAN

INVENTORY OF CAPITAL ASSETS

PUBLIC WORKS: BUILDINGS AND FLEET

CITY FLEET: ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
1960	2010	SWEEPER STREET REGENERATIVE	1	1	1	1	1	1	1	1	1	1	$468,000
1975	2010	TRAILER 6TON PLATINUM	1	1	1	1	1	1	1	1	1	1	$11,000
1977	2010	PICKUP FORD 4X4 W/PLOW	1	1	1	1	1	1	0	0	0	0	$61,000
1978	2010	PICKUP FORD 4X4 W/PLOW	1	1	1	1	1	1	0	0	0	0	$61,000
1980	2010	PICKUP CHEV 3/4 TON W/CAB	1	1	1	1	1	1	1	1	1	1	$47,000
1981	2010	PICKUP DODGE 4X4 W/ CAB	1	1	1	1	1	1	1	1	1	1	$33,000
1990	2010	GRADER	1	1	1	1	1	1	1	1	1	1	$308,000
2022	2011	J6472A-TRAILER PLATINUM 2 TON	1	1	1	1	1	1	1	1	1	1	$10,000
2033	2011	4970ZV-DUMP 2 TON 4X4 DODGE	1	1	1	1	1	1	1	1	1	1	$83,000
2040	2011	3673ZX-DUMP 2 TON 4X4 DODGE	1	1	1	1	1	1	1	1	1	1	$83,000
2043	2011	SAW CONCRETE 14"	1	1	1	1	1	1	1	1	1	1	$2,000
2054	2011	TRACTOR/BAKCHOE/LOADER	1	1	1	1	1	1	1	1	1	1	$132,000
2055	2011	STEAMER	1	1	1	1	1	1	1	1	1	1	$60,000
2041	2011	3672ZX-DUMP 2 TON 4X4 DODGE	1	1	1	1	1	1	1	1	1	1	$83,000
2044	2011	SAW CONCRETE 12"	1	1	1	1	1	1	1	1	1	1	$1,000
2070	2011	TRACTOR/LOADER/FLAIL	1	1	1	1	1	1	1	1	1	1	$124,000
879	1994	Hydraulic Crane	1	1	1	1	1	0	0	0	0	0	$22,000
1182	2000	GVW single axle w/dump & crane	1	1	1	1	1	1	1	1	1	1	$248,000
1199	2000	CRANE HI-AB	1	1	1	1	1	1	1	1	1	1	$3,000
1425	2003	PICKUP CHEV EXT CAB - 4758MF	1	1	1	1	1	1	1	1	0	0	$44,000
1533	2005	PICKUP 3/4 TON CHEV - 1428RD	1	1	1	0	0	0	0	0	0	0	$47,000
1580	2006	VAN CUBE FORD	1	1	1	1	1	0	0	0	0	0	$55,000
1586	2006	PICKUP DODGE DAKOTA	1	1	1	1	1	1	1	1	1	1	$44,000
1731	2008	Pickup	1	1	1	1	1	1	1	0	0	0	$54,000
1771	2008	1 TON CHASSIS	1	1	1	1	1	1	1	1	1	1	$68,000
1797	2008	Trailer	1	1	1	1	1	1	1	1	1	1	$10,000
1903	2010	PICKUP 3/4 TON FORD	1	1	1	1	1	1	1	1	1	1	$47,000
1918	2010	PICKUP 4X4 W/PLOW F250	1	1	1	1	1	1	1	1	1	1	$61,000
1921	2010	GATOR UTILITY VEHICLE	1	1	1	1	1	1	1	1	1	1	$16,000
1970	2010	TRAILER 4 TON PLATINUM	1	1	1	1	1	1	1	1	1	1	$11,000
2000	2010	DUMP 1 TON 4X4 CHASSIS	1	1	1	1	1	1	1	1	1	1	$70,000
2001	2010	DUMP 1 TON 4X4 CHASSIS	1	1	1	1	1	1	1	1	1	1	$70,000
2024	2011	6891ZR-VAN E-150 FORD	1	1	1	1	1	1	1	1	1	1	$55,000
2031	2011	6973ZR-VAN E-150 FORD	1	1	1	1	1	1	1	1	1	1	$55,000

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CITY OF VAUGHAN

INVENTORY OF CAPITAL ASSETS

PUBLIC WORKS: BUILDINGS AND FLEET

CITY FLEET: ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
2066	2011	TRAILER W/TRASH PUMP	1	1	1	1	1	1	1	1	1	1	$69,000
2100	2012	PICKUP 1/2 TON CREW CAB	1	1	1	1	1	1	1	1	1	1	$44,000
2180	2012	PICKUP 3/4 TON 4X4 CREW CAB	1	1	1	1	1	1	1	1	1	1	$52,000
2184	2012	PICKUP 3/4 TON	1	1	1	1	1	1	1	1	1	1	$47,000
2212	2012	TRAILER W/MOBILE GENERATOR	1	1	1	1	1	1	1	1	1	1	$159,000
2215	2013	UTILITY TRUCK W/CRANE	0	1	1	1	1	1	1	1	1	1	$110,000
2217	2013	UTILITY TRUCK	0	1	1	1	1	1	1	1	1	1	$67,000
2265	2014	TRAILER PLUS	0	1	1	1	1	1	1	1	1	1	$6,000
2289	2014	PICKUP 3/4 TON EXT. CAB	0	1	1	1	1	1	1	1	1	1	$47,000
13515	2017	PICKUP 3/4 TON W/PLOW	0	0	0	0	1	1	1	1	1	1	$61,000
14004	2016	VAN CARGO 1 TON	0	0	0	0	1	1	1	1	1	1	$55,000
38000	2015	UTILITY VEHICLE ARGO	0	0	0	1	1	1	1	1	1	1	$32,000
45000	2015	TRAILER ARGO	0	0	0	1	1	1	1	1	1	1	$3,000
2072	2011	TRAFFIC COUNTER	1	1	1	1	1	1	1	1	1	1	$2,000
2073	2011	TRAFFIC COUNTER	1	1	1	1	1	0	0	0	0	0	$2,000
2074	2011	TRAFFIC COUNTER	1	1	1	1	1	1	1	1	1	1	$2,000
2097	2012	VIDEO COLLECTION UNIT	1	1	1	1	1	1	1	1	1	1	$5,000
2108	2012	UTILITY TRUCK	1	1	1	1	1	1	1	1	1	1	$71,000
2278	2014	TRAFFIC COUNTER	0	1	1	1	1	1	1	1	1	1	$3,000
2279	2014	TRAFFIC COUNTER	0	1	1	1	1	1	1	1	1	1	$3,000
2280	2014	TRAFFIC COUNTER	0	1	1	1	1	1	1	1	1	1	$3,000
2281	2014	TRAFFIC COUNTER	0	1	1	1	1	1	1	1	1	1	$3,000
2282	2014	TRAFFIC COUNTER	0	1	1	1	1	1	1	1	1	1	$3,000
2283	2014	TRAFFIC COUNTER	0	1	1	1	1	1	1	1	1	1	$3,000
2284	2014	TRAFFIC COUNTER	0	1	1	1	1	1	1	1	1	1	$3,000
2285	2014	TRAFFIC COUNTER	0	1	1	1	1	1	1	1	1	1	$3,000
11005	2011	MINI VAN	0	0	0	1	1	1	1	1	1	1	$44,000
14005	2016	VAN CARGO 1 TON	0	0	0	0	1	1	1	1	1	1	$55,000
1139	2001	3/4 Ton HD Pickup	1	1	1	1	0	0	0	0	0	0	$47,000
1269	2001	1/2 Ton Pickup	1	1	1	1	1	1	0	0	0	0	$44,000
1348	2002	Ford Ranger Pickup	1	1	1	1	1	1	1	1	1	1	$44,000
1984	2010	PICKUP DODGE 4X2 W/ CAB	1	1	1	1	1	1	1	1	1	1	$24,000
371	1984	DBH Thawing Machine	1	1	1	1	1	1	1	1	1	1	$34,000
742	1988	GAS DETECTOR EXOTOX	1	1	1	1	1	0	0	0	0	0	$3,000
881	1993	STEAM JENNY/25CH	1	1	1	1	1	1	1	1	1	1	$6,000
1424	2003	Pickup Ford F150	1	1	1	1	1	0	0	0	0	0	$44,000

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CITY OF VAUGHAN

INVENTORY OF CAPITAL ASSETS

PUBLIC WORKS: BUILDINGS AND FLEET

CITY FLEET: ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
1437	2003	TRAILER VACUUM EXCAVATO	1	1	1	1	1	1	1	1	1	1	$70,000
1526	2005	PICKUP 3/4 TON W/PLOW	1	1	1	1	1	1	1	1	1	1	$61,000
1554	2005	VAN 3/4 TON 2006 FORD	1	1	1	1	0	0	0	0	0	0	$55,000
1562	2005	VAN FORD E250	1	1	1	1	0	0	0	0	0	0	$55,000
1563	2005	VAN FORD E250	1	1	1	1	0	0	0	0	0	0	$55,000
1575	2006	VAN GMC LT2500	1	1	1	1	1	1	1	1	0	0	$47,000
1639	2006	1410TF-VAN CARGO 2006 GMC	1	1	1	1	1	1	0	0	0	0	$55,000
1664	2006	VAN SAVANA CARGO - 5535TM	1	1	1	1	1	1	1	0	0	0	$55,000
1665	2006	VAN SAVANA CARGO - 5536TM	1	1	1	1	1	1	1	0	0	0	$55,000
1671	2007	PICKUP DODGE RAM - 4917TR	1	1	1	1	1	1	1	1	1	1	$44,000
1686	2007	SERVICE VEHICLE	1	1	1	1	1	1	1	1	1	1	$114,000
1725	2008	3/4 Ton Cargo Van	1	1	1	1	1	1	1	1	1	1	$55,000
1730	2008	Pickup	1	1	1	1	1	1	1	1	1	1	$54,000
1770	2006	1 TON CHASSIS	1	1	1	1	1	1	1	1	1	1	$68,000
1800	2009	VAN CARGO FORD	1	1	1	1	1	1	1	1	1	1	$55,000
1801	2009	VAN CARGO FORD	1	1	1	1	1	1	1	1	1	1	$55,000
2023	2011	6890ZR-VAN E-150 FORD	1	1	1	1	1	1	1	1	1	1	$55,000
2096	2012	PICKUP 1/2 TON CREW CAB	1	1	1	1	1	1	1	1	1	1	$44,000
2106	2012	VAN CUBE FORD	1	1	1	1	1	1	1	1	1	1	$55,000
2107	2012	VAN CARGO FORD	1	1	1	1	1	1	1	1	1	1	$55,000
13510	2016	PICKUP 3/4 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,000
13513	2016	PICKUP 3/4 TON 4X4 CREW CAB	0	0	0	0	1	1	1	1	1	1	$46,000
14002	2016	VAN CARGO 1 TON	0	0	0	0	1	1	1	1	1	1	$55,000
14006	2017	VAN CARGO 1 TON	0	0	0	0	1	1	1	1	1	1	$55,000
14007	2017	VAN CARGO 1 TON	0	0	0	0	1	1	1	1	1	1	$55,000
14008	2017	VAN CARGO 1 TON	0	0	0	0	1	1	1	1	1	1	$55,000
12521	2018	CHEVROLET - PICKUP COMPACT CREW CAB	0	0	0	0	0	0	1	1	1	1	$49,900
12529	2019	CHEVROLET - PICKUP COMPACT CREW CAB	0	0	0	0	0	0	0	1	1	1	$45,800
6514	2018	HITACHI LOADER	0	0	0	0	0	0	0	1	1	1	$321,400
13518	2018	DODGE - PICKUP 1 TON 4X4 WITH PLOW	0	0	0	0	0	0	1	1	1	1	$89,900
23000	2018	DUMP ROLL-OFF FREIGHTLINER/PLOW	0	0	0	0	0	0	1	1	1	1	$436,100
44002	2019	SALT STACKER	0	0	0	0	0	0	0	1	1	1	$139,900
6522	2019	FRONT END LOADER	0	0	0	0	0	0	0	1	1	1	$321,400
6523	2019	FRONT END LOADER	0	0	0	0	0	0	0	1	1	1	$321,400
32000	2019	LOADER	0	0	0	0	0	0	0	1	1	1	$321,400
40195	2020	SAW CONCRETE	0	0	0	0	0	0	0	0	1	1	$15,400
13523	2020	PICKUP 3/4 TON 4X2 CREW CAB	0	0	0	0	0	0	0	0	1	1	$52,600
12532	2020	PICKUP COMPACT 4X4 EXTENDED CAB	0	0	0	0	0	0	0	0	1	1	$40,900

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CITY OF VAUGHAN
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS: BUILDINGS AND FLEET
CITY FLEET: ROADS DEPARTMENT

Inventory Number	Model Year	Description	Total Number of Vehicles										UNIT COST ($/Vehicle)
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
6533	2019	FRONT END LOADER	0	0	0	0	0	0	0	0	1	1	$291,900
6532	2019	FRONT END LOADER	0	0	0	0	0	0	0	0	1	1	$291,900
12518	2018	DODGE - PICKUP 1/2 TON CREW CAB	0	0	0	0	0	0	1	1	1	1	$46,500
13517	2018	DODGE - PICKUP 1 TON 4X4 WITH PLOW	0	0	0	0	0	0	1	1	1	1	$89,900
23001	2018	DUMP ROLL-OFF FREIGHTLINER	0	0	0	0	0	0	1	1	1	1	$399,100
40126	2018	STIHL AUGER DRILL	0	0	0	0	0	0	1	1	1	1	$900
40198	2020	KOMBI POWERHEAD W/ATTACHMENTS	0	0	0	0	0	0	0	0	1	1	$900
40199	2020	KOMBI POWERHEAD W/ATTACHMENTS	0	0	0	0	0	0	0	0	1	1	$900
6524	2019	FRONT END LOADER	0	0	0	0	0	0	0	1	1	1	$0
42017	2020	TRUCK BED SALT SPREADER	0	0	0	0	0	0	0	0	1	1	$8,500
6529	2020	TRAILER W/ASPHALT HOT BOX	0	0	0	0	0	0	0	0	1	1	$0
13524	2020	PICKUP 3/4 TON 4X2 CREW CAB	0	0	0	0	0	0	0	0	1	1	$52,600
13525	2020	PICKUP 3/4 TON 4X4 CREW CAB W/PLOW	0	0	0	0	0	0	0	0	1	1	$52,600
40196	2020	BACKPACK BLOWER	0	0	0	0	0	0	0	0	1	1	$61,900
40197	2020	BACKPACK BLOWER	0	0	0	0	0	0	0	0	1	1	$600
40200	2020	POLE SAW PRUNER	0	0	0	0	0	0	0	0	1	1	$600
40201	2020	CHAINSAW	0	0	0	0	0	0	0	0	1	1	$700
40202	2020	POLE HEDGE TRIMMER	0	0	0	0	0	0	0	0	1	1	$400
40203	2020	HEDGE TRIMMER	0	0	0	0	0	0	0	0	1	1	$400
6515	2019	SUV Nissan Qashqai	0	0	0	0	0	0	0	1	1	1	$47,000
6516	2019	SUV Nissan Qashqai	0	0	0	0	0	0	0	1	1	1	$46,900
9000	2018	HYDROVAC	0	0	0	0	0	0	1	1	1	1	$732,400
10000	2018	NISSIAN - CAR ELECTRIC	0	0	0	0	0	0	1	1	1	1	$48,500
12519	2018	DODGE - PICKUP 1/2 TON CREW CAB	0	0	0	0	0	0	1	1	1	1	$48,800
13521	2019	FORD - PICKUP 3/4 TON 4X4 CREW CAB	0	0	0	0	0	0	0	1	1	1	$61,900
13522	2019	FORD - PICKUP 3/4 TON 4X4 CREW CAB	0	0	0	0	0	0	0	1	1	1	$61,900
14013	2019	VAN CARGO 3/4 TON	0	0	0	0	0	0	0	1	1	1	$50,200
15027	2017	SUV NISSAN ROGUE	0	0	0	0	0	0	1	1	1	1	$47,000
15028	2017	SUV NISSAN ROGUE	0	0	0	0	0	0	1	1	1	1	$46,900
15029	2017	SUV NISSAN ROGUE	0	0	0	0	0	0	1	1	1	1	$47,500
15030	2017	SUV NISSAN ROGUE	0	0	0	0	0	0	1	1	1	1	$46,900
15031	2017	SUV NISSAN ROGUE	0	0	0	0	0	0	1	1	1	1	$47,500
15032	2017	SUV NISSAN ROGUE	0	0	0	0	0	0	1	1	1	1	$47,500
42016	2018	ATTACHMENT, TAILGATE LIFT	0	0	0	0	0	0	0	1	1	1	$5,000
45011	2018	PORTABLE WATER TRAILER	0	0	0	0	0	0	1	1	1	1	$49,300
45013	2020	MESSAGE BOARD	0	0	0	0	0	0	0	0	1	1	$18,700
45014	2020	MESSAGE BOARD	0	0	0	0	0	0	0	0	1	1	$18,700
13526	2020	PICK-UP FORD 3/4 TON 4X4 CREW CAB	0	0	0	0	0	0	0	0	1	1	$65,800
			2165	**2184**	**2186**	**2185**	**2201**	**2192**	**2203**	**2210**	**2228**	**2226**	
			$12,520.0	**$13,339.0**	**$14,027.0**	**$13,857.0**	**$14,623.0**	**$14,437.0**	**$15,878.6**	**$16,742.8**	**$17,453.8**	**$16,611.8**	
			$0.0	**$0.0**	**$1,240.0**	**$1,240.0**	**$11,780.0**	**$13,800.0**	**$13,800.0**	**$13,800.0**	**$13,800.0**	**$13,800.0**	
			$12,520.0	**$13,339.0**	**$15,267.0**	**$15,097.0**	**$26,403.0**	**$28,237.0**	**$29,678.6**	**$30,542.8**	**$31,253.8**	**$30,411.8**	

APPENDIX F
TABLE 1 - PAGE 9

CITY OF VAUGHAN
CALCULATION OF SERVICE LEVELS
PUBLIC WORKS: BUILDINGS AND FLEET

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historical Population	291,801	295,344	298,930	302,560	306,233	311,243	316,334	321,509	326,769	332,114
Historical Employment	181,268	187,958	194,896	202,089	209,549	213,643	217,858	222,201	226,677	231,293
Total Population + Employment	**473,069**	**483,302**	**493,826**	**504,649**	**515,782**	**524,885**	**534,193**	**543,710**	**553,446**	**563,407**

INVENTORY SUMMARY ($000)

Buildings	$22,848.5	$22,848.5	$23,747.0	$23,747.0	$24,541.2	$24,541.2	$24,541.2	$24,541.2	$24,541.2	$24,541.2
Land	$113,481.4	$113,481.4	$115,643.5	$115,643.5	$115,643.5	$115,643.5	$158,816.2	$158,816.2	$158,816.2	$158,816.2
Fixed Equipment	$144.8	$144.8	$144.8	$144.8	$144.8	$169.8	$169.8	$169.8	$169.8	$169.8
Roads Related Fleet	$12,520.0	$13,339.0	$15,267.0	$15,097.0	$26,403.0	$28,237.0	$29,678.6	$30,542.8	$31,253.8	$30,411.8
Total ($000)	**$148,994.6**	**$149,813.6**	**$154,802.2**	**$154,632.2**	**$166,732.5**	**$168,591.5**	**$213,205.8**	**$214,070.0**	**$214,781.0**	**$213,939.0**

SERVICE LEVEL ($/pop + empl)

											Average Service Level
Buildings	$48.30	$47.28	$48.09	$47.06	$47.58	$46.76	$45.94	$45.14	$44.34	$43.56	$46.40
Land	$239.88	$234.80	$234.18	$229.16	$224.21	$220.32	$297.30	$292.10	$286.96	$281.89	$254.08
- Fixed Equipment	$0.31	$0.30	$0.29	$0.29	$0.28	$0.32	$0.32	$0.31	$0.31	$0.30	$0.30
Roads Related Fleet	$26.47	$27.60	$30.92	$29.92	$51.19	$53.80	$55.56	$56.17	$56.47	$53.98	$44.21
Total ($/pop + empl)	**$314.95**	**$309.98**	**$313.48**	**$306.42**	**$323.26**	**$321.20**	**$399.12**	**$393.72**	**$388.08**	**$379.72**	**$344.99**

CITY OF VAUGHAN
CALCULATION OF MAXIMUM ALLOWABLE FUNDING ENVELOPE
PUBLIC WORKS: BUILDINGS AND FLEET

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2012 - 2021	$344.99
Net Population & Employment Growth 2022 - 2031	121,762
Maximum Allowable Funding Envelope	**$42,006,539**

APPENDIX F
TABLE 2 - PAGE 1

CITY OF VAUGHAN
DEVELOPMENT-RELATED CAPITAL PROGRAM
PUBLIC WORKS: BUILDINGS AND FLEET

Project Description		Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						Replacement & BTE Shares	Replacement & BTE Shares		Prior Growth	2022-2031	Other Dev. Related
5.0 PUBLIC WORKS: BUILDINGS AND FLEET											
5.1	**Committed Projects**										
5.1.1	FL-5502-20 PW-RDS- Additional Air Regene	2022	$ 530,353	$ -	$ 530,353	0%	$ -	$ 530,353	$ 530,353	$ -	$ -
5.1.2	FL-5505-15 PW-RDS- AdditSmall Equi	2022	$ 27,128	$ -	$ 27,128	0%	$ -	$ 27,128	$ 27,128	$ -	$ -
5.1.3	FL-5508-15 PW-RDS - Additional Hydraulic	2022	$ 18,866	$ -	$ 18,866	0%	$ -	$ 18,866	$ 18,866	$ -	$ -
5.1.4	FL-9553-20 Fleet Management Software	2022	$ 25,554	$ -	$ 25,554	0%	$ -	$ 25,554	$ 25,554	$ -	$ -
5.1.5	ID-2059-18 Dufferin Works Yard Improveme	2022	$ 3,304,566	$ -	$ 3,304,566	0%	$ -	$ 3,304,566	$ 3,304,566	$ -	$ -
5.1.6	RP-1972-17 Public Works and Parks Operat	2022	$ 897,794	$ -	$ 897,794	0%	$ -	$ 897,794	$ 897,794	$ -	$ -
5.1.7	RP-7144-21 Loader scale computers for tr	2022	$ 35,850	$ -	$ 35,850	0%	$ -	$ 35,850	$ 35,850	$ -	$ -
	Subtotal Committed Projects		$ 4,840,111	$ -	$ 4,840,111		$ -	$ 4,840,111	$ 4,840,111	$ -	$ -
5.2	**Land**										
5.2.1	New North Operations Centre - Land Servicing	2024	$ 3,884,445	$ -	$ 3,884,445	0%	$ -	$ 3,884,445	$ 3,884,445	$ -	$ -
	Subtotal Land		$ 3,884,445	$ -	$ 3,884,445		$ -	$ 3,884,445	$ 3,884,445	$ -	$ -
5.3	**Operations Facilities**										
5.3.1	Dufferin Operations Centre (office space & storage, additional vehicle parking & outdoor storage)	2024	$ 2,376,098	$ -	$ 2,376,098	20%	$ 475,220	$ 1,900,878	$ 231,689	$ 1,669,189	$ -
5.3.2	New North Operations Centre - Annual IO Debt Repayment - Principal Only	2026	$ 2,345,162	$ -	$ 2,345,162	0%	$ -	$ 2,345,162	$ -	$ 2,345,162	$ -
5.3.3	New North Operations Centre - Annual IO Debt Repayment - Principal Only	2027	$ 2,531,456	$ -	$ 2,531,456	0%	$ -	$ 2,531,456	$ -	$ 2,531,456	$ -
5.3.4	New North Operations Centre - Annual IO Debt Repayment - Principal Only	2028	$ 2,594,629	$ -	$ 2,594,629	0%	$ -	$ 2,594,629	$ -	$ 2,594,629	$ -
5.3.5	New North Operations Centre - Annual IO Debt Repayment - Principal Only	2029	$ 2,659,465	$ -	$ 2,659,465	0%	$ -	$ 2,659,465	$ -	$ 2,659,465	$ -
5.3.6	New North Operations Centre - Annual IO Debt Repayment - Principal Only	2030	$ 2,726,006	$ -	$ 2,726,006	0%	$ -	$ 2,726,006	$ -	$ 2,226,407	$ 499,599
5.3.7	New North Operations Centre - Annual IO Debt Repayment - Principal Only	2031	$ 2,794,299	$ -	$ 2,794,299	0%	$ -	$ 2,794,299	$ -	$ -	$ 2,794,299
5.3.8	Joint Operations Centre (new salt dome, wash bay, & brine bldg)	2025	$ 8,673,700	$ -	$ 8,673,700	0%	$ -	$ 8,673,700	$ -	$ 8,673,700	$ -
5.3.9	Dufferin/VMC Yard	2027	$ 17,875,130	$ -	$ 17,875,130	0%	$ -	$ 17,875,130	$ -	$ 17,875,130	$ -
	Subtotal Operations Facilities		$ 44,575,945	$ -	$ 44,575,945		$ 475,220	$ 44,100,726	$ 231,689	$ 40,575,139	$ 3,293,898

APPENDIX F
TABLE 2 - PAGE 2

CITY OF VAUGHAN
DEVELOPMENT-RELATED CAPITAL PROGRAM
PUBLIC WORKS: BUILDINGS AND FLEET

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	Ineligible Costs Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs Prior Growth	DC Eligible Costs 2022-2031	DC Eligible Costs Other Dev. Related
5.4 Roads Fleet and Related Equipment										
5.4.1 TFMS - Sidewalk Tractor	2022	$ 47,933	$ -	$ 47,933	0%	$ -	$ 47,933	$ 47,933	$ -	$ -
5.4.2 TFMS - Sidewalk Tractor	2022	$ 47,933	$ -	$ 47,933	0%	$ -	$ 47,933	$ 47,933	$ -	$ -
5.4.3 TFMS - Roads - New Vehicle - Trailer	2022	$ 25,200	$ -	$ 25,200	0%	$ -	$ 25,200	$ 25,200	$ -	$ -
5.4.4 TFMS - Roads - New Vehicle - Packer	2022	$ 235,200	$ -	$ 235,200	0%	$ -	$ 235,200	$ 235,200	$ -	$ -
5.4.5 TFMS - Roads - New Vehicle - Bucket Truck	2022	$ 154,800	$ -	$ 154,800	0%	$ -	$ 154,800	$ 154,800	$ -	$ -
5.4.6 TFMS - Roads - New Vehicle - Sweeper - Ride-on	2023	$ 445,200	$ -	$ 445,200	0%	$ -	$ 445,200	$ 445,200	$ -	$ -
5.4.7 TFMS - Utility Truck Box with Hydraulic Platform Extension	2022	$ 25,154	$ -	$ 25,154	0%	$ -	$ 25,154	$ 25,154	$ -	$ -
5.4.8 TFMS - Tansportation - New Vehicle - Pickup Truck (w. plow & salting unit)	2022	$ 70,000	$ -	$ 70,000	0%	$ -	$ 70,000	$ 70,000	$ -	$ -
5.4.9 PW-RDS - 2 ton Utility truck box with hydraulic platform extension	2022	$ 20,962	$ -	$ 20,962	0%	$ -	$ 20,962	$ 20,962	$ -	$ -
5.4.10 Vehicles for Parks & Horitculture Growth	2022	$ 144,200	$ -	$ 144,200	0%	$ -	$ 144,200	$ 144,200	$ -	$ -
5.4.11 PFHO - Sidewalk Tractors (2)	2023	$ 95,862	$ -	$ 95,862	0%	$ -	$ 95,862	$ 95,862	$ -	$ -
5.4.12 Vehicles for Horticulture (Beautification Strategy)	2022	$ 72,100	$ -	$ 72,100	0%	$ -	$ 72,100	$ 72,100	$ -	$ -
5.4.13 TFMS - Roads - New Vehicle - Dump Truck	2023	$ 174,000	$ -	$ 174,000	0%	$ -	$ 174,000	$ 174,000	$ -	$ -
5.4.14 DE - New Vehicle - SUV	2023	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ 57,000	$ -	$ -
5.4.15 DE - New Vehicle - SUV	2023	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ 57,000	$ -	$ -
5.4.16 TFMS - Roads - New Vehicle - Pick-up	2024	$ 570,000	$ -	$ 570,000	0%	$ -	$ 570,000	$ 570,000	$ -	$ -
5.4.17 TFMS - Roads - New Vehicle - Trailer	2024	$ 25,200	$ -	$ 25,200	0%	$ -	$ 25,200	$ 25,200	$ -	$ -
5.4.18 TFMS - Additional Small Equipment	2024	$ 43,320	$ -	$ 43,320	0%	$ -	$ 43,320	$ 43,320	$ -	$ -
5.4.19 TFMS - Roads - New Vehicle - Utility Truck	2025	$ 93,600	$ -	$ 93,600	0%	$ -	$ 93,600	$ -	$ 93,600	$ -
5.4.20 TFMS - Roads - New Vehicle - Dump Truck	2025	$ 174,000	$ -	$ 174,000	0%	$ -	$ 174,000	$ -	$ 174,000	$ -
5.4.21 TFMS - Tansportation - New Vehicle - Pickup Truck (w. plow & salting unit)	2025	$ 70,000	$ -	$ 70,000	0%	$ -	$ 70,000	$ -	$ 70,000	$ -
5.4.22 TFMS - Roads - New Vehicle - Pick-up	2026	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ 57,000	$ -
5.4.23 TFMS - Roads - New Vehicle - Trailer	2026	$ 25,200	$ -	$ 25,200	0%	$ -	$ 25,200	$ -	$ 25,200	$ -
5.4.24 TFMS - Roads - New Vehicle - Utility Truck	2026	$ 93,600	$ -	$ 93,600	0%	$ -	$ 93,600	$ -	$ 93,600	$ -
5.4.25 VMC Maintenance Equipment Rental	2026	$ 300,000	$ -	$ 300,000	0%	$ -	$ 300,000	$ -	$ 300,000	$ -
5.4.26 TFMS - Roads - New Vehicle - Sweeper - Street	2027	$ 618,000	$ -	$ 618,000	0%	$ -	$ 618,000	$ -	$ 618,000	$ -
5.4.27 TFMS - Roads - New Vehicle - Pick-up	2028	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ -	$ 57,000
5.4.28 TFMS - Roads - New Vehicle - Dump Truck	2028	$ 174,000	$ -	$ 174,000	0%	$ -	$ 174,000	$ -	$ -	$ 174,000
5.4.29 TFMS - Roads -Skid steer	2028	$ 18,600	$ -	$ 18,600	0%	$ -	$ 18,600	$ -	$ -	$ 18,600
5.4.30 TFMS - Roads - New Vehicle - Pick-up	2029	$ 570,000	$ -	$ 570,000	0%	$ -	$ 570,000	$ -	$ -	$ 570,000
5.4.31 TFMS - Roads - New Vehicle - Trailer	2029	$ 25,200	$ -	$ 25,200	0%	$ -	$ 25,200	$ -	$ -	$ 25,200
5.4.32 TFMS - Additional Small Equipment	2029	$ 43,320	$ -	$ 43,320	0%	$ -	$ 43,320	$ -	$ -	$ 43,320
5.4.33 TFMS - Roads - New Vehicle - Utility Truck	2030	$ 93,600	$ -	$ 93,600	0%	$ -	$ 93,600	$ -	$ -	$ 93,600
5.4.34 TFMS - Roads - New Vehicle - Dump Truck	2030	$ 174,000	$ -	$ 174,000	0%	$ -	$ 174,000	$ -	$ -	$ 174,000
5.4.35 TFMS - Roads - New Vehicle - Pick-up	2030	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ -	$ 57,000
5.4.36 TFMS - Roads - New Vehicle - Trailer	2030	$ 25,200	$ -	$ 25,200	0%	$ -	$ 25,200	$ -	$ -	$ 25,200
5.4.37 DE - New Vehicle - SUV	2030	$ 57,000	$ -	$ 57,000	0%	$ -	$ 57,000	$ -	$ -	$ 57,000
5.4.38 TFMS - Roads - New Vehicle - Sweeper - Street	2030	$ 618,000	$ -	$ 618,000	0%	$ -	$ 618,000	$ -	$ -	$ 618,000
5.4.39 TFMS - Roads - New Vehicle - Trailer	2031	$ 25,200	$ -	$ 25,200	0%	$ -	$ 25,200	$ -	$ -	$ 25,200
5.4.40 TFMS - Roads - New Vehicle - Packer	2031	$ 235,200	$ -	$ 235,200	0%	$ -	$ 235,200	$ -	$ -	$ 235,200
5.4.41 TFMS - Roads - New Vehicle - Sweeper - Ride-on	2031	$ 445,200	$ -	$ 445,200	0%	$ -	$ 445,200	$ -	$ -	$ 445,200
5.4.42 TFMS - Roads - New Vehicle - Trailer	2031	$ 25,200	$ -	$ 25,200	0%	$ -	$ 25,200	$ -	$ -	$ 25,200
Subtotal Roads Fleet and Related Equipment		$ 6,386,183	$ -	$ 6,386,183		$ -	$ 6,386,183	$ 2,311,063	$ 1,431,400	$ 2,643,720
TOTAL PUBLIC WORKS: BUILDINGS AND FLEET		**$ 59,686,684**	**$ -**	**$ 59,686,684**		**$ 475,220**	**$ 59,211,465**	**$ 11,267,308**	**$ 42,006,539**	**$ 5,937,618**

Residential Development Charge Calculation		
Residential Share of 2022 - 2031 DC Eligible Costs	68.0%	$28,564,446
10-Year Growth in Population in New Units		82,568
Unadjusted Development Charge Per Capita		**$345.95**
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022 - 2031 DC Eligible Costs	32.0%	$13,442,092
10-Year Growth in Square Metres		2,557,351
Unadjusted Development Charge Per Square Metre		**$5.26**

2022 - 2031 Net Funding Envelope	$42,006,539
Reserve Fund Balance	
Reserve Fund Balance Before Commitments	11,267,308
2021 Committed Capital Budget Draws	(4,840,111)
Total Uncommitted Reserve Funds (as at Dec 31 2021)	6,427,197

APPENDIX F
TABLE 3 - PAGE 1

CITY OF VAUGHAN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC WORKS: BUILDINGS AND FLEET
RESIDENTIAL DEVELOPMENT CHARGE
(in $000)

PUBLIC WORKS: BUILDINGS AND FLEET	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	$7,661.8	$6,914.93	$9,643.92	$8,568.31	$5,606.04	$6,170.16	($6,922.07)	($6,166.86)	($5,160.66)	($3,533.85)	
2022 - 2031 RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	$3,864.8	$563.8	$3,233.2	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	**$7,661.8**
- Public Works: Buildings And Fleet: Non Inflated	$0.0	$0.0	$1,135.0	$6,127.7	$323.5	$12,575.3	$0.0	$0.0	$0.0	$0.0	**$20,161.6**
- NOC Borrowed Funds (Public Works Share)	$0.0	$0.0	$0.0	$0.0	$1,594.7	$1,721.4	$1,764.3	$1,808.4	$1,514.0	$0.0	**$8,402.8**
- Public Works: Buildings And Fleet: Inflated (1)	$3,864.8	$575.0	$4,544.7	$6,502.7	$1,944.9	$15,605.6	$1,764.3	$1,808.4	$1,514.0	$0.0	**$38,124.6**
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	7,016	7,219	7,429	7,648	7,875	8,591	8,826	9,069	9,319	9,576	**82,568**
REVENUE											
- DC Receipts: Inflated	$2,877.0	$3,019.2	$3,169.4	$3,327.9	$3,495.4	$3,889.1	$4,075.6	$4,271.4	$4,476.9	$4,692.5	**$37,294.4**
INTEREST											
- Interest on Opening Balance	$268.2	$242.0	$337.5	$299.9	$196.2	$216.0	($380.7)	($339.2)	($283.8)	($194.4)	**$361.7**
- Interest on In-year Transactions	($27.2)	$42.8	($37.8)	($87.3)	$27.1	($322.2)	$40.4	$43.1	$51.9	$82.1	**($187.1)**
- Interest on NOC (Public Works Share)	$0.0	$0.0	$0.0	$0.0	($1,209.7)	($1,269.5)	($1,215.8)	($1,160.7)	($1,104.1)	($1,046.1)	**($7,005.9)**
TOTAL REVENUE	$3,118.0	$3,304.0	$3,469.1	$3,540.5	$2,509.0	$2,513.3	$2,519.6	$2,814.6	$3,140.8	$3,534.2	**$30,463.2**
CLOSING CASH BALANCE	$6,914.9	$9,643.9	$8,568.3	$5,606.0	$6,170.2	($6,922.1)	($6,166.9)	($5,160.7)	($3,533.9)	$0.4	

Note 1: Borrowed funds are not inflated.

2022 Adjusted Charge Per Capita	**$410.04**

Allocation of Capital Program	
Residential Sector	68.0%
Non-Residential Sector	32.0%
Rates for 2022	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX F
TABLE 3 - PAGE 2

CITY OF VAUGHAN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC WORKS: BUILDINGS AND FLEET
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in $000)

PUBLIC WORKS: BUILDINGS AND FLEET	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	$3,605.5	$3,432.6	$4,888.2	$4,547.4	$3,309.3	$3,717.4	($2,540.2)	($2,297.6)	($1,973.7)	($1,399.0)	
2022 - 2031 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	$1,818.7	$265.3	$1,521.5	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	**$3,605.5**
- Public Works: Buildings And Fleet: Non Inflated	$0.0	$0.0	$534.1	$2,883.6	$152.3	$5,917.8	$0.0	$0.0	$0.0	$0.0	**$9,487.8**
- NOC Borrowed Funds (Public Works Share)	$0.0	$0.0	$0.0	$0.0	$750.5	$810.1	$830.3	$851.0	$712.5	$0.0	**$3,954.3**
- Public Works: Buildings And Fleet: Inflated(1)	$1,818.75	$270.61	$2,138.68	$3,060.12	$915.26	$7,343.80	$830.28	$851.03	$712.45	$0.00	**$17,941.0**
NEW NON-RESIDENTIAL DEVELOPMENT											
- Sq. Metres in New Buildings	246,394	250,326	254,330	258,406	262,557	249,575	253,261	257,007	260,813	264,681	**2,557,351**
REVENUE											
- DC Receipts: Inflated	$1,527.6	$1,583.1	$1,640.5	$1,700.2	$1,762.0	$1,708.4	$1,768.3	$1,830.4	$1,894.6	$1,961.2	**$17,376.4**
INTEREST											
- Interest on Opening Balance	$126.2	$120.1	$171.1	$159.2	$115.8	$130.1	($139.7)	($126.4)	($108.6)	($76.9)	**$370.9**
- Interest on In-year Transactions	($8.0)	$23.0	($13.7)	($37.4)	$14.8	($155.0)	$16.4	$17.1	$20.7	$34.3	**($87.7)**
- Interest on NOC (Public Works Share)	$0.0	$0.0	$0.0	$0.0	($569.3)	($597.4)	($572.1)	($546.2)	($519.6)	($492.3)	**($3,296.9)**
TOTAL REVENUE	$1,645.8	$1,726.2	$1,797.9	$1,821.9	$1,323.4	$1,086.1	$1,072.9	$1,174.9	$1,287.2	$1,426.3	**$14,362.7**
CLOSING CASH BALANCE	$3,432.6	$4,888.2	$4,547.4	$3,309.3	$3,717.4	($2,540.2)	($2,297.6)	($1,973.7)	($1,399.0)	$27.3	

Note 1: Borrowed funds are not inflated.

2022 Adjusted Charge Per Square Metre	**$6.20**

Allocation of Capital Program	
Residential Sector	68.0%
Non-Residential Sector	32.0%
Rates for 2022	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX G

CITY-WIDE ENGINEERING

APPENDIX G – CITY-WIDE ENGINEERING

The City's Development Engineering and Infrastructure Planning Department is responsible for the design and construction of the City's extensive network of road, water, sewer and stormwater infrastructure.

This appendix provides a brief outline of the City-wide Engineering service and the development-related projects which are required in order to provide City-wide engineered services to 2031. As discussed in Appendix A, the City's population is forecast to increase by about 82,500 people and 39,200 employees, excluding those working at home, over the 2022–2031 period.

The following sections set out the 2022–2031 Development-Related Capital Program and the calculation of the "unadjusted" development charge. The cost, quantum and timing of the projects included in the forecast have been provided by the Development Engineering and Infrastructure Planning Department with support provided by HDR consulting engineers.

The City-wide Engineering Services includes:

- Services Related to a Highway;
- Water services;
- Storm drainage and control services; and
- Development related studies.

The development charges for sewer and other stormwater infrastructure are recovered through area specific charges.

A. TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 provides the ten-year historical service level for City-wide engineering. The City's corporate asset management inventory data and discussions with City staff was used to populate the DC table. As shown on Page 3, the total value of the capital asset inventory is $10.5 billion. The ten-year historical average service level is $19,619.10 per capita and employee, and this, multiplied by the 2022–2031 forecast growth in net population and employment, results in a maximum allowable funding envelope of $2.4 billion.

TABLE 2 CITY-WIDE ENGINEERING PROJECTS TOTAL $2.9 BILLION

Table 2 summarizes the net development-related City-wide engineering capital program to 2031. The total cost of the engineering program is larger than the program included in the City's last DC Study. This increase is due to several factors:

- Understanding of the road requirements in the City's key growth areas including the VMC, northern areas (Blocks 27, 41, and 55) and employment areas (Blocks 34 & 35).
- The cost of land has increased significantly in Vaughan and across the GTA and with more intensification, the City will have to acquire more land for roads on the open market rather than *Planning Act* dedications.
- Generally, the base unit costs of undertaking engineering projects have increased faster than price inflation indices.

The engineering projects are spread out throughout the City with the VMC comprising 19 per cent of the capital program, the North Vaughan & Northern Communities 18 per cent, Barrie GO Grade-Separated Railway Crossings 8 per cent and the West Vaughan Employment Area 8 per cent. The net municipal cost of the program totals $2.9 billion. The estimates include provisions for project construction, land acquisition for land which is not available through the *Planning Act*, engineering and design, contingencies and treasury administration. It should be noted that information on most major projects was provided to the development industry and their consultants in advance of the preparation of this Study. As a result of these discussions with the industry, a benefit to existing share has been apportioned to a handful of projects (equal to $50.6 million) based on the following criteria:

- Sidewalks, Streetlights, Pedestrian & Traffic Signals – 5% BTE
- Rail Grade Separations (excluding new) – 10% BTE
- Active Transportation Projects & Infrastructure – 10% BTE

It is expected that the BTE shares and approach will be reviewed at the next DC Study. Table 3 provides more detail on the capital program including the timing of the expenditures. Additional detailed tables are also provided for Traffic Signals (Table 4) Sidewalks and Streetlighting (Table 5), Studies (Table 6) and Watermains (Table 7). Anticipated grants and subsidies, which are anticipated for certain projects have already been netted off the program.

Vaughan's City-wide Engineering uncommitted reserve fund balance is $133.4 million which has been collected from prior development. These funds are applied to the first occurring projects as shown in the cash flow statements.

Following internal review and consultation with the development industry from the 2018 DC Study process, the City has maintained the identified shares of projects in this study that has been deferred to beyond the 2022–2031 DC recovery period which totals $823.7 million. It is expected that these costs will be recovered through subsequent development charges by-laws.

The City-wide Engineering DC recoverable capital program included in the development charge calculation totals $1.9 billion.

City-Wide Engineering Charge is $15,383.55 Per Capita for Residential Development and $233.73 Per Square Metre for Non-Residential Development

As shown in Table 2, the "unadjusted" residential and non-residential development charges are calculated at $15,383.55 per capita and $233.73 per square metre respectively. The residential development charge represents the residential share of net growth-related capital costs of $1.3 billion divided by the population of 82,600 expected in new units between 2022 and 2031. The non-residential development charge represents the non-residential share of net growth-related capital costs of $597.7 million divided by the total growth in GFA of 2.6 million square metres that is forecast between 2022 and 2031. The residential and non-residential allocation of costs is based on each sectors share of population and employment growth that is forecast between 2022 and 2031. On this basis, the residential sector is allocated 68 per cent of City-wide Engineering costs, while the non-residential sector is allocated the remaining 32 per cent.

TABLE 3 CASH FLOW ANALYSIS

The unadjusted development charge rates are further adjusted through a cash flow analysis as presented in Table 8. The resulting residential charge is calculated at $15,668.43 per capita and the non-residential charge is calculated at $236.14 per square metre. The increase from the "unadjusted" charges shown in Table 2 is largely the result of projects occurring early in the forecast period.

CITY-WIDE ENGINEERING SUMMARY

10-year Hist. Service Level per capita	2022 - 2031 Development-Related Capital Program		Unadjusted Development Charge		**Adjusted Development Charge**	
	Total	Net DC Recoverable	$/capita	$/sq.m	**$/capita**	**$/sq.m**
	$2,875,673,126	$1,867,913,948	$15,383.55	$233.73	**$15,668.43**	**$236.14**

APPENDIX G
TABLE 1 - PAGE 1

CITY OF VAUGHAN INVENTORY OF CAPITAL ASSETS
CITY-WIDE ENGINEERING

ROAD CONSTRUCTION COST	# of sq.m.										UNIT COST
Type of Road	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/sq.m.)
Arterial/Collector	3,162,541	3,184,997	3,245,760	3,245,760	3,245,760	3,245,760	3,293,902	3,306,546	3,340,253	3,381,500	$ 355
Total (sq.m.)	**3,162,541**	**3,184,997**	**3,245,760**	**3,245,760**	**3,245,760**	**3,245,760**	**3,293,902**	**3,306,546**	**3,340,253**	**3,381,500**	
Total ($000s)	**$ 1,121,506**	**$ 1,129,469**	**$ 1,151,017**	**$ 1,151,017**	**$ 1,151,017**	**$ 1,151,017**	**$ 1,168,089**	**$ 1,172,573**	**$ 1,184,526**	**$ 1,199,153**	

ROAD LAND VALUE	ha of Right of Way										UNIT COST
Type of Road	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/ha)
Arterial/Collector	633.4	637.9	650.1	650.1	650.1	650.1	661.3	665.3	672	679.0	$ 9,960,000
Total (ha)	**633.4**	**637.9**	**650.1**	**650.1**	**650.1**	**650.1**	**661.3**	**665.3**	**671.6**	**679.0**	
Total ($000s)	**$ 6,308,933**	**$ 6,353,753**	**$ 6,475,265**	**$ 6,475,265**	**$ 6,475,265**	**$ 6,475,265**	**$ 6,586,817**	**$ 6,626,657**	**$ 6,689,405**	**$ 6,763,109**	

BRIDGES AND CULVERTS	#										UNIT COST
Type	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/unit)
Bridges	33	33	33	33	33	33	33	33	33	33	$ 3,275,000
Major Culverts	11	11	11	11	11	11	11	11	11	11	$ 755,000
Total (#)	**44.0**	**44.0**	**44.0**	**44.0**	**44.0**	**44.0**	**44.0**	**44.0**	**44.0**	**44.0**	
Total ($000s)	**$ 116,380**	**$ 116,380**	**$ 116,380**	**$ 116,380**	**$ 116,380**	**$ 116,380**	**$ 116,380**	**$ 116,380**	**$ 116,380**	**$ 116,380**	

SIDEWALKS	Meters										UNIT COST
Type	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/m)
On City Arterial Roads	211,626	211,626	223,120	223,120	223,120	223,120	223,120	223,382	227,167	227,992	$ 260
On Collector Roads	190,488	194,932	195,590	195,590	195,590	195,590	195,590	195,590	195,590	195,590	$ 260
On Regional Roads											
Total (m)	**402,114**	**406,558**	**418,710**	**418,710**	**418,710**	**418,710**	**418,710**	**418,972**	**422,757**	**423,582**	
Total ($000s)	**$ 104,550**	**$ 105,705**	**$ 108,865**	**$ 108,865**	**$ 108,865**	**$ 108,865**	**$ 108,865**	**$ 108,933**	**$ 109,917**	**$ 110,131**	

APPENDIX G
TABLE 1 - PAGE 2

CITY OF VAUGHAN INVENTORY OF CAPITAL ASSETS
CITY-WIDE ENGINEERING

STREETLIGHTS	# of streetlights										UNIT COST
Type	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/m)
City share of costs	15,673	15,846	16,320	16,320	16,320	16,320	16,320	16,320	16,320	16,320	$ 18,600
Total (#)	**15,672.7**	**15,845.9**	**16,319.6**	**16,319.6**	**16,319.6**	**16,319.6**	**16,319.6**	**16,319.6**	**16,319.6**	**16,319.6**	
Total ($000s)	**$ 291,512**	**$ 294,734**	**$ 303,545**	**$ 303,545**	**$ 303,545**	**$ 303,545**	**$ 303,545**	**$ 303,545**	**$ 303,545**	**$ 303,545**	

STREETSCAPING	Value ($000)									
Type	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
City share of costs	$ 25,500	$ 28,200	$ 28,200	$ 28,200	$ 29,700	$ 29,700	$ 29,700	$ 29,700	$ 29,700	$ 29,700
Total ($000)	**$ 25,500**	**$ 28,200**	**$ 28,200**	**$ 28,200**	**$ 29,700**	**$ 29,700**	**$ 29,700**	**$ 29,700**	**$ 29,700**	**$ 29,700**

WATERMAINS	# of Meters										UNIT COST
Type	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/m)
Watermain	402,114	406,558	418,710	418,710	418,710	418,710	422,039	422,039	424,464	428,097	$ 4,130
Total (m)	**402,113.9**	**406,557.7**	**418,710.1**	**418,710.1**	**418,710.1**	**418,710.1**	**422,039.1**	**422,039.1**	**424,464.1**	**428,097.1**	
Total ($000s)	**$ 1,660,730**	**$ 1,679,083**	**$ 1,729,273**	**$ 1,729,273**	**$ 1,729,273**	**$ 1,729,273**	**$ 1,743,021**	**$ 1,743,021**	**$ 1,753,037**	**$ 1,768,041**	

Other road and related assetd	Other Road Related Infrastructure									
Type	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Other Road and Related Assets	$189,908	$192,083	$194,316	$196,613	$198,976	$201,057	$203,034	$205,056	$207,124	$209,241
Total ($000s)	**$ 189,908**	**$ 192,083**	**$ 194,316**	**$ 196,613**	**$ 198,976**	**$ 201,057**	**$ 203,034**	**$ 205,056**	**$ 207,124**	**$ 209,241**

APPENDIX G
TABLE 1 - PAGE 3

CITY OF VAUGHAN INVENTORY OF CAPITAL ASSETS
CITY-WIDE ENGINEERING

Description	Total Value of City-wide Engineering Capital Assets									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Road Construction Cost	$ 1,121,506	$ 1,129,469	$ 1,151,017	$ 1,151,017	$ 1,151,017	$ 1,151,017	$ 1,168,089	$ 1,172,573	$ 1,184,526	$ 1,199,153
Road Land Value	$ 6,308,933	$ 6,353,753	$ 6,475,265	$ 6,475,265	$ 6,475,265	$ 6,475,265	$ 6,586,817	$ 6,626,657	$ 6,689,405	$ 6,763,109
Bridges And Culverts	$ 116,380	$ 116,380	$ 116,380	$ 116,380	$ 116,380	$ 116,380	$ 116,380	$ 116,380	$ 116,380	$ 116,380
Sidewalks	$ 104,550	$ 105,705	$ 108,865	$ 108,865	$ 108,865	$ 108,865	$ 108,865	$ 108,933	$ 109,917	$ 110,131
Streetlights	$ 291,512	$ 294,734	$ 303,545	$ 303,545	$ 303,545	$ 303,545	$ 303,545	$ 303,545	$ 303,545	$ 303,545
Streetscaping	$ 25,500.00	$ 28,200.00	$ 28,200.00	$ 28,200.00	$ 29,700.00	$ 29,700.00	$ 29,700.00	$ 29,700.00	$ 29,700.00	$ 29,700.00
Watermains	$ 1,660,730	$ 1,679,083	$ 1,729,273	$ 1,729,273	$ 1,729,273	$ 1,729,273	$ 1,743,021	$ 1,743,021	$ 1,753,037	$ 1,768,041
Other Road and Related Infrastructure	$ 189,908	$ 192,083	$ 194,316	$ 196,613	$ 198,976	$ 201,057	$ 203,034	$ 205,056	$ 207,124	$ 209,241
Total ($000)	**$ 9,819,019**	**$ 9,899,408**	**$ 10,106,860**	**$ 10,109,157**	**$ 10,113,020**	**$ 10,115,102**	**$ 10,259,452**	**$ 10,305,865**	**$ 10,393,634**	**$ 10,499,300**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historical Population	291,801	295,344	298,930	302,560	306,233	311,243	316,334	321,509	326,769	332,114
Historical Employment	181,268	187,958	194,896	202,089	209,549	213,643	217,858	222,201	226,677	231,293
Total Population + Employment	**473,069**	**483,302**	**493,826**	**504,649**	**515,782**	**524,885**	**534,193**	**543,710**	**553,446**	**563,407**

INVENTORY SUMMARY ($000)

Total City-wide Engineering	**$9,819,019.1**	**$9,899,407.6**	**$10,106,860.1**	**$10,109,157.0**	**$10,113,019.9**	**$10,115,101.7**	**$10,259,451.6**	**$10,305,865.4**	**$10,393,634.2**	**$10,499,300.3**

SERVICE LEVEL ($/pop + empl)

											Average Service Level
Total ($/pop + empl)	**$20,755.99**	**$20,482.85**	**$20,466.45**	**$20,032.06**	**$19,607.16**	**$19,271.07**	**$19,205.53**	**$18,954.70**	**$18,779.86**	**$18,635.37**	**$19,619.10**

2031 Funding Envelope Calculation

CALCULATION OF MAXIMUM ALLOWABLE FUNDING ENVELOPE

Net Population & Employment Growth 2021-2031

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2012 - 2021	$19,619.10
Net Population & Employment Growth 2022 - 2031	121,762
Maximum Allowable Funding Envelope	**$2,388,853,245**

APPENDIX G
TABLE 2

CITY OF VAUGHAN
DEVELOPMENT-RELATED CAPITAL PROGRAM SUMMARY
CITY WIDE ENGINEERING

Service	Project Description	Net Project Cost*	Ineligible Costs Replacement & BTE Shares	Total Development Related Costs	Development-Related Costs Prior Growth	2022-2031	Other Dev. Related
6.0	CITY WIDE ENGINEERING						
6.1	A - Vaughan Metropolitan Centre	$536,786,375	$0	$536,786,375	$3,893,724	$493,264,434	$39,628,216
6.2	B - Black Creek Channel Renewal	$60,684,426	$0	$60,684,426	$0	$60,684,426	$0
6.3	C - Steeles West	$25,542,014	$0	$25,542,014	$1,552,243	$23,989,771	$0
6.4	D - West Vaughan Employment Area	$243,760,370	$0	$243,760,370	$39,194,480	$130,856,257	$73,709,632
6.5	E - Kleinburg Nashville	$36,942,918	$0	$36,942,918	$0	$36,942,918	$0
6.6	F - Kipling Avenue Corridor	$12,748,172	$0	$12,748,172	$0	$12,748,172	$0
6.7	G - Yonge Steeles Corridor	$38,030,425	$0	$38,030,425	$3,547,299	$34,483,125	$0
6.8	H - Block 40 / 47	$17,668,770	$0	$17,668,770	$1,498,937	$16,169,833	$0
6.9	I - Block 61	$7,531,299	$0	$7,531,299	$38,533	$7,492,766	$0
6.10	J - Vaughan Mills Secondary Plan	$68,866,548	$0	$68,866,548	$1,681,928	$67,184,620	$0
6.11	K- North Vaughan Employment Area (Blocks 34 + 35)	$63,006,606	$0	$63,006,606	$7,941,809	$15,910,719	$39,154,078
6.12	L - Maple GO Station Secondary Plan	$5,927,532	$0	$5,927,532	$0	$5,927,532	$0
6.13	M - Barrie GO Grade-Separated Railway Crossings (RER)	$232,251,462	$19,104,076	$213,147,386	$0	$139,923,420	$73,223,966
6.14	N - Jog Elimination	$2,409,217	$0	$2,409,217	$0	$2,409,217	$0
6.15	O - North Vaughan + Northern Communities TMP (Blocks 27, 41, and 55)	$511,905,086	$0	$511,905,086	$26,199,122	$367,283,851	$118,422,114
6.16	P - Additional Transportation Infrastructure Projects	$142,407,016	$0	$142,407,016	$13,071,335	$129,335,682	$0
6.17	Q - Active Transportation Projects	$112,649,194	$11,264,919	$101,384,275	$10,348,310	$91,035,964	$0
6.18	R - Active Transportation Infrastructure	$72,508,906	$7,250,891	$65,258,015	$4,038,020	$61,219,995	$0
6.19	S - Other Transportation Related Infrastructure	$95,213,806	$4,760,690	$90,453,116	$9,195,088	$76,151,548	$5,106,480
6.20	T - Growth Related Studies	$29,743,472	$0	$29,743,472	$3,179,170	$26,564,302	$0
6.21	U - City Wide Watermain	$140,954,417	$0	$140,954,417	$8,030,493	$67,100,666	$65,823,257
6.22	V - Urban Design Streetscape Projects	$1,234,728	$0	$1,234,728	$0	$1,234,728	$0
6.23	W - Projects Post Period Beyond 2031	$416,900,365	$8,242,140	$408,658,225	$0	$0	$408,658,225
	TOTAL CITY WIDE ENGINEERING	**$2,875,673,126**	**$50,622,716**	**$2,825,050,409**	**$133,410,493**	**$1,867,913,948**	**$823,725,967**

Note*: Anticipated grants for rail grade separations have already been netted off the program

Residential Development Charge Calculation		
Residential Share of 2022-2031 DC Eligible Capital Program	68.0%	$1,270,181,485
Growth in Population in New Units to 2031		82,568
Unadjusted Development Charge Per Capita ($)		**$15,383.55**
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022-2031 DC Eligible Capital Program	32.0%	$597,732,463
Growth in Non-Residential Square Metres to 2031		2,557,351
Unadjusted Development Charge Per sq. m ($)		**$233.73**

APPENDIX G
TABLE 3 - PAGE 1

CITY-WIDE ENGINEERING DEVELOPMENT-RELATED CAPITAL PROGRAM

Item#	Road	From	To	Timing	Total Net City Cost	BTE %	Benefit to Existing Share	Total Net City Cost (Less BTE)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Post 2031
A - Vaughan Metropolitan Centre					**$536,786,375**		**$0**	**$536,786,375**	**$3,642,865**	**$48,896,180**	**$32,781,175**	**$66,016,600**	**$51,871,612**	**$59,553,162**	**$11,195,146**	**$79,629,897**	**$71,785,760**	**$71,785,760**	**$39,628,216**
1	Millway Avenue	Highway 7	Interchange Way	2027	**$20,618,365**	0%	$0	**$20,618,365**				$6,872,788	$6,872,788	$6,872,788					
2	Millway Avenue	Interchange Way	Exchange Way	2021	**$549,994**	0%	$0	**$549,994**	$258,353	$291,641									
3	Portage Parkway	Highway 400	Jane Street	2024	**$24,353,215**	0%	$0	**$24,353,215**	$33,503	$12,159,856	$12,159,856								
4	Portage Parkway	Jane Street	West of Black Creek	2021	**$162,587**	0%	$0	**$162,587**					$162,587						
5	Portage Parkway	West of Black Creek	Creditstone Road	2032	**$48,371,646**	0%	$0	**$48,371,646**								$16,123,881.98	$16,123,881.98	$16,123,881.98	
6	Applemill Road	Edgeley	Applewood Road	2021	**$635,166**	0%	$0	**$635,166**		$635,166									
8	Colossus Drive	Highway 400 Midblock		2032	**$120,085,504**	0%	$0	**$120,085,504**								$26,819,096	$26,819,096	$26,819,096	$39,628,216
9	Interchange Way	Highway 400	Edgeley Blvd	2027	**$23,262,467**	0%	$0	**$23,262,467**				$7,754,156	$7,754,156	$7,754,156					
9B	Interchange Way	Edgeley Blvd	Jane Street	2022	**$12,614,352**	0%	$0	**$12,614,352**				$4,204,784	$4,204,784	$4,204,784					
10	Interchange Way	Jane Street	Creditstone Road	2027	**$25,377,237**	0%	$0	**$25,377,237**				$8,459,079	$8,459,079	$8,459,079					
11	Edgeley Boulevard North	Highway 7	Portage Parkway	2027	**$15,776,689**	0%	$0	**$15,776,689**				$5,258,896	$5,258,896	$5,258,896					
12	Edgeley Boulevard South	Highway 7	Interchange Way	2023	**$14,514,554**	0%	$0	**$14,514,554**		$14,514,554									
13	Edgeley Boulevard	Interchange Way	Exchange Avenue	2029	**$4,138,675**	0%	$0	**$4,138,675**						$1,379,558	$1,379,558	$1,379,558			
14	Creditstone Road North	Highway 7	Portage Parkway	2025	**$14,609,474**	0%	$0	**$14,609,474**		$4,869,825	$4,869,825	$4,869,825							
15	Creditstone Road South	Highway 7	Interchange Way	2025	**$28,313,249**	0%	$0	**$28,313,249**		$9,437,750	$9,437,750	$9,437,750							
16	Creditstone Road	Interchange Way	Peelar Road	2032	**$3,174,360**	0%	$0	**$3,174,360**								$1,058,120	$1,058,120	$1,058,120	
17	Creditstone Road	Portage Parkway	Langstaff Road	2032	**$21,581,857**	0%	$0	**$21,581,857**								$7,193,952	$7,193,952	$7,193,952	
18	Creditstone Road	Langstaff Road	Rutherford Road	2032	**$27,467,819**	0%	$0	**$27,467,819**								$9,155,940	$9,155,940	$9,155,940	
21	Commerce Street	Highway 7	Commerce (E/W Rd)	2022	**$673,644**	0%	$0	**$673,644**		$673,644									
22	Commerce Street	Commerce (E/W)	Exchange Avenue	2027	**$9,436,180**	0%	$0	**$9,436,180**				$3,145,393	$3,145,393	$3,145,393					
24	Doughton Road	Commerce Street	Jane Street	2027	**$13,607,368**	0%	$0	**$13,607,368**				$4,535,789	$4,535,789	$4,535,789					
25	Doughton Road	Jane Street	Maplecrete Road	2027	**$5,489,339**	0%	$0	**$5,489,339**				$1,829,780	$1,829,780	$1,829,780					
26	Doughton Road	Maplecrete Road	Creditstone Road	2027	**$4,514,505**	0%	$0	**$4,514,505**				$1,504,835	$1,504,835	$1,504,835					
27	Exchange Avenue	Commerce Street	Jane Street	2029	**$7,625,461**	0%	$0	**$7,625,461**						$2,541,820	$2,541,820	$2,541,820			
28	Peelar Road	Jane Street	Maplecrete Road	2029	**$7,253,770**	0%	$0	**$7,253,770**						$2,417,923	$2,417,923	$2,417,923			
29	Peelar Road	Maplecrete Road	Creditstone Road	2029	**$4,514,505**	0%	$0	**$4,514,505**						$1,504,835	$1,504,835	$1,504,835			
30	Barnes Court	Maplecrete Road	Creditstone Road	2027	**$5,489,339**	0%	$0	**$5,489,339**				$1,829,780	$1,829,780	$1,829,780					
31	Maplecrete Road	Portage Parkway	Barnes Road	2032	**$24,251,283**	0%	$0	**$24,251,283**								$8,083,761	$8,083,761	$8,083,761	
32	Maplecrete Road	Hwy 7	Peelar Road	2027	**$14,813,678**	0%	$0	**$14,813,678**		$2,962,736	$2,962,736	$2,962,736	$2,962,736	$2,962,736					
33	Highway 7 Enhanced Streetscaping			2031	**$26,040,764**	0%	$0	**$26,040,764**	$2,604,076	$2,604,076	$2,604,076	$2,604,076	$2,604,076	$2,604,076	$2,604,076	$2,604,076	$2,604,076	$2,604,076	
34	Jane Street Enhanced Streetscaping & Edgeley Pond Interface			2031	**$7,469,328**	0%	$0	**$7,469,328**	$746,933	$746,933	$746,933	$746,933	$746,933	$746,933	$746,933	$746,933	$746,933	$746,933	
B - Black Creek Channel Renewal					**$60,684,426**		**$0**	**$60,684,426**	**$0**	**$15,171,106**	**$15,171,106**	**$15,171,106**	**$15,171,106**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
35	Realignment, Earthworks and Restoration			2021	**$5,428,931**	0%	$0	**$5,428,931**		$1,357,233	$1,357,233	$1,357,233	$1,357,233						
36	Structures			2021	**$8,163,753**	0%	$0	**$8,163,753**		$2,040,938	$2,040,938	$2,040,938	$2,040,938						
37	Bank Treatments, Urban Design & Landscape			2021	**$3,505,636**	0%	$0	**$3,505,636**		$876,409	$876,409	$876,409	$876,409						
38	Land Acquisitions			2022	**$30,936,653**	0%	$0	**$30,936,653**		$7,734,163	$7,734,163	$7,734,163	$7,734,163						
39	SWM Pond/Tank Southeast Quadrant of VMC			2022	**$12,649,453**	0%	$0	**$12,649,453**		$3,162,363	$3,162,363	$3,162,363	$3,162,363						
C - Steeles West					**$25,542,014**		**$0**	**$25,542,014**	**$1,452,238**	**$1,452,238**	**$1,452,238**	**$1,452,238**	**$3,288,844**	**$3,288,844**	**$3,288,844**	**$3,288,844**	**$3,288,844**	**$3,288,844**	**$0**
40	Primary East West Collector Road (North of Steeles)	Jane Street	Keele Street	2031	**$11,019,638**	0%	$0	**$11,019,638**					$1,836,606	$1,836,606	$1,836,606	$1,836,606	$1,836,606	$1,836,606	
42	Jane Street Streetscaping			2031	**$411,885**	0%	$0	**$411,885**	$41,189	$41,189	$41,189	$41,189	$41,189	$41,189	$41,189	$41,189	$41,189	$41,189	
43	Keele Street Streetscaping			2031	**$216,782**	0%	$0	**$216,782**	$21,678	$21,678	$21,678	$21,678	$21,678	$21,678	$21,678	$21,678	$21,678	$21,678	
44	Steeles Avenue Streetscaping			2031	**$6,273,601**	0%	$0	**$6,273,601**	$627,360	$627,360	$627,360	$627,360	$627,360	$627,360	$627,360	$627,360	$627,360	$627,360	
45	Greenway (Steeles West) Streetscaping (E/W)			2031	**$4,870,808**	0%	$0	**$4,870,808**	$487,081	$487,081	$487,081	$487,081	$487,081	$487,081	$487,081	$487,081	$487,081	$487,081	
46	Greenway UPS (Steeles West) Streetscaping (E/W)			2031	**$2,749,301**	0%	$0	**$2,749,301**	$274,930	$274,930	$274,930	$274,930	$274,930	$274,930	$274,930	$274,930	$274,930	$274,930	

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CITY-WIDE ENGINEERING DEVELOPMENT-RELATED CAPITAL PROGRAM

Item#	Road	From	To	Timing	Total Net City Cost	BTE %	Benefit to Existing Share	Total Net City Cost (Less BTE)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Post 2031
D - West Vaughan Employment Area					**$243,760,370**		**$0**	**$243,760,370**	**$36,669,315**	**$17,012,154**	**$65,805,990**	**$26,405,686**	**$24,157,593**	**$0**	**$0**	**$0**	**$0**	**$0**	**$73,709,632**
47	McGillvary Road Re-Alignment	Rutherford Road	CP Rail Tracks	2026	**$20,774,053**	0%	$0	**$20,774,053**			$6,924,684	$6,924,684	$6,924,684						
48	McGillvary Road Connection to Major Mackenzie	CP Rail Tracks	Major Mackenzie Drive	2026	**$2,036,158**	0%	$0	**$2,036,158**			$678,719	$678,719	$678,719						
49	Huntington Rd / McGillvary Link			2026	**$5,672,155**	0%	$0	**$5,672,155**			$1,890,718	$1,890,718	$1,890,718						
50	John Lawrie	Hwy 427	Huntington Rd	2026	**$788,224**	0%	$0	**$788,224**			$788,224								
51	John Lawrie (Block 59) Rainbow and Robinsons Creek Crossings			2021	**$16,349,724**	0%	$0	**$16,349,724**	$3,000,000		$5,000,000	$8,349,724							
52	Street "G" (Block 59) Rainbow Creek Crossing			2021	**$5,815,154**	0%	$0	**$5,815,154**		$5,815,154									
53	Street "B" (Block 59) Robinson Creek Crossing			2021	**$8,421,510**	0%	$0	**$8,421,510**				$7,008,148	$1,413,362						
54	Street B	500m n of John Lawrie St	Rutherford Rd	2021	**$14,803,801**	0%	$0	**$14,803,801**				$1,553,692	$13,250,109						
55	Street G	Langstaff Road	John Lawrie St	2021	**$3,686,211**	0%	$0	**$3,686,211**	$1,000,000	$1,000,000	$1,686,211								
56	Sreet F	John Lawrie St	Rutherford Rd	2021	**$3,290,172**	0%	$0	**$3,290,172**	$3,290,172										
57	Block 66 Valley Crossings			2026	**$32,110,449**	0%	$0	**$32,110,449**											$32,110,449
58	McGillivrary Road	CP Rail Line		2026	**$41,599,183**	0%	$0	**$41,599,183**											$41,599,183
59	Huntington Road	Langstaff Road	Nashville Road	2021	**$88,413,577**	0%	$0	**$88,413,577**	$29,379,143	$10,197,000	$48,837,434								
E - Kleinburg Nashville					**$36,942,918**		**$0**	**$36,942,918**	**$0**	**$0**	**$10,117,710**	**$10,117,710**	**$12,314,306**	**$2,196,596**	**$2,196,596**	**$0**	**$0**	**$0**	**$0**
64	Huntington Road	Nashville Road	Kirby Road	2026	**$30,353,131**	0%	$0	**$30,353,131**			$10,117,710	$10,117,710	$10,117,710						
65	Nashville Road Streetscaping			2028	**$481,255**	0%	$0	**$481,255**					$160,418	$160,418	$160,418				
66	Islington Avenue Streetscaping Standard			2028	**$2,017,053**	0%	$0	**$2,017,053**					$672,351	$672,351	$672,351				
67	Islington Avenue Streetscaping Enhanced			2028	**$4,091,479**	0%	$0	**$4,091,479**					$1,363,826	$1,363,826	$1,363,826				
F - Kipling Avenue Corridor					**$12,748,172**		**$0**	**$12,748,172**	**$0**	**$4,249,391**	**$4,249,391**	**$4,249,391**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
68	Woodbridge Ave	Moonstone Place	Kipling Avenue	2021	**$3,258,686**	0%	$0	**$3,258,686**		$1,086,229	$1,086,229	$1,086,229							
69	Kipling Avenue	Woodbridge	Hurricane Avenue	2021	**$9,489,486**	0%	$0	**$9,489,486**		$3,163,162	$3,163,162	$3,163,162							
G - Yonge Steeles Corridor					**$38,030,425**		**$0**	**$38,030,425**	**$3,318,759**	**$3,318,759**	**$3,318,759**	**$3,318,759**	**$3,318,759**	**$4,287,326**	**$4,287,326**	**$4,287,326**	**$4,287,326**	**$4,287,326**	**$0**
72	Pinewood Drive Extension	Powell Road	Yonge Street	2031	**$1,307,565**	0%	$0	**$1,307,565**						$261,513	$261,513	$261,513	$261,513	$261,513	
73	Royal Palm Drive Extension	Hilda Avenue	Yonge Street	2031	**$3,535,268**	0%	$0	**$3,535,268**						$707,054	$707,054	$707,054	$707,054	$707,054	
75	Yonge Street Streetscaping Standard			2031	**$3,472,843**	0%	$0	**$3,472,843**	$347,284	$347,284	$347,284	$347,284	$347,284	$347,284	$347,284	$347,284	$347,284	$347,284	
76	Yonge Street Streetscaping Enhanced			2031	**$21,951,108**	0%	$0	**$21,951,108**	$2,195,111	$2,195,111	$2,195,111	$2,195,111	$2,195,111	$2,195,111	$2,195,111	$2,195,111	$2,195,111	$2,195,111	
77	Steeles Streetscaping Enhanced			2031	**$4,870,808**	0%	$0	**$4,870,808**	$487,081	$487,081	$487,081	$487,081	$487,081	$487,081	$487,081	$487,081	$487,081	$487,081	
78	Hydro Burial Yonge Street			2031	**$2,892,833**	0%	$0	**$2,892,833**	$289,283	$289,283.33	$289,283	$289,283	$289,283	$289,283	$289,283	$289,283	$289,283	$289,283	
H - Block 40 / 47					**$17,668,770**		**$0**	**$17,668,770**	**$1,402,366**	**$5,422,135**	**$5,422,135**	**$5,422,135**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
77	Teston Road	Pine Valley Drive	Kipling Avenue	2021	**$17,668,770**	0%	$0	**$17,668,770**	$1,402,366	$5,422,135	$5,422,135	$5,422,135							
I - Block 61					**$7,531,299**		**$0**	**$7,531,299**	**$36,050**	**$3,250,501**	**$1,799,737**	**$1,799,737**	**$645,274**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
78	CP Rail Pedestrian Connection / Crossing			2026	**$1,935,823**	0%	$0	**$1,935,823**			$645,274	$645,274	$645,274						
79	Huntington Road - 427 Ramp Extension	Major Mackenzie Drive	Huntington Road	2026	**$3,463,387**	0%	$0	**$3,463,387**		$1,154,462	$1,154,462	$1,154,462							
80	Barons Street Extension	North Terminus	Nasvhille Road	2021	**$2,132,089**	0%	$0	**$2,132,089**	$36,050	$2,096,039									
J - Vaughan Mills Secondary Plan					**$68,866,548**		**$0**	**$68,866,548**	**$1,573,567**	**$1,573,567**	**$16,670,945**	**$16,670,945**	**$16,670,945**	**$3,141,316**	**$3,141,316**	**$3,141,316**	**$3,141,316**	**$3,141,316**	**$0**
83	Bass Pro Mills	Highway 400	Weston Road	2026	**$29,264,630**	0%	$0	**$29,264,630**			$9,754,877	$9,754,877	$9,754,877						
85	Caldari Road	Abeja St	Rutherford	2021	**$3,863,614**	0%	$0	**$3,863,614**			$1,287,871	$1,287,871	$1,287,871						
87	Vaughan Mills SP West Minor Collector Roads			2032	**$15,735,672**	0%	$0	**$15,735,672**	$1,573,567	$1,573,567	$1,573,567	$1,573,567	$1,573,567	$1,573,567	$1,573,567	$1,573,567	$1,573,567	$1,573,567	
88	Vaughan Mills SP East Minor Collector Roads			2032	**$3,717,088**	0%	$0	**$3,717,088**						$743,418	$743,418	$743,418	$743,418	$743,418	
88	Vaughan Mills SP East Major Collector Roads			2032	**$4,121,654**	0%	$0	**$4,121,654**						$824,331	$824,331	$824,331	$824,331	$824,331	
89	Creditview/Westcreek Road Collector Extension	Bass Pro Mills	Existing Terminus	2032	**$12,163,890**	0%	$0	**$12,163,890**			$4,054,630	$4,054,630	$4,054,630						
K- North Vaughan Employment Area (Blocks 34 + 35)					**$63,006,606**		**$0**	**$63,006,606**	**$7,430,146**	**$8,211,191**	**$8,211,191**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$39,154,078**
88	North-South Collector Road - Block 34	Kirby Road	Teston Road	2031	**$23,852,529**	0%	$0	**$23,852,529**	$7,430,146	$8,211,191	$8,211,191	$0							
89	Block 35 Mid-Block Collector / Overpass	Weston Rd	Jane Street	2031	**$26,366,512**	0%	$0	**$26,366,512**											$26,366,512
90	Block 35 Valley Crossings			2031	**$12,787,566**	0%	$0	**$12,787,566**											$12,787,566

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CITY-WIDE ENGINEERING DEVELOPMENT-RELATED CAPITAL PROGRAM

Item#	Road	From	To	Timing	Total Net City Cost	BTE %	Benefit to Existing Share	Total Net City Cost (Less BTE)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Post 2031
L - Maple GO Station Secondary Plan					**$5,927,532**		**$0**	**$5,927,532**	**$0**	**$0**	**$1,185,506**	**$1,185,506**	**$1,185,506**	**$1,185,506**	**$1,185,506**	**$0**	**$0**	**$0**	**$0**
91	Hill Street	Eagle Rock Way	Hill Street	2021	**$5,927,532**	0%	$0	**$5,927,532**			$1,185,506	$1,185,506	$1,185,506	$1,185,506	$1,185,506				
M - Barrie GO Grade-Separated Railway Crossings (RER)					**$232,251,462**		**$19,104,076**	**$213,147,386**	**$0**	**$32,589,271**	**$32,589,271**	**$32,589,271**	**$32,589,271**	**$0**	**$2,391,584**	**$2,391,584**	**$2,391,584**	**$2,391,584**	**$73,223,966**
92	McNaughton Road at Barrie GO Rail *	Falvro Street	Troon Avenue	2026	**$11,213,260**	10%	$1,121,326	**$10,091,934**		$2,522,984	$2,522,984	$2,522,984	$2,522,984						
93	Block 27 Street 2	Street 6	Street 8	2026	**$41,210,699**	0%	$0	**$41,210,699**		$10,302,675	$10,302,675	$10,302,675	$10,302,675						
94	Kirby Road	Street 6	Keele Street	2026	**$87,838,277**	10%	$8,783,828	**$79,054,450**		$19,763,612	$19,763,612	$19,763,612	$19,763,612						
95	Rivermede Road at Barrie GO Rail *	Bowes Road	Ortona Court	2026	**$91,989,226**	10%	$9,198,923	**$82,790,303**							$2,391,584	$2,391,584	$2,391,584	$2,391,584	$73,223,966
N - Jog Elimination					**$2,409,217**		**$0**	**$2,409,217**	**$0**	**$0**	**$803,072**	**$803,072**	**$803,072**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
96	Pine Valley Drive and Kirby Road			2026	**$2,409,217**	0%	$0	**$2,409,217**			$803,072	$803,072	$803,072						
O - North Vaughan + Northern Communities TMP (Blocks 27, 41, and 55)					**$511,905,086**		**$0**	**$511,905,086**	**$24,511,203**	**$18,542,873**	**$59,388,240**	**$59,388,240**	**$54,938,239**	**$48,633,790**	**$48,633,790**	**$26,482,200**	**$26,482,200**	**$26,482,200**	**$118,422,114**
97	Block 27 Street 1 Valley Crossing	Jane Street	Street 6 (Block 27)	2026	**$6,422,090**	0%	$0	**$6,422,090**								$1,498,488	$1,498,488	$1,498,488	$1,926,627
98	Block 27 Street 2	Jane Street	Keele Street	2026	**$29,935,991**	0%	$0	**$29,935,991**			$9,978,664	$9,978,664	$9,978,664						
99	Block 27 Street 3 Valley Crossings	Jane Street	Street 7 (Block 27)	2026	**$19,266,270**	0%	$0	**$19,266,270**								$4,495,463	$4,495,463	$4,495,463	$5,779,881
100	Block 27 Street 5	Kirby Road	Teston Road	2026	**$13,526,379**	0%	$0	**$13,526,379**			$4,508,793	$4,508,793	$4,508,793						
101	Block 27 Street 6 Valley Crossings	Kirby Road	Teston Road	2026	**$11,739,117**	0%	$0	**$11,739,117**								$2,739,127	$2,739,127	$2,739,127	$3,521,735
102	Block 27 Street 7 Valley Crossing	Street 6	Teston Road	2026	**$2,024,983**	0%	$0	**$2,024,983**								$472,496	$472,496	$472,496	$607,495
103	Block 27 Street 8	Vista Gate	Keele Street	2026	**$11,202,486**	0%	$0	**$11,202,486**			$3,734,162	$3,734,162	$3,734,162						
104	Block 41 Street 2 Valley Crossings	Teston Road	Weston Road	2026	**$18,919,130**	0%	$0	**$18,919,130**								$4,414,464	$4,414,464	$4,414,464	$5,675,739
105	Block 41 Street 3 Valley Crossing	Street 2	Street 4	2026	**$2,024,983**	0%	$0	**$2,024,983**								$472,496	$472,496	$472,496	$607,495
106	Block 41 Street 4 Valley Crossing	Kirby Road	Weston Road	2026	**$2,024,983**	0%	$0	**$2,024,983**								$472,496	$472,496	$472,496	$607,495
107	Pine Valley Drive	Kirby Road	Teston Road	2026	**$38,778,092**	0%	$0	**$38,778,092**			$7,755,618	$7,755,618	$7,755,618	$7,755,618	$7,755,618				
108	Kirby Road	Highway 27	Weston Road	2031	**$119,171,698**	0%	$0	**$119,171,698**						$11,917,170	$11,917,170	$11,917,170	$11,917,170	$11,917,170	$59,585,849
109	Kirby Road	Weston Road	Jane Street	2031	**$40,109,797**	0%	$0	**$40,109,797**											$40,109,797
110	Kirby Road	Jane Street	Dufferin Street	2026	**$86,577,047**	0%	$0	**$86,577,047**		$2,039,400	$16,907,529	$16,907,529	$16,907,529	$16,907,529	$16,907,529				
111	Kirby Road	Dufferin Street	Bathurst Street	2021	**$74,021,622**	0%	$0	**$74,021,622**	$24,511,203	$16,503,473	$16,503,473	$16,503,473							
112	Kirby Road	Highway 400		2031	**$36,160,416**	0%	$0	**$36,160,416**					$12,053,472	$12,053,472	$12,053,472				
P - Additional Transportation Infrastructure Projects					**$142,407,016**		**$0**	**$142,407,016**	**$12,229,194**	**$5,805,910**	**$7,963,665**	**$26,191,449**	**$26,191,449**	**$24,033,695**	**$8,096,914**	**$11,395,248**	**$11,395,248**	**$9,104,244**	**$0**
113	Weston / 7 Collector Road Network				**$22,463,420**	0%	$0	**$22,463,420**	$2,246,342	$2,246,342	$2,246,342	$2,246,342	$2,246,342	$2,246,342	$2,246,342	$2,246,342	$2,246,342	$2,246,342	
114	McNaughton Road	Major Mackenzie Drive	Keele Street	2031	**$11,125,542**	0%	$0	**$11,125,542**								$3,708,514	$3,708,514	$3,708,514	
116	Ortona Court	Rivermede Rd	340M south	2026	**$1,944,822**	0%	$0	**$1,944,822**								$648,274	$648,274	$648,274	
117	Ortona Court	340M South Rivermede	490M South Rivermede	2026	**$6,873,011**	0%	$0	**$6,873,011**							$2,291,004	$2,291,004	$2,291,004		
118	Ortona Court incl Storm Sewer Diversion	490M South Rivermede	Hwy No. 7	2026	**$8,392,962**	0%	$0	**$8,392,962**				$2,797,654	$2,797,654	$2,797,654					
119	Grand Trunk Avenue	District Ave	100m south of Princess Isab	2021	**$5,358,512**	0%	$0	**$5,358,512**				$1,786,171	$1,786,171	$1,786,171					
120	Thomas Cook Avenue	Valley Vista Dr	Randolph Drive	2021	**$11,963,189**	0%	$0	**$11,963,189**				$3,987,730	$3,987,730	$3,987,730					
121	Promenade Collector Roads				**$13,023,138**	0%	$0	**$13,023,138**	$1,302,314	$1,302,314	$1,302,314	$1,302,314	$1,302,314	$1,302,314	$1,302,314	$1,302,314	$1,302,314	$1,302,314	
122	Promenade Share Use Paths				**$542,406**	0%	$0	**$542,406**	$54,241	$54,241	$54,241	$54,241	$54,241	$54,241	$54,241	$54,241	$54,241	$54,241	
123	Highway 400 Midblock Crossing	Block 33		2021	**$7,481,738**	0%	$0	**$7,481,738**	$7,481,738	$0									
126	Highway 400 NB Ramp Extension		Major Mackenzie	2021	**$28,968,692**	0%	$0	**$28,968,692**				$9,656,231	$9,656,231	$9,656,231					
127	Carrville District Centre - Dufferin St Streetscaping			2031	**$1,628,031**	0%	$0	**$1,628,031**	$162,803	$162,803	$162,803	$162,803	$162,803	$162,803	$162,803	$162,803	$162,803	$162,803	
128	Carrville District Centre - Rutherford Road Streetscaping			2031	**$1,645,373**	0%	$0	**$1,645,373**	$164,537	$164,537	$164,537	$164,537	$164,537	$164,537	$164,537	$164,537	$164,537	$164,537	
129	Carrville District Centre - Marc Santi Streetscaping			2031	**$1,206,751**	0%	$0	**$1,206,751**	$120,675	$120,675	$120,675	$120,675	$120,675	$120,675	$120,675	$120,675	$120,675	$120,675	
130	Carrville District Centre - Grand Trunk Streetscaping Standard			2031	**$909,038**	0%	$0	**$909,038**	$90,904	$90,904	$90,904	$90,904	$90,904	$90,904	$90,904	$90,904	$90,904	$90,904	
131	Carrville District Centre - Grand Trunk Enhanced Standard			2031	**$268,436**	0%	$0	**$268,436**	$26,844	$26,844	$26,844	$26,844	$26,844	$26,844	$26,844	$26,844	$26,844	$26,844	
132	Carrville District Centre - Crimson Forest Streetscaping			2031	**$627,222**	0%	$0	**$627,222**	$62,722	$62,722	$62,722	$62,722	$62,722	$62,722	$62,722	$62,722	$62,722	$62,722	
133	Carrville District Centre - Local A Standard Streetscaping			2031	**$408,995**	0%	$0	**$408,995**	$40,899	$40,899	$40,899	$40,899	$40,899	$40,899	$40,899	$40,899	$40,899	$40,899	
134	Carrville District Centre - Local A Premium Streetscaping			2031	**$1,653,652**	0%	$0	**$1,653,652**	$165,365	$165,365	$165,365	$165,365	$165,365	$165,365	$165,365	$165,365	$165,365	$165,365	
135	Carrville District Centre - Local E Premium Streetscaping			2031	**$1,548,100**	0%	$0	**$1,548,100**	$154,810	$154,810	$154,810	$154,810	$154,810	$154,810	$154,810	$154,810	$154,810	$154,810	
136	Carrville District Centre - Local E Enhanced Streetscaping			2031	**$1,549,999**	0%	$0	**$1,549,999**	$155,000	$155,000	$155,000	$155,000	$155,000	$155,000	$155,000	$155,000	$155,000	$155,000	
137	Concord West - Keele Street Streetscaping			2028	**$1,372,228**	0%	$0	**$1,372,228**		$228,705	$228,705	$228,705	$228,705	$228,705	$228,705				
138	Concord West - Highway 7 Standard Streetscaping			2028	**$2,718,442**	0%	$0	**$2,718,442**		$453,074	$453,074	$453,074	$453,074	$453,074	$453,074				
139	Concord West - Highway 7 Enhanced Streetscaping			2028	**$2,260,055**	0%	$0	**$2,260,055**		$376,676	$376,676	$376,676	$376,676	$376,676	$376,676				
140	Block 60E - Street A	Major Mackenzie Drive	Street B	2026	**$2,788,482**	0%	$0	**$2,788,482**			$929,494	$929,494	$929,494						
141	Block 60E - Street B	Street A	Hwy 27	2026	**$2,190,950**	0%	$0	**$2,190,950**			$730,317	$730,317	$730,317						
142	Block 60E - Street C	Street B	Street AG	2026	**$1,493,830**	0%	$0	**$1,493,830**			$497,943	$497,943	$497,943						

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CITY-WIDE ENGINEERING DEVELOPMENT-RELATED CAPITAL PROGRAM

Item#	Road	From	To	Timing	Total Net City Cost	BTE %	Benefit to Existing Share	Total Net City Cost (Less BTE)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Post 2031
Q - Active Transportation Projects					**$112,649,194**		**$11,264,919**	**$101,384,275**	**$9,681,604**	**$29,873,566**	**$18,565,481**	**$19,068,834**	**$7,695,660**	**$826,627**	**$827,495**	**$6,715,857**	**$7,570,689**	**$558,461**	**$0**
143	Langstaff Road	Highway 27	Vaughan Mills Road /	2025	**$2,704,799**	10%	$270,480	**$2,434,319**				$2,434,319							
144	Langstaff Road	Jane Street	Creditstone Road	By Region	**$795,529**	10%	$79,553	**$715,976**			$715,976								
145	Ten Oaks Boulevard/Autumn Hill Boulevard	Confederation Parkway	Bathurst Street	2027	**$120,535**	10%	$12,053	**$108,481**						$108,481					
146	Woodbridge Avenue	Martin Grove Road	Islington Avenue	2022/2027	**$91,606**	10%	$9,161	**$82,446**		$16,489	$16,489	$16,489	$16,489	$16,489					
147	America Avenue / Brandon Gate / Melville Avenue / Dr	Highway 400	Keele Street	2024	**$144,642**	10%	$14,464	**$130,177**			$130,177								
146	Davos Road / Ashberry Boulevard	Pine Valley Drive	Vellore Woods Boulevard	2028	**$134,999**	10%	$13,500	**$121,499**							$121,499				
147	Embassy Drive / Blue Willow Drive / Fieldstone Drive /	Pine Valley Drive	Weston Road	2024	**$3,500,328**	10%	$350,033	**$3,150,295**			$3,150,295								
148	Centre Street	Bathurst Street	Yonge Street	2023	**$3,341,222**	10%	$334,122	**$3,007,100**		$3,007,100									
149	Roselawn Drive/ Wycliffe Avenue / Kiloran Avenue	Vaughan Mills Road	Islington Avenue	2028	**$106,071**	10%	$10,607	**$95,463**							$95,463				
150	Martin Grove Road	Langstaff Road	Highway 7	2022	**$3,659,434**	10%	$365,943	**$3,293,491**		$3,293,491									
152	Napa Valley Avenue	Islington Avenue	Rutherford Road	2026	**$134,999**	10%	$13,500	**$121,499**					$121,499						
153	Kipling Avenue	Langstaff Road	Highway 7	2025	**$3,341,222**	10%	$334,122	**$3,007,100**				$3,007,100							
154	Clarence Street	Sonoma Boulevard / Islingto	Modesto Gardens	2025	**$3,500,328**	10%	$350,033	**$3,150,295**				$3,150,295							
155	Islintgon Avenue	Highway 27	Major Mackenzie Drive W	2022	**$3,659,434**	10%	$365,943	**$3,293,491**		$3,293,491									
156	Vellore Avenue (including connection from La Rocca Av	Major Mackenzie Drive	Rutherford Road	2030	**$110,892**	10%	$11,089	**$99,803**									$99,803		
157	Velmar Drive/Santa Barbara Place/Valeria Boulevard	Rutherford Road	Ashley Grove Road	2030	**$149,463**	10%	$14,946	**$134,517**									$134,517		
158	Ansley Grove Road/Belview Ave/Stan Gate	Belview Avenue	Highway 7	2026	**$96,428**	10%	$9,643	**$86,785**					$86,785						
159	Vellore Woods Boulevard	Major Mackenzie Drive	Rutherford Road	2026	**$101,249**	10%	$10,125	**$91,124**					$91,124						
160	Melville Avenue	Brandon Gate	Major Mackenzie Drive W	2024	**$2,227,482**	10%	$222,748	**$2,004,733**			$2,004,733								
161	Melville Avenue	Major Mackenzie Drive W	Rutherford Road	2024	**$3,500,328**	10%	$350,033	**$3,150,295**			$3,150,295								
163	Via Romano Boulevard	Teston Road	Major Mackenzie Drive	2026	**$3,659,434**	10%	$365,943	**$3,293,491**					$3,293,491						
164	Ilan Ramon Boulevard	Major Mackenzie Drive Wes	Rutherford Road	2029	**$3,341,222**	10%	$334,122	**$3,007,100**								$3,007,100			
165	Lebovic Campus Drive	Thomas Cooke Ave	Bathurst Street	2025	**$38,571**	10%	$3,857	**$34,714**				$34,714							
165	Thomas Cooke Ave	Randolph Drive	Rutherford Road	2026	**$2,068,376**	10%	$206,838	**$1,861,538**					$1,861,538						
166	Thornhill Woods Drive	Rutherford Road	Highway 7	2029	**$3,500,328**	10%	$350,033	**$3,150,295**								$3,150,295			
167	New Westminster Drive	Bathurst Street	Steeles Avenue	2023	**$5,250,492**	10%	$525,049	**$4,725,443**		$2,362,722	$2,362,722								
168	Atkinson Avenue	Bathurst Street	Clark Avenue	2023	**$3,182,117**	10%	$318,212	**$2,863,905**		$2,863,905									
170	Cityview Blvd	Major Mackenzie	Teston Road	2021	**$1,205,347**	10%	$120,535	**$1,084,812**		$1,084,812									
New	Hilda Ave	Clark Ave	Steeles Avenue	2023	**$2,068,376**	10%	$206,838	**$1,861,538**		$1,861,538									
New	Petticoat Road	Major Mackenzie Dr	Petticoat Rd	2023	**$120,535**	10%	$12,053	**$108,481**		$108,481									
New	Islington Ave (including Hwy 7 Islington Ave to Helen S	Kiloran Ave	Hwy 7	2023	**$2,169,625**	10%	$216,962	**$1,952,662**		$1,952,662									
New	Edgeley Blvd	Bass Pro Mills Dr	Portage Parkway	2024	**$4,454,963**	10%	$445,496	**$4,009,467**			$4,009,467								
New	Portage Parkway / Chrislea Road	Weston Rd	Applewood Cres	2024	**$1,591,058**	10%	$159,106	**$1,431,952**			$1,431,952								
New	Canada Drive	Weston Rd	Hwy 400	2024	**$48,214**	10%	$4,821	**$43,392**			$43,392								
New	Avro Rd	Jane Street	Major Mackenzie	2024	**$67,499**	10%	$6,750	**$60,749**			$60,749								
New	Confederation Pkwy	Rutherford Road	Dufferin Street	2025	**$3,341,222**	10%	$334,122	**$3,007,100**				$3,007,100							
New	Staffern Dr / Rivermede Rd	Confederation Parkway	Hwy 7	2025	**$4,136,752**	10%	$413,675	**$3,723,076**				$3,723,076							
New	Clarence Street	Modesto Gardens	Woodbridge Ave	2025	**$3,341,222**	10%	$334,122	**$3,007,100**				$3,007,100							
New	Willis Rd/Chancellor Dr	Islington Avenue	Weston Road	2025	**$144,642**	10%	$14,464	**$130,177**				$130,177							
New	Lealind Rd/Freedom Trail/Valley Vista Drive	Petticoat Rd	Bathurst Street	2026	**$134,999**	10%	$13,500	**$121,499**					$121,499						
New	Thomas Cooke Ave	Valley Vista Dr	Major Mackenzie Dr	2026	**$636,423**	10%	$63,642	**$572,781**					$572,781						
New	Vaughan Mills Rd	Rutherford Road	Langstaff Road	2026	**$110,892**	10%	$11,089	**$99,803**					$99,803						
New	Cranston Park Ave	Teston Road	McNaughton Rd	2026	**$163,927**	10%	$16,393	**$147,534**					$147,534						
New	Peter Rupert Ave	Major Mackenzie	Rutherford Rd	2026	**$96,428**	10%	$9,643	**$86,785**					$86,785						
New	Beverley Glen Blvd	Dufferin Street	Bathurst Street	2026	**$106,071**	10%	$10,607	**$95,463**					$95,463						
New	District Ave	Peter Ruper Avenue	Dufferin Street	2027	**$33,750**	10%	$3,375	**$30,375**						$30,375					
New	Marc Santi Boulevard	Dufferin Street	Bathurst Street	2027	**$101,249**	10%	$10,125	**$91,124**						$91,124					
New	Stanton Avenue	Poetry Drive	Weston Road	2028	**$57,857**	10%	$5,786	**$52,071**							$52,071				
New	Poetry Drive	Stanton Avenue	Major Mackenzie Drive	2030	**$53,035**	10%	$5,304	**$47,732**									$47,732		
New	Woodbridge Avenue	Cul de Sac west of Arran Cre	Martin Grove Road	2027	**$24,107**	10%	$2,411	**$21,696**						$21,696					
New	Arnold Avenue	Bathurst Street	Yonge Street	2022	**$96,428**	10%	$9,643	**$86,785**		$86,785									
New	Nashville Road	Islington Avenue	Highway 27	2023	**$636,423**	10%	$63,642	**$572,781**		$572,781									
New	Nashville Road	Highway 27	Highway 50	2030	**$7,477,974**	10%	$747,797	**$6,730,177**									$6,730,177		
New	Stegmans Mill Road	Islington Avenue	Kleinburg Summit Way	2023	**$2,068,376**	10%	$206,838	**$1,861,538**		$930,769	$930,769								
New	Clark Avenue	Jason Street	Dufferin Street	2021	**$318,212**	10%	$31,821	**$286,390**		$286,390									
New	McNaughton Road East	Keele Street	Eaglet Court	2026	**$602,674**	10%	$60,267	**$542,406**					$542,406						
New	Courtland Avenue	Edgeley Boulevard	Jane Street	2022	**$482,139**	10%	$48,214	**$433,925**		$433,925									
New	Jane Street	Highway 7	Teston Road	2022	**$12,728,466**	10%	$1,272,847	**$11,455,620**	$5,727,810	$5,727,810									
New	Highway 7 / North Rivermede	Bowes Road	Bartley Smith Greenway	2023	**$1,591,058**	10%	$159,106	**$1,431,952**		$1,431,952									
New	Highway 7	Centre Street	Bathurst Street	TBD	**$6,205,127**	10%	$620,513	**$5,584,615**	$558,461	$558,461	$558,461	$558,461	$558,461	$558,461	$558,461	$558,461	$558,461	$558,461	
New	Weston Road	Major Mackenzie Drive	Teston Road	2022	**$3,182,117**	10%	$318,212	**$2,863,905**	$2,863,905										
New	Bicycle Detection at Intersections Program - City-wide	Various locations		2026	**$590,475**	10%	$59,048	**$531,428**	$531,428										

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CITY-WIDE ENGINEERING DEVELOPMENT-RELATED CAPITAL PROGRAM

Item#	Road	From	To	Timing	Total Net City Cost	BTE %	Benefit to Existing Share	Total Net City Cost (Less BTE)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Post 2031
R - Active Transportation Infrastructure					**$72,508,906**		**$7,250,891**	**$65,258,015**	**$3,777,864**	**$7,240,154**	**$7,240,154**	**$7,240,154**	**$7,240,154**	**$9,273,739**	**$5,811,449**	**$5,811,449**	**$5,811,449**	**$5,811,449**	**$0**
171	Regional Road structure upgrades for City trail	Various locations (9)		Varies	**$24,163,113**	10%	$2,416,311	**$21,746,802**	$2,174,680	$2,174,680	$2,174,680	$2,174,680	$2,174,680	$2,174,680	$2,174,680	$2,174,680	$2,174,680	$2,174,680	
NEW	AT Structures MTO	2 Locations		2032	**$11,595,440**	10%	$1,159,544	**$10,435,896**	$1,043,590	$1,043,590	$1,043,590	$1,043,590	$1,043,590	$1,043,590	$1,043,590	$1,043,590	$1,043,590	$1,043,590	
NEW	AT Structures Minor Crossings	Various Locations (15)		2032	**$6,217,717**	10%	$621,772	**$5,595,945**	$559,595	$559,595	$559,595	$559,595	$559,595	$559,595	$559,595	$559,595	$559,595	$559,595	
172	TCPL Trail Crossing of Hwy 400	west of Hwy 400	east of Hwy 400	2026	**$5,797,720**	10%	$579,772	**$5,217,948**		$1,043,590	$1,043,590	$1,043,590	$1,043,590	$1,043,590					
173	Active Transportation Crossing of Barrie GO Line Block	Ridgefield Crescent	Lauderdale Drive	2021	**$4,905,763**	10%	$490,576	**$4,415,187**		$883,037	$883,037	$883,037	$883,037	$883,037					
174	Active Transportation Crossing of Barrie GO Line-Conc	Concord GO Area	At Hydro Corridor	2026	**$4,905,763**	10%	$490,576	**$4,415,187**		$883,037	$883,037	$883,037	$883,037	$883,037					
New	Active Transportation Crossing of Barrie GO Line-Block	Block 41	At Hydro Corridor	2032	**$4,905,763**	10%	$490,576	**$4,415,187**						$883,037	$883,037	$883,037	$883,037	$883,037	
175	Maple GO	Bridge across Major Mack		2026	**$1,642,898**	10%	$164,290	**$1,478,608**		$295,722	$295,722	$295,722	$295,722	$295,722					
177	CN Rail Pedestrian Connection / Overpass	Yonge-Steeles Area		2021	**$4,692,392**	10%	$469,239	**$4,223,153**						$844,631	$844,631	$844,631	$844,631	$844,631	
178	Block 41 Street 1 Connection	Street 4	Weston Road	2026	**$1,699,540**	10%	$169,954	**$1,529,586**		$305,917	$305,917	$305,917	$305,917	$305,917					
179	Block 41 Street 6 Connection	Pine Valley Drive	Street 2	2026	**$283,257**	10%	$28,326	**$254,931**		$50,986	$50,986	$50,986	$50,986	$50,986					
New	McNaughton Road Connection (West Keele St	Block 26		2032	**$1,699,540**	10%	$169,954	**$1,529,586**						$305,917	$305,917	$305,917	$305,917	$305,917	
S - Other Transportation Related Infrastructure					**$95,213,806**		**$4,760,690**	**$90,453,116**	**$8,602,680**	**$8,527,106**	**$8,527,106**	**$8,527,106**	**$8,527,106**	**$8,527,106**	**$8,527,106**	**$8,527,106**	**$8,527,106**	**$8,527,106**	**$5,106,480**
180	Traffic Signals			2031	**$35,957,299**	5%	$1,797,865	**$34,159,434**	$3,415,943	$3,415,943	$3,415,943	$3,415,943	$3,415,943	$3,415,943	$3,415,943	$3,415,943	$3,415,943	$3,415,943	
181	Pedestrian Signals			2031	**$2,096,256**	5%	$104,813	**$1,991,443**	$267,161	$191,587	$191,587	$191,587	$191,587	$191,587	$191,587	$191,587	$191,587	$191,587	
182	Sidewalk & Streetlighting			2031	**$57,160,251**	5%	$2,858,013	**$54,302,238**	$4,919,576	$4,919,576	$4,919,576	$4,919,576	$4,919,576	$4,919,576	$4,919,576	$4,919,576	$4,919,576	$4,919,576	$5,106,480
T - Growth Related Studies					**$29,743,472**		**$0**	**$29,743,472**	**$2,974,347**	**$2,974,347**	**$2,974,347**	**$2,974,347**	**$2,974,347**	**$2,974,347**	**$2,974,347**	**$2,974,347**	**$2,974,347**	**$2,974,347**	**$0**
185	Growth Related Studies			2031	**$29,743,472**	0%	$0	**$29,743,472**	$2,974,347	$2,974,347	$2,974,347	$2,974,347	$2,974,347	$2,974,347	$2,974,347	$2,974,347	$2,974,347	$2,974,347	
U - City Wide Watermain					**$140,954,417**		**$0**	**$140,954,417**	**$7,513,116**	**$7,513,116**	**$7,513,116**	**$7,513,116**	**$7,513,116**	**$7,513,116**	**$7,513,116**	**$7,513,116**	**$7,513,116**	**$7,513,116**	**$65,823,257**
186	City-Wide Watermain			2031	**$140,954,417**	0%	$0	**$140,954,417**	$7,513,116	$7,513,116	$7,513,116	$7,513,116	$7,513,116	$7,513,116	$7,513,116	$7,513,116	$7,513,116	$7,513,116	$65,823,257
V - Urban Design Streetscape Projects					**$1,234,728**		**$0**	**$1,234,728**	**$0**	**$1,234,728**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
187	Vaughan Healthcare Precinct Streetscape			2023	**$1,234,728**	0%	$0	**$1,234,728**		$1,234,728									
W - Projects Post Period Beyond 2031					**$416,900,365**		**$8,242,140**	**$408,658,225**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$408,658,225**
189	Huntington Road CP Rail Crossing North of Nashville Rd			Beyond 2031	**$41,210,699**	10%	$4,121,070	**$37,089,629**											$37,089,629
190	Nashville Road CP Rail Crossing east of Huntington			Beyond 2031	**$41,210,699**	10%	$4,121,070	**$37,089,629**											$37,089,629
191	Block 28 (Urban Expansion)			Beyond 2031	**$64,761,469**	0%	$0	**$64,761,469**											$64,761,469
192	Block 42 (Urban Expansion)			Beyond 2031	**$106,505,053**	0%	$0	**$106,505,053**											$106,505,053
193	Highway 400 Midblock Crossing	Block 32		Beyond 2031	**$58,770,334**	0%	$0	**$58,770,334**											$58,770,334
194	Snidercroft Road Extension	Snidercroft Road	Steeles Avenue	Beyond 2031	**$6,869,861**	0%	$0	**$6,869,861**											$6,869,861
195	Snidercroft Road CP Rail Crossing	CP Rail Line		Beyond 2031	**$97,572,249**	0%	$0	**$97,572,249**											$97,572,249
	TOTAL				**$2,875,673,126**		**$50,622,716**	**$2,825,050,409**	**$124,815,316**	**$222,858,294**	**$311,750,336**	**$316,105,402**	**$277,096,361**	**$175,435,170**	**$110,070,535**	**$162,158,290**	**$155,168,985**	**$145,865,753**	**$823,725,967**
	Less: Available DC Reserves								**-$124,815,316**	**-$8,595,178**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
	Total After Reserve Consideration								**$0**	**$214,263,116**	**$311,750,336**	**$316,105,402**	**$277,096,361**	**$175,435,170**	**$110,070,535**	**$162,158,290**	**$155,168,985**	**$145,865,753**	**$823,725,967**

APPENDIX G
TABLE 4 - PAGE 1

TRAFFIC SIGNAL INSTALLATION (PRIMARY TO PRIMARY INTERSECTION)

Item	Item Description	Units	Item Quantity	Unit Price	Total Cost
	Signalized Cross Intersection				
	Block 8 - Promenade Secondary Plan	ea	4	$345,000.00	$1,380,000.00
	Block 10 - Apple Blossom Drive & Pleasant Ridge Avenue	ea	1	$345,000.00	$345,000.00
	Block 10 - Apple Blossom Drive & Thornhill Woods Drive	ea	1	$345,000.00	$345,000.00
	Block 10 - Autumn Hill Blvd & Pleasant Ridge Avenue	ea	1	$345,000.00	$345,000.00
	Block 10 - Autumn Hill Blvd & Thornhill Woods Drive	ea	1	$345,000.00	$345,000.00
	Block 10 - Autumn Hill Blvd. & Bathurst Glen Drive	ea	1	$345,000.00	$345,000.00
	Block 10 - Summeridge Drive & Pleasant Ridge Avenue	ea	1	$345,000.00	$345,000.00
	Block 10 - Summeridge Drive & Thornhill Woods Drive	ea	1	$345,000.00	$345,000.00
	Block 11 - Valley Vista Drive & Thomas Cook Avenue	ea	1	$345,000.00	$345,000.00
	Block 11 - Lebovic Campus Drive & Thomas Cook Avenue	ea	1	$345,000.00	$345,000.00
	Block 11 - Lebovic Campus Drive & Ilan Roman Avenue	ea	1	$345,000.00	$345,000.00
	Block 11 - Marc Santi Blvd & Thomas Cook Avenue	ea	1	$345,000.00	$345,000.00
	Block 11 - Marc Santi Blvd & Ilan Roman Avenue	ea	1	$345,000.00	$345,000.00
	Block 12 - Queen Filomena Avenue & Via Romano Blvd	ea	1	$345,000.00	$345,000.00
	Block 17 - Forest Run Boulevard & Ten Oaks Boulevard	ea	1	$345,000.00	$345,000.00
	Block 17 - Dufferin Hill Drive & Forest Run Boulevard	ea	1	$345,000.00	$345,000.00
	Block 17 - Confederation Parkway & Dufferin Hill Drive	ea	1	$345,000.00	$345,000.00
	Block 17 - Confederation Parkway & Staffern Drive	ea	1	$345,000.00	$345,000.00
	Block 18 - District Avenue & Peter Rupert Avenue	ea	1	$345,000.00	$345,000.00
	Block 2 - Flamingo Road & Atkinson Avenue	ea	1	$345,000.00	$345,000.00
	Block 24 - Creditstone Road & Locke Street	ea	1	$345,000.00	$345,000.00
	Block 26 - St. Joan of Arc Avenue & Drummond Drive	ea	1	$345,000.00	$345,000.00
	Block 26 - Cranston Park Avenue & Cunningham Drive	ea	1	$345,000.00	$345,000.00
	Block 26 - Cunningham Drive & Melville Avenue	ea	1	$345,000.00	$345,000.00
	Block 26 - Melville Avenue & Roseheath Drive	ea	1	$345,000.00	$345,000.00
	Block 27 - Street 2 & Street 5	ea	1	$345,000.00	$345,000.00
	Block 27 - Street 2 & Street 6	ea	1	$345,000.00	$345,000.00
	Block 27 - Street 1 & Street 5	ea	1	$345,000.00	$345,000.00
	Block 27 - Street 3 & Street 5	ea	1	$345,000.00	$345,000.00
	VMC				
	VMC - Block 22 - Interchange Way & Maplecrete Rd	ea	1	$345,000.00	$345,000.00
	VMC - Block 22 - Interchange Way & Creditstone Road	ea	1	$345,000.00	$345,000.00
	VMC - Block 22 - Doughton Road & Creditstone Road	ea	1	$345,000.00	$345,000.00
	VMC - Block 23 - Portage Parkway & Maplecrete Rd	ea	1	$345,000.00	$345,000.00
	VMC - Block 23 - Portage Parkway & Creditstone Road	ea	1	$345,000.00	$345,000.00
	VMC - Block 29 - Peelar Rd & Millway Ave	ea	1	$345,000.00	$345,000.00
	VMC - Block 29 - Peelar/Exchange & Edgeley Blvd	ea	1	$345,000.00	$345,000.00
	VMC - Block 29 - Commerce Way & Interchange Way	ea	1	$345,000.00	$345,000.00
	VMC - Block 29 - Edgeley Blvd & Interchange Way	ea	1	$345,000.00	$345,000.00
	VMC - Block 29 - Millway Ave & Interchange Way	ea	1	$345,000.00	$345,000.00
	VMC - Block 29 - Millway Ave & Doughton Rd	ea	1	$345,000.00	$345,000.00
	VMC - Block 29 - Edgeley Ave & Doughton Rd	ea	1	$345,000.00	$345,000.00
	VMC - Block 29 - Commerce Way & Doughton Rd	ea	1	$345,000.00	$345,000.00
	VMC - Block 30 - Portage Parkway & Millway Rd	ea	1	$345,000.00	$345,000.00

APPENDIX G
TABLE 4 - PAGE 2

TRAFFIC SIGNAL INSTALLATION (PRIMARY TO PRIMARY INTERSECTION)

Item	Item Description	Units	Item Quantity	Unit Price	Total Cost
	Block 31 West	ea	2	$345,000.00	$690,000.00
	Block 32 East - Sweetriver Boulevard & Auto Vaughan Drive	ea	1	$345,000.00	$345,000.00
	Block 32 East - Deepsprings Crescent & Sweetriver Boulevard	ea	1	$345,000.00	$345,000.00
	Block 32 West - Hawstone Drive & Vellore Woods Boulevard	ea	1	$345,000.00	$345,000.00
	Block 32 West - Hawstone Drive & Starling Boulevard	ea	1	$345,000.00	$345,000.00
	Block 32 West - Ashberry Boulevard & Vellore Woods Boulevard	ea	1	$345,000.00	$345,000.00
	Block 32 West - Hawkview Dr & Vellore Woods Blvd (Potential Roundabout)	ea	1	$345,000.00	$345,000.00
	Block 33 East - Discovery Trail & Tierra Avenue	ea	1	$345,000.00	$345,000.00
	Block 33 East - Discovery Trail & America Avenue	ea	1	$345,000.00	$345,000.00
	Block 33 East - America Avenue & John Diesman Boulevard	ea	1	$345,000.00	$345,000.00
	Block 33 East - Ahmidiyya Avenue & Mosque Gate	ea	1	$345,000.00	$345,000.00
	Block 33 West - Cityview Blvd & Balda Court	ea	1	$345,000.00	$345,000.00
	Block 33 West - Canada Drive & Vellore Park Avenue	ea	1	$345,000.00	$345,000.00
	Block 33 West - Canada Drive & Cityview Drive	ea	1	$345,000.00	$345,000.00
	Block 33 West - Lormel Gate & Vellore Park Avenue	ea	1	$345,000.00	$345,000.00
	Block 33 West - Lormel Gate & Cityview Blvd	ea	1	$345,000.00	$345,000.00
	Block 33 West - Retreat Blvd & Vellore Park Avenue	ea	1	$345,000.00	$345,000.00
	Block 33 West - Retreat Blvd & Cityview Blvd	ea	1	$345,000.00	$345,000.00
	Block 34 East - Teston Road & Mosque Gate	ea	1	$345,000.00	$180,000.00
	Block 37 - Belview Avenue & Chancellor Drive	ea	1	$345,000.00	$345,000.00
	Block 37 - Blue Willow Drive & Grantcrest Gate & Pottery Place	ea	1	$345,000.00	$345,000.00
	Block 39 - Maria Antonia Road & Vellore Avenue	ea	1	$345,000.00	$345,000.00
	Block 39 - Davos Road & Via Campanile	ea	1	$345,000.00	$345,000.00
	Block 39 - Davos Road & Vellore Avenue	ea	1	$345,000.00	$345,000.00
	Block 39 - Davos Road & Fossil Hill Road	ea	1	$345,000.00	$345,000.00
	Block 39 - Maria Antonia & Fossil Hill Road	ea	1	$345,000.00	$345,000.00
	Block 39 - La Rocca Avenue & Fossil Hill Road	ea	1	$345,000.00	$345,000.00
	Block 40 - Lawford & Stanton	ea	1	$345,000.00	$345,000.00
	Block 40 - Lawford, North of Major Mackenzie	ea	1	$345,000.00	$345,000.00
	Block 41 - Street 4 & Street 2	ea	1	$345,000.00	$345,000.00
	Block 45/52 - Clarence Street & Avdell Avenue	ea	1	$345,000.00	$345,000.00
	Block 45/52 - Clarence Street & Thomson Creek Blvd	ea	1	$345,000.00	$345,000.00
	Block 45/52 - Clarence Street & Wycliffe Avenue	ea	1	$345,000.00	$345,000.00
	Block 51 - Bainbridge Avenue & Martin Grove Road	ea	1	$345,000.00	$345,000.00
	Block 51 - Forest Drive & Martin Grove Road	ea	1	$345,000.00	$345,000.00
	Block 53 - Monte Carlo Drive & Sonoma Boulevard	ea	1	$345,000.00	$345,000.00
	Block 53 - Forest Fountain Drive & Sonoma Boulevard	ea	1	$345,000.00	$345,000.00
	Block 53 - Forest Fountain Drive & Napa Valley Avenue	ea	1	$345,000.00	$345,000.00
	Block 53 - Napa Valley Avenue & Monte Carlo (south) Drive	ea	1	$345,000.00	$345,000.00
	Block 53 - Napa Valley Avenue & Sonoma Boulevard	ea	1	$345,000.00	$345,000.00
	Block 53 - Napa Valley Avenue & Monte Carlo (north) Drive	ea	1	$345,000.00	$345,000.00
	Block 54 - Islington Avenue (Kleinburg) & Bindertwine Boulevard	ea	1	$345,000.00	$345,000.00
	Block 58 - Stone Ridge Road & Vaughan Valley Blvd	ea	1	$345,000.00	$345,000.00
	Block 58 - (New) Huntington Road & (Ebenezer)	ea	1	$345,000.00	$345,000.00
	Block 60/65 - Huntington Road	ea	4	$345,000.00	$1,380,000.00
	Block 59/64 - Trade Valley & Huntington Road	ea	1	$345,000.00	$345,000.00
	Block 64 - Trade Valley & Hunters Valley, Hunters Valley & Street "C"	ea	2		$316,210
	Block 66 - Huntington Road	ea	3	$345,000.00	$1,035,000.00
				SUB-TOTAL	**$34,306,210**
				Non-Recoverable HST (1.76%)	$603,789.30
				Sub-Total	**$34,909,999**
				City Administration (3%)	$1,047,299.98
				Grand Total	**$35,957,299**

APPENDIX G
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SIDEWALK AND STREETLIGHTING PROJECTS

Item No.	Block	Item Description	Units (m)	Cost Per Unit	Total Cost	Post Period
Sidewalk and Streetlighting						
1	10	Rutherford Rd - South Side - Dufferin St to Pleasant Ridge Ave	500	$ 480.00	$ 240,000.00	
2	10	Rutherford Rd - South Side - Thornhill Woods to Ilan Roman Blvd	650	$ 480.00	$ 312,000.00	
3	11	Rutherford Rd - North Side - Dufferin St to Thomas Cook	500	$ 480.00	$ 240,000.00	
4	11	Rutherford Rd - North Side - East of Thomas Cook Ilan Roman Blvd	560	$ 480.00	$ 268,800.00	
5	11	Bathurst Street - West Side - Marc Santi Blvd to George Kirby St	195	$ 480.00	$ 93,600.00	
6	11	Bathurst Street - West Side - Lebovic Campus Dr to Valley Vista Dr	750	$ 480.00	$ 360,000.00	
7	11	Major Mackenzie Dr - South Side - Dufferin St to 250 m East	250	$ 480.00	$ 120,000.00	
8	11	Major Mackenzie Dr - South Side - 500m east of to 630m west of Bathurst S	870	$ 480.00	$ 417,600.00	
9	12	Major Mackenzie Dr - North Side - Sir Benson Dr to Via Romano	925	$ 480.00	$ 444,000.00	
10	12	Dufferin St - East Side - Eagles Landing Rd to Teston Rd	1750	$ 480.00	$ 840,000.00	
11	12	Bathurst St - West Side - Major Mackenzie Dr to Queen Filomena	780	$ 480.00	$ 374,400.00	
12	12	Teston Rd - South Side - Dufferin St to Lady Nadia Dr	1470	$ 480.00	$ 705,600.00	
13	15	Hwy 7 - South Side - Baldwin Ave to Centre St	820	$ 480.00	$ 393,600.00	
14	16	Hwy 7 - North Side - Dufferin St to CN Track	2300	$ 480.00	$ 1,104,000.00	
15	16	Langstaff Rd - South Side - Keele St to east of Connie Cr	1250	$ 480.00	$ 600,000.00	
16	16	Langstaff Rd - South Side - North Rivermede to Dufferin St	500	$ 480.00	$ 240,000.00	
17	17	Langstaff Rd - North Side - Spinnaker Way to Staffern Dr	500	$ 480.00	$ 240,000.00	
18	17	Langstaff Rd - North Side - Fernstaff Crt to Dufferin St	140	$ 480.00	$ 67,200.00	
19	17	Rutherford Rd - South Side - Confederation Pkwy to Forest Run Blvd	430	$ 480.00	$ 206,400.00	
20	19	Teston Rd - South Side - Keele St to Dufferin St	0	$ 480.00	$ -	
New	19	Dufferin St - West Side - Major Mackenzie Drive to Teston Rd	2050	$ 480.00	$ 984,000.00	
21	20	Dufferin St - West Side - Teston Rd to Kirby Rd	2025	$ 480.00	$ 972,000.00	
22	25	Rutherford Rd - North Side - Jane St to 180m east	180	$ 480.00	$ 86,400.00	
23	27	Jane St - East Side - Approx 500 North of Teston Rd to Kirby Rd	1550	$ 480.00	$ 744,000.00	
24	27	Kirby Rd - South Side - Jane St to Keele St	0	$ 480.00	$ -	
25	29	Hwy 7 - South Side - Famous Ave to Edgeley	1250	$ 480.00	$ 600,000.00	
26	30	Hwy 7 - North Side - Weston Rd to Edgeley	1320	$ 480.00	$ 633,600.00	
27	32	Major Mackenzie Dr - South Side - 400 Interchange	430	$ 480.00	$ 206,400.00	
28	33	Major Mackenzie Dr - North Side - Hwy 400 to Jane St	1180	$ 480.00	$ 566,400.00	
29	34	Weston Rd - East Side - Teston Rd to Kirby Rd	2050	$ 480.00	$ 984,000.00	
30	34	Kirby Rd - South Side - Weston Rd to Jane St	0	$ 480.00	$ -	
31	34	Jane St - West Side - Teston Rd to Kirby Rd	1980	$ 480.00	$ 950,400.00	
32	35	Kirby Rd - North Side - Weston Rd to Jane St	0	$ 480.00	$ -	
33	35	Weston Rd - East Side - Kirby Rd to King-Vaughan Rd	2050	$ 480.00	$ 984,000.00	$ 984,000.00
34	35	King-Vaughan Rd - South Side - Weston rd to Jane St	1980	$ 480.00	$ 950,400.00	$ 950,400.00
35	35	Jane St - West Side - Kirby Rd to King Vaughan Rd	2050	$ 480.00	$ 984,000.00	$ 984,000.00
37	39	Pine Valley Dr - East Side - Rutherford Rd to Davos Rd	1700	$ 480.00	$ 816,000.00	
39	40	Pine Valley Dr - East Side - Major Mackenzie Dr to Teston Rd	1050	$ 480.00	$ 504,000.00	
40	40	Teston Rd - South Side - Pine Valley Dr to Weston rd	2100	$ 480.00	$ 1,008,000.00	
41	41	Pine Valley Dr - East Side - Teston Rd to Kirby Rd	0	$ 480.00	$ -	
42	41	Kirby Rd - South Side - Pine Valley Rd to Weston Rd	0	$ 480.00	$ -	
43	41	Weston Rd - West Side - Teston Rd to Kirby Rd	2050	$ 480.00	$ 984,000.00	
44	41	Teston Rd - South Side - Pine Valley Rd to Weston Rd	2100	$ 480.00	$ 1,008,000.00	
45	43	Hwy 7 - South Side - McKenzie St to Wallace St	360	$ 480.00	$ 172,800.00	
46	43	Islington Ave - West Side - Steeles Ave to Highway No. 7	2000	$ 480.00	$ 960,000.00	
47	47	Teston Rd - South Side - Kipling Ave to Pine Valley Dr	0	$ 480.00	$ -	
49	52	Rutherford Rd - South Side - Hwy 27 to Vaughan Mills Rd	1050	$ 480.00	$ 504,000.00	
50	53	Hwy 27 - East Side - Rutherford Rd to Major Mackenzie Dr	1460	$ 480.00	$ 700,800.00	
51	55	Islington Ave/Hwy 27 - East Side - Treelawn Blvd to Kirby Rd	2330	$ 480.00	$ 1,118,400.00	
52	55	Kirby Rd - South Side - Hwy 27 to Kipling Avenue	0	$ 480.00	$ -	
53	55	Kipling Ave - West Side - Teston Rd to Kirby Rd	2050	$ 480.00	$ 984,000.00	
54	57	Hwy 50 - East Side - Mid-Block to Hwy 7	1000	$ 480.00	$ 480,000.00	
55	57	Hwy 7 - South Side - Hwy 50 to East of Hwy 427 Interchange	1400	$ 480.00	$ 672,000.00	
56	58	Hwy 7 - North Side - Hwy 50 to Hwy 27	2150	$ 480.00	$ 1,032,000.00	
57	58	(New) Huntington Rd - Both Sides - Sobeys South Limit to Langstaff Rd	1600	$ 480.00	$ 768,000.00	
58	58	Langstaff Rd - South Side - Huntington Rd to West of Hwy 27	1050	$ 480.00	$ 504,000.00	
59	58W	Hwy 50 - East Side - Fronting 8151 Hwy 50	100	$ 480.00	$ 48,000.00	
60	58W	Langstaff Rd - South Side - Hwy 50 to Huntington Rd	590	$ 480.00	$ 283,200.00	
61	59	Langstaff Rd - North Side - Huntington Rd to Hwy 27	2065	$ 480.00	$ 991,200.00	
62	59	Huntington Rd - East Side - Langstaff Rd to Rutherford Rd	0	$ 480.00	$ -	
63	59	Rutherford Rd - South Side - Huntington Rd to Hwy 27	2220	$ 480.00	$ 1,065,600.00	
64	59	Hwy 27 - West Side - Langstaff Rd to Rail Bridge	1380	$ 480.00	$ 662,400.00	
65	60	Rutherford Rd - North Side - Huntington Rd to Hwy 27	2220	$ 480.00	$ 1,065,600.00	
66	60	Huntington Rd - East Side - Rutherford Rd to Major Mackenzie Dr	0	$ 480.00	$ -	
67	60	McGillivray Rd - Both Sides - Huntington Rd to Rutherford Rd	0	$ 480.00	$ -	
68	60	Hwy 27 - West Side - Rutherford Rd to Major Mackenzie Dr	2050	$ 480.00	$ 984,000.00	
69	61	Huntington Rd - East Side - Nashville Rd to Major Mackenzie Dr	0	$ 480.00	$ -	
70	61	Hwy 27 - West Side - Major Mackenzie Dr to Nashville Rd	1530	$ 480.00	$ 734,400.00	
71	62	Huntington Rd - East Side - Nashville Rd to Kirby Rd	0	$ 480.00	$ -	
72	62	Hwy 27 - West Side - Nashville Rd to Kirby Rd	2600	$ 480.00	$ 1,248,000.00	
73	64	Langstaff Rd - North Side - Hwy 50 to Huntington Rd	600	$ 480.00	$ 288,000.00	
74	64	Rutherford Rd - South Side - Hwy 50 to Huntington Rd	1100	$ 480.00	$ 528,000.00	
75	64	Huntington Rd - West Side - Langstaff Rd to Rutherford Rd	0	$ 480.00	$ -	
76	65	Rutherford Rd - North Side - Hwy 50 to Huntington Rd	1100	$ 480.00	$ 528,000.00	
77	65	Hwy 50 - East Side - Rutherford Rd to Major Mackenzie Dr	1920	$ 480.00	$ 921,600.00	
78	65	Huntington Rd - West Side - Rutherford Rd to Major Mackenzie Dr	2090	$ 480.00	$ 1,003,200.00	
79	66	Hwy 50 - East Side - Major Mackenzie Dr to Nashville Rd	2050	480	$ 984,000.00	$ 984,000.00
80	66	Nashville Rd - South Side - Hwy 50 to Huntington Rd	2020	$ 480.00	$ 969,600.00	$ 969,600.00
81 - 88		2022 capital projects			$ 4,574,204.00	
		SUB-TOTAL SIDEWALK AND STREETLIGHTING	**86,320**		**$46,007,804**	**$4,872,000**

APPENDIX G
TABLE 5 - PAGE 2

SIDEWALK AND STREETLIGHTING PROJECTS

Item No.	Block	Item Description	Units (m)	Cost Per Unit	Total Cost	Post Period
Sidewalk Only						
89	2	Bathurst Street - East Side - Flamingo Rd to Wigston Pl	200	$ 260.00	$ 52,000.00	
90	9	Bathurst Street - West Side - North Park Road to South of New Westminster	405	$ 260.00	$ 105,300.00	
91	10	Hwy 7 - North Side - Dufferin St to Yellowwood Cir. St	370	$ 260.00	$ 96,200.00	
92	10	Hwy 7 - North Side - Langstaff to Sassafras Dr	285	$ 260.00	$ 74,100.00	
93	10	Hwy 7 - North Side - Thornhill Woods to Bathurst St	800	$ 260.00	$ 208,000.00	
94	15	Keele St - East Side - Steeles Ave to Jardin Dr	1580	$ 260.00	$ 410,800.00	
95	16	Dufferin St - West Side - Centre St to Langstaff Rd	2000	$ 260.00	$ 520,000.00	
96	18	Rutherford Rd - North Side - Barhill Rd to Peter Rupert Ave	825	$ 260.00	$ 214,500.00	
97	18	Rutherford Rd - North Side - Grand Trunk Ave to Dufferin St	290	$ 260.00	$ 75,400.00	
98	19	Keele St - East Side - McNaughton Rd to Teston Rd	1350	$ 260.00	$ 351,000.00	
99	22	Steeles Ave - North Side - Keele St to Street "E" (2600 Steeles Ave W)	800	$ 260.00	$ 208,000.00	
100	29	Steeles Ave - North Side, east and west of Hwy 400 (To be constructed by M	520	$ 260.00	$ 135,200.00	
101	27	Teston Rd - North Side - Jane St to Keele St	2000	$ 260.00	$ 520,000.00	
102	29	Weston Rd - East Side - Colossus Dr to 407 Off Ramp	700	$ 260.00	$ 182,000.00	
103	31	Langstaff Rd - North Side - east of Terecar Dr to Edgeley Blvd	650	$ 260.00	$ 169,000.00	
104	31	Weston Rd - East Side - Valeria Blvd to Rutherford Rd	1250	$ 260.00	$ 325,000.00	
105	34	Teston Rd - North Side - Weston Rd to Mosque Gate	1570	$ 260.00	$ 408,200.00	
106	36	Pine Valley Dr - East Side - Hanlan to Hwy 7	1370	$ 260.00	$ 356,200.00	
107	36	Hwy 7 - South Side - east of Marycroft to west of Whitmore Rd	590	$ 260.00	$ 153,400.00	
109	38	Langstaff Rd - North Side - Pine Valley Dr to Balding Blvd	750	$ 260.00	$ 195,000.00	
110	38	Pine Valley Dr - East Side - Langstaff Rd to Clubhouse Rd	1210	$ 260.00	$ 314,600.00	
111	43	Kipling Ave - East Side - Hawman Ave to Current South Limit of Kipling Ave	710	$ 260.00	$ 184,600.00	
112	44	Kipling Ave - East Side - Powselland Cres to Vaughan Mills Rd	580	$ 260.00	$ 150,800.00	
113	45	Langstaff - North Side - Islington to Pine Valley Drive	600	$ 260.00	$ 156,000.00	
114	46	Rutherford Rd - North Side - Islington Ave to Pine Valley Dr	1500	$ 260.00	$ 390,000.00	
115	59	Hwy 27 - West Side - Rutherford Rd to Rail Bridge	670	$ 260.00	$ 174,200.00	
116		Teston Rd - North Side - Mosque Gate to Jane Street			$ 27,759.00	
		SUB-TOTAL SIDEWALK ONLY	**23,575**		**$6,157,259**	**$0**

APPENDIX G
TABLE 5 - PAGE 3

SIDEWALK AND STREETLIGHTING PROJECTS

Item No.	Block	Item Description	Units (m)	Cost Per Unit	Total Cost	Post Period
Streetlighting Only						
117	1	Centre St - South Side - East of Atkinson Averica Rd to Yonge St	1400	$ 220.00	$ 308,000.00	
118	10	Bathurst Street - West Side - Autumn Hill Blvd to Ner Israel Dr	300	$ 220.00	$ 66,000.00	
119	11	Rutherford Rd - North Side - Ilan Roman Blvd to Bathurst St	240	$ 220.00	$ 52,800.00	
120	11	Rutherford Rd - North Side - Thomas Cook 120M east	120	$ 220.00	$ 26,400.00	
121	12	Major Mackenzie Dr - North Side - Dufferin St to Sir Benson Dr	360	$ 220.00	$ 79,200.00	
122	17	Langstaff Rd - North Side - Staffern Dr to Fernstaff Court	340	$ 220.00	$ 74,800.00	
123	18	Keele St - East Side - Kelly Pl to Major Mackenzie Dr	1250	$ 220.00	$ 275,000.00	
124	19	Keele St - East Side - Major Mackenzie Dr to Masters Ave	400	$ 220.00	$ 88,000.00	
125	26	Major Mackenzie Dr - North Side - Keele St to 352m west	325	$ 220.00	$ 71,500.00	
126	26	Keele St - West Side - McNaughton Rd to Arco Circle	350	$ 220.00	$ 77,000.00	
127	27	Jane St - West Side - Teston Rd to 500m North	500	$ 220.00	$ 110,000.00	
128	30	Langstaff Rd - South Side - Edgeley Blvd to Jane St	730	$ 220.00	$ 160,600.00	
129	31	Langstaff Rd - North Side - Weston Rd to Terecar Dr	230	$ 220.00	$ 50,600.00	
130	33	Teston Rd - South Side - Mosque Gate to Jane St	600	$ 220.00	$ 132,000.00	
131	51	Kipling Ave - West Side - Hwy 7 to Gordon Dr	1430	$ 220.00	$ 314,600.00	
132	52	Hwy 27 - East Side - Martin Grove Rd to Langstaff	930	$ 220.00	$ 204,600.00	
133	57	Hwy 27 - West Side - West Royal Gate Blvd to Hwy 7	350	$ 220.00	$ 77,000.00	
134	61	Nashville Rd - South Side - Whisper Ave to Stevenson Ave	920	$ 220.00	$ 202,400.00	
		SUB-TOTAL STREETLIGHTING ONLY	**10,775**		**$2,370,500**	**$0**
		TOTAL	**120,670**		**54,535,563**	**4,872,000**
			Non-Recoverable HST (1.76%)		$959,825.91	$85,747.20
			Sub-Total		**$55,495,389**	**$4,957,747**
			City Administration (3%)		$1,664,861.67	$148,732.42
			Total		**$57,160,251**	**$5,106,480**

APPENDIX G
TABLE 6

GROWTH RELATED STUDIES

Item No.	Item Description	Item Cost
TRANSPORTATION RELATED STUDIES		
1	Highway 7 and Weston Rd Secondary Plan Comprehensive Transportation Study	$2,000,000
2	Promenade Mall Secondary Plan Comprehensive Transportation Study	$287,000
3	VMC Collector Roads Functional Design Study	$58,635
4	Creditstone Road EA Peeler to Langstaff Road	$893,937
5	Hwy 400 Interchange Connections, OPA 637 Class EA Study	$236,000
6	Kirby Road Improvements, Dufferin to Jane Street Class EA	$14,938
7	Rivermede Road - Keele to Hwy 7 - EA	$660,000
8	McNaughton Road - West Section - Keele to Major Mackenzie EA	$85,202
9	Hill St/Troon Block 19 Critical Link - Major Mackenzie to Teston Road EA	$660,000
10	McGillvary Road/Huntington Connector and Rail Grade Separation Class EA	$575,000
11	Bass Pro Mills Extension to Weston Rd Class EA	$23,402
12	Teston Road, Pine Valley Drive to Kipling Ave Class EA	$22,372
13	Transportation Master Plan Update	$206,059
14	Vaughan Mills SP North of Bass Pro Mills (Blk 31 West) Collector Road Network EA	$1,000,000
15	Collector Network South of Bass Pro Mills EA (Block 31 West)	$1,000,000
16	Transportation Master Plan Update (2027)	$1,050,000
17	Transportation Growth Related Follow-up Studies	$1,500,000
18	Portage Parkway EA (Black Creek to Creditstone Road	$900,000
19	VMC EA Misc Studies	$900,000
20	Yonge/Steeles Corridor Secondary Plan Collector Roads EA	$1,050,144
21	Colossus Overpass EA	$2,000,000
22	Grand Trunk Ave EA (Block 18)	$600,000
23	Thomas Cook Ave EA (Block 11)	$600,000
24	Concord GO Comprehensive Transportation Study	$239,990
25	Block 27 Collector Road EA	$122,617
WATER/WASTEWATER/STORMWATER RELATED STUDIES		
26	Flood Reduction Study EA (Rainbow Creek)	$464,000
27	Erosion Control Plan	$257,500
28	Flooding Related Studies	$592,000
29	Storm Sewer Network Hydraulic Study	$592,000
30	Integrated (Water / Wastewater, Storm) Master Plan Update (2022)	$394,683
31	Integrated (Water / Wastewater, Storm) Master Plan Update (2027)	$1,850,000
32	VMC Grading Master Plan - Survey Allowance	$90,000
33	Infrastructure Systems Optimization Program	$3,467,533
OTHER ENGINEERING STUDIES		
34	DC and Related Engineering Studies (Related Black Creek Financial Strategy)	$257,278
35	Engineering DC Background Study	$475,420
36	Miscellaneous Growth Related Engineering Studies	$3,252,000
	Total	**$28,377,710.00**
	Non-Recoverable HST (1.76%)	$499,447.70
	Sub-Total	$28,877,158
	City Administration (3%)	$866,314.73
	Grand Total	**$29,743,472**

APPENDIX G
TABLE 7 - PAGE 1

CITY-WIDE WATERMAIN PROJECTS

No.	Project	Timing	Units	Diameter (mm)	Length (m)	Unit Price	Total Cost	Approved Budget	2022 DC Estimate	Post Period	Total in DC
2022 CITY-WIDE WATERMAIN											
VMC Watermain Improvements and Highway No. 7/Jane Street Watermain Crossings											
1	Steeles Ave West, Keele Street to Jane Street	2036	m	600	2140	$0.00	$7,700,000.00	$0.00	**$7,700,000.00**	**$7,700,000.00**	**$0.00**
2	Jane Street, Steeles Avenue West to Doughton Road	2036	m	600	1790	$0.00	$13,000,000.00	$0.00	**$13,000,000.00**	**$13,000,000.00**	**$0.00**
3	Jane Street, Doughton Road to Hwy 7	2036	m	600	270	$0.00	$1,000,000.00	$0.00	**$1,000,000.00**	**$1,000,000.00**	**$0.00**
4	Commerce Street - Hwy 7 Crossing	2028	m	400	80	$0.00	$250,000.00	$0.00	**$250,000.00**	**$0.00**	**$250,000.00**
5	Future Road north Barnes Court (NE Quadrant)	2041	m	400	470	$0.00	$1,000,000.00	$0.00	**$1,000,000.00**	**$1,000,000.00**	**$0.00**
6	Portage Parkway (Existing 400mm to Creditstone Road)	2041	m	400	420	$0.00	$900,000.00	$0.00	**$900,000.00**	**$0.00**	**$900,000.00**
7	Future Maplecrete Extension, Barnes Court to Portage Parkway	2041	m	400	270	$0.00	$600,000.00	$0.00	**$600,000.00**	**$0.00**	**$600,000.00**
8	Exchange Ave, Future Road to Interchange Way	2041	m	400	190	$0.00	$400,000.00	$0.00	**$400,000.00**	**$0.00**	**$400,000.00**
9	Exchange Ave, Future Millway Extension to Jane Street	2041	m	400	160	$0.00	$400,000.00	$0.00	**$400,000.00**	**$0.00**	**$400,000.00**
10	Peelar Road, Jane Street to Maplecrete Road	2028	m	400	310	$0.00	$600,000.00	$0.00	**$600,000.00**	**$0.00**	**$600,000.00**
11	Creditstone Road, Peelar to Highway 7	2028	m	300	440	$0.00	$800,000.00	$0.00	**$800,000.00**	**$0.00**	**$800,000.00**
12	Peelar Road, Maplecrete Road to Creditstone Road	2028	m	300	270	$0.00	$500,000.00	$0.00	**$500,000.00**	**$0.00**	**$500,000.00**
13	Maplecrete Road, Peelar Road to Highway 7	2041	m	400	740	$0.00	$1,500,000.00	$0.00	**$1,500,000.00**	**$0.00**	**$1,500,000.00**
14	Freshway Drive, Creditstone Road to End of existing 150mm	2041	m	300	290	$0.00	$500,000.00	$0.00	**$500,000.00**	**$500,000.00**	**$0.00**
15	Interchange Way, Exchange Avenue to Hwy 7	2041	m	400	750	$0.00	$1,500,000.00	$0.00	**$1,500,000.00**	**$0.00**	**$1,500,000.00**
16	Portage Parkway, Edgeley Blvd to Jane Street	2041	m	400	600	$0.00	$1,200,000.00	$0.00	**$1,200,000.00**	**$0.00**	**$1,200,000.00**
17	Doughton Road, Jane Street to Maplecrete Road	2041	m	400	260	$0.00	$500,000.00	$0.00	**$500,000.00**	**$0.00**	**$500,000.00**
18	Commerce Street, Existing 400mm Commerce St. to Interchange Way	2041	m	400	210	$0.00	$400,000.00	$0.00	**$400,000.00**	**$0.00**	**$400,000.00**
19	Millway Ave @ Hwy 7 Crossing	2031	m	300	100	$0.00	$333,400.00	$0.00	**$333,400.00**	**$0.00**	**$333,400.00**
20	Jane Street @ Portage Parkway Crossing (VMC)	2021	m	400	100		$61,300.00	$0.00	**$61,300.00**	**$0.00**	**$61,300.00**
Steeles West - OPA 620											
21	Steeles West (OPA 620) - 400mm Dia - Jane/Steeles	2031	m	400	660	$1,869.00	$1,233,540.00	$0.00	**$1,233,540.00**	**$0.00**	**$1,233,540.00**
Kleinburg-Nashville											
22	Huntington Road - 400mm Dia. - Nashville Rd to Kirby Rd	2031	m	400	2200	$1,869.00	$4,111,800.00	$0.00	**$4,111,800.00**	**$0.00**	**$4,111,800.00**
23	Nashville Rd - East of Huntington	2021	m	300			**$1,293,100.00**	$0.00	**$1,293,100.00**	**$0.00**	**$1,293,100.00**
West Vaughan Employment Area											
24	Huntington Road - Trade Valley Drive to Langstaff Road	2021	m	400	950	$1,869.00	$1,775,550.00	$721,000.00	**$1,054,550.00**	**$0.00**	**$1,054,550.00**
Block 10/17											
25	Dufferin St Watermain Crossing (Dufferin Hill Dr to Apple Blossom Dr)	2021	m	400	36		$138,750.00	$0.00	**$138,750.00**	**$0.00**	**$138,750.00**

APPENDIX G
TABLE 7 - PAGE 2

CITY-WIDE WATERMAIN PROJECTS

No.	Project	Timing	Units	Diameter (mm)	Length (m)	Unit Price	Total Cost	Approved Budget	2022 DC Estimate	Post Period	Total in DC
2022 CITY-WIDE WATERMAIN											
Block 20											
26	**Teston Road Pressure District 8 Watermain**	2031	m	400	1,700	$1,869.00	$3,177,300.00	$0.00	**$3,177,300.00**	**$0.00**	**$3,177,300.00**
Block 35											
27	**Pressure District 8 Watermain (Block 35)**	2031	m	500	10,000	**$3,163.00**	$31,630,000.00	$0.00	**$31,630,000.00**	**$15,815,000.00**	**$15,815,000.00**
Blocks 34 and 41											
28	**Weston Road Pressure District 7 Watermain (Teston to Kirby)**	2031	m	400	2,000	$1,869.00	$3,738,000.00	$0.00	**$3,738,000.00**	**$0.00**	**$3,738,000.00**
Block 66											
29	**Block 66 West PD6 Watermain**	2031	m	400	5,000	$1,869.00	$9,345,000.00	$0.00	**$9,345,000.00**	**$4,672,500.00**	**$4,672,500.00**
PD9 Pumping Station											
30	**PD9 Servicing - Decommissioning of Ex. PS**	**2031**	**m**	**N/A**	**1**		$393,000.00	$0.00	**$393,000.00**	**$0.00**	**$393,000.00**
Concord GO Centre											
31	**Highway 7 Concord Watermain Upgrade (Bowes Rd to Rivermede)**	2021	m	400	850		$1,850,000.00	$0.00	**$1,850,000.00**	**$0.00**	**$1,850,000.00**
Woodbridge Centre											
32	**Woodbridge Avenue Watermain Upgrade (Kipling Ave to Islington Ave)**	2021	m	400	850		$2,443,000.00	$0.00	**$2,443,000.00**	**$0.00**	**$2,443,000.00**
								SUB-TOTAL	**$93,552,740.00**	**$43,687,500.00**	**$49,865,240.00**
								Contingencies (25%)	$23,388,185.00	$10,921,875.00	$12,466,310.00
								Sub-Total Construction	$116,940,925.00	$54,609,375.00	$62,331,550.00
								Engineering (15%)	$17,541,138.75	$8,191,406.25	$9,349,732.50
								Sub-Total	$134,482,063.75	$62,800,781.25	$71,681,282.50
								Non Recoverable HST (1.76%	$2,366,884.32	$1,105,293.75	$1,261,590.57
								Sub-Total	$136,848,948.07	$63,906,075.00	$72,942,873.07
								City Administration (3%)	$4,105,468.44	$1,917,182.25	$2,188,286.19
								GRAND TOTAL	**$140,954,416.51**	**$65,823,257.25**	**$75,131,159.26**

APPENDIX G
TABLE 8 - PAGE 1

CITY OF VAUGHAN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
CITY WIDE ENGINEERING
RESIDENTIAL DEVELOPMENT CHARGE
(in $000)

CITY WIDE ENGINEERING	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	$90,719.1	$113,447.7	$83,262.0	($16,006.0)	($120,605.3)	($199,566.0)	($193,349.5)	($131,286.8)	($101,312.2)	($58,611.5)	
2022- 2031 RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	$90,719.1	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	**$90,719.1**
- City-Wide Engineering: Non Inflated	$0.0	$145,698.9	$211,990.2	$214,951.7	$188,425.5	$119,295.9	$74,848.0	$110,267.6	$105,514.9	$99,188.7	**$1,270,181.5**
- City-Wide Engineering: Inflated	$90,719.1	$148,612.9	$220,554.6	$228,108.4	$203,957.8	$131,712.3	$84,291.0	$126,662.9	$123,627.5	$118,539.7	**$1,476,786.3**
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	7,016	7,219	7,429	7,648	7,875	8,591	8,826	9,069	9,319	9,576	**82,568**
REVENUE											
- DC Receipts: Inflated	$109,936.2	$115,370.7	$121,107.2	$127,165.4	$133,566.2	$148,609.3	$155,737.6	$163,218.5	$171,070.1	$179,311.4	**$1,425,092.7**
INTEREST											
- Interest on Opening Balance	$3,175.2	$3,970.7	$2,914.2	($880.3)	($6,633.3)	($10,976.1)	($10,634.2)	($7,220.8)	($5,572.2)	($3,223.6)	**($35,080.5)**
- Interest on In-year Transactions	$336.3	($914.2)	($2,734.8)	($2,775.9)	($1,935.8)	$295.7	$1,250.3	$639.7	$830.2	$1,063.5	**($3,944.9)**
TOTAL REVENUE	$113,447.7	$118,427.2	$121,286.6	$123,509.1	$124,997.1	$137,928.9	$146,353.7	$156,637.5	$166,328.2	$177,151.3	**$1,386,067.3**
CLOSING CASH BALANCE	$113,447.7	$83,262.0	($16,006.0)	($120,605.3)	($199,566.0)	($193,349.5)	($131,286.8)	($101,312.2)	($58,611.5)	$0.1	

2022 Adjusted Charge Per Capita	**$15,668.43**

Allocation of Capital Program	
Residential Sector	68.0%
Non-Residential Sector	32.0%
Rates for 2022	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX G
TABLE 8 - PAGE 2

CITY OF VAUGHAN
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
CITY WIDE ENGINEERING
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in $000)

CITY WIDE ENGINEERING	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	$42,691.4	$59,948.8	$52,140.7	$11,523.0	($31,835.1)	($63,249.1)	($63,587.6)	($38,916.5)	($30,772.7)	($18,237.4)	
2022- 2031 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	$42,691.4	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	**$42,691.4**
- City-Wide Engineering: Non Inflated	$0.0	$68,564.2	$99,760.1	$101,153.7	$88,670.8	$56,139.3	$35,222.6	$51,890.7	$49,654.1	$46,677.0	**$597,732.5**
- City-Wide Engineering: Inflated	$42,691.4	$69,935.5	$103,790.4	$107,345.1	$95,980.2	$61,982.3	$39,666.3	$59,606.0	$58,177.7	$55,783.4	**$694,958.3**
NEW NON-RESIDENTIAL DEVELOPMENT											
- Sq. Metres in New Buildings	246,394	250,326	254,330	258,406	262,557	249,575	253,261	257,007	260,813	264,681	**2,557,351**
REVENUE											
- DC Receipts: Inflated	$58,183.5	$60,294.3	$62,483.8	$64,754.9	$67,111.0	$65,068.6	$67,350.3	$69,713.4	$72,160.7	$74,695.5	**$661,815.8**
INTEREST											
- Interest on Opening Balance	$1,494.2	$2,098.2	$1,824.9	$403.3	($1,750.9)	($3,478.7)	($3,497.3)	($2,140.4)	($1,692.5)	($1,003.1)	**($7,742.3)**
- Interest on In-year Transactions	$271.1	($265.1)	($1,135.9)	($1,171.2)	($793.9)	$54.0	$484.5	$176.9	$244.7	$331.0	**($1,804.1)**
TOTAL REVENUE	$59,948.8	$62,127.4	$63,172.7	$63,987.0	$64,566.1	$61,643.9	$64,337.4	$67,749.8	$70,712.9	$74,023.4	**$652,269.5**
CLOSING CASH BALANCE	$59,948.8	$52,140.7	$11,523.0	($31,835.1)	($63,249.1)	($63,587.6)	($38,916.5)	($30,772.7)	($18,237.4)	$2.6	

2022 Adjusted Charge Per SQ.M	**$236.14**

Allocation of Capital Program	
Residential Sector	68.0%
Non-Residential Sector	32.0%
Rates for 2022	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix H

Area-Specific Development Charges

APPENDIX H – AREA-SPECIFIC DEVELOPMENT CHARGES

The Development Engineering and Infrastructure Planning Department is responsible for the design, construction and maintenance of the City's network of watermains, sanitary sewers and storm drainage facilities.

The following section sets out the calculation of the Area-Specific Development Charges (also referred to as SACs). The cost of the projects included in the various areas has been provided by the Development Engineering and Infrastructure Planning Department.

As shown in the ensuing tables below, the ASDC related to land area based charges range from a low of $4,290 per net hectare to $1,512,542 per net hectare reflecting the differing relative servicing costs for the water, wastewater and storm drainage projects. It is noted also that some layering of charges may apply in various development areas. In addition to those ASDC levied on a per net hectare basis, two service areas have been calculated on a charge per unit basis for residential development and a charge per square metre for non-residential development. The per unit/GFA approach is utilized in areas where future development densities are generally known and where costs can be more equitably be distributed to the benefiting developments. Schematic representations of the different service areas are shown on the maps in this Appendix.

Overall, ten ASDCs have been carried forward from the City's last development charges study and two new ASDCs are proposed at this time. It should be noted that the Edgeley Pond and Black Creek Channel Works ASDC recently updated in 2021 as well as the VMC West Interchange Sanitary Sewer ASDC are not being reviewed as part of this study. Furthermore, the ASDC associated with the Pressure District 7 Watermain west is now fully built out and can be closed.

APPENDIX H - TABLE 1

CITY OF VAUGHAN - IPCAM
AREA SPECIFIC DEVELOPMENT CHARGE
RAINBOW CREEK MASTER DRAINAGE PLAN WORKS

AREA SPECIFIC DEVELOPMENT CHARGE CALCULATION

Project Cost Estimate	**$5,452,201**
Less Development Charge Payments Collected To Date	$3,059,339
Net Project Cost Estimate	**$2,392,862**
Total Net Benefiting Area (Growth related) (ha)	1,406.3
Less Total Developed Area (ha)	848.6
Total Net Benefiting Area (ha)	**557.7**
Area Specific Development Charge per Net Developable Hectare	**$4,290**

MAP 1

SCHEDULE "B"
AREA SPECIFIC DEVELOPMENT CHARGES

BY-LAW NUMBER: - 2022

PASSED THE ____ DAY OF _____, 2022

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

RAINBOW CREEK DRAINAGE WORKS

SERVICE AREA

(41) CITY BLOCK

NOT TO SCALE

VAUGHAN

Acad File: C:\Dev Eng & Infra Pln Srv\Planning and Studies\04-Development Charges\2018 Update\Maps\DC Maps.dwg

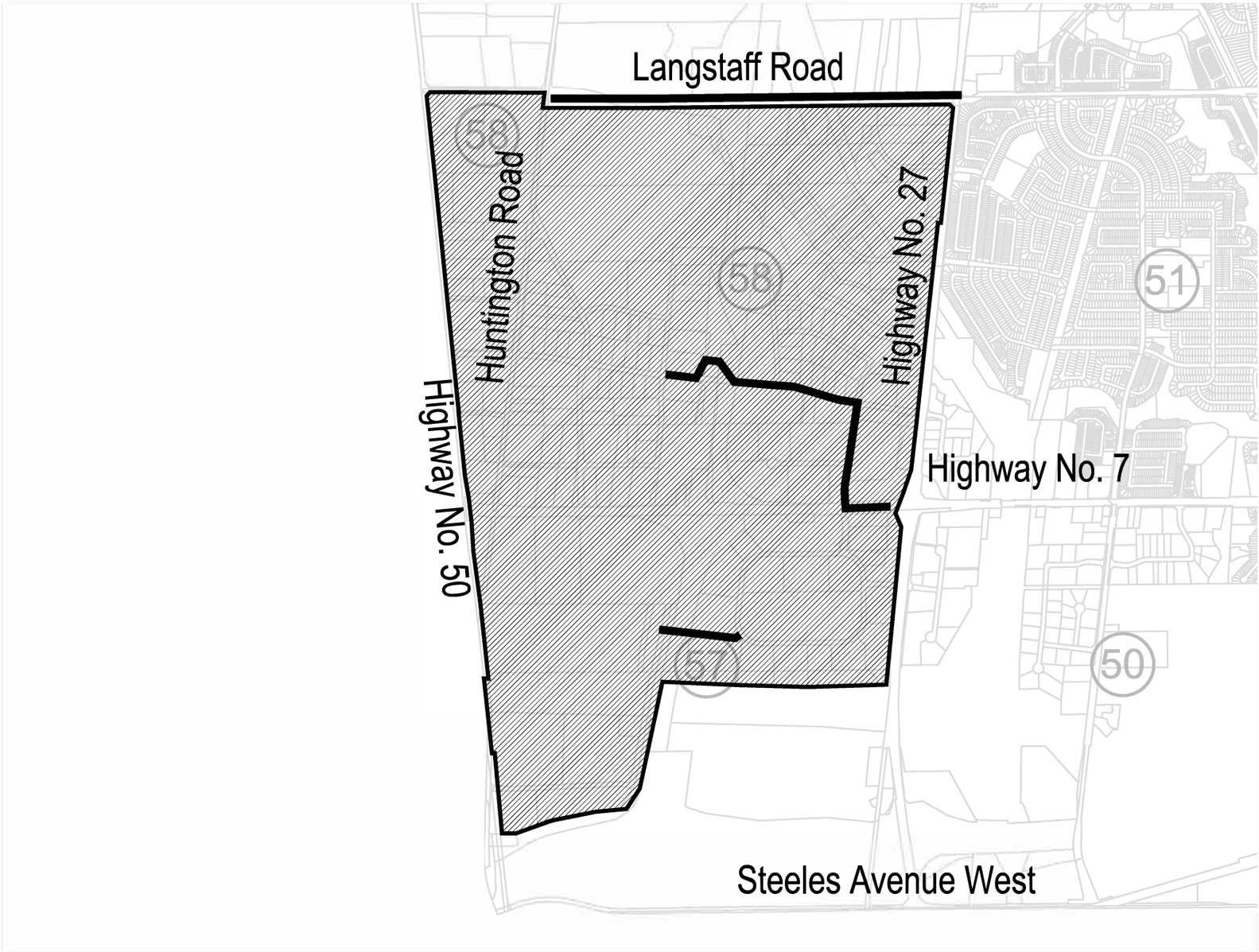
APPENDIX H - TABLE 2

CITY OF VAUGHAN - IPCAM
AREA SPECIFIC DEVELOPMENT CHARGE
PRESSURE DISTRICT 5 WEST WOODBRIDGE WATERMAIN

AREA SPECIFIC DEVELOPMENT CHARGE CALCULATION

Project Cost Estimate	**$4,445,488**
Less Development Charge Payments/Credits Collected to Date	$3,320,222
Net Project Cost Estimate	**$1,125,266**
Total Net Benefiting Area (Growth related) (ha)	576.1
Less Total Developed Area (ha)	436.9
Total Net Benefiting Area (ha)	**139.2**
Area Specific Development Charge per Net Developable Hectare	**$8,082**

MAP 2



SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES

BY-LAW NUMBER - 2022

PASSED THE ____ DAY OF _____,2022

SIGNING OFFICERS

_____ MAYOR

_____ CLERK

PRESSURE DISTRICT 5
WEST WOODBRIDGE
WATERMAIN

EXISTING WATERMAIN WORKS

SERVICE AREA

41 CITY BLOCK

NOT TO SCALE

VAUGHAN

Acad File: C:\Dev Eng & Infra Pln Srv\Planning and Studies\04-Development Charges\2018-Update\Water\PRS5C Maps.dwg

HEMSON

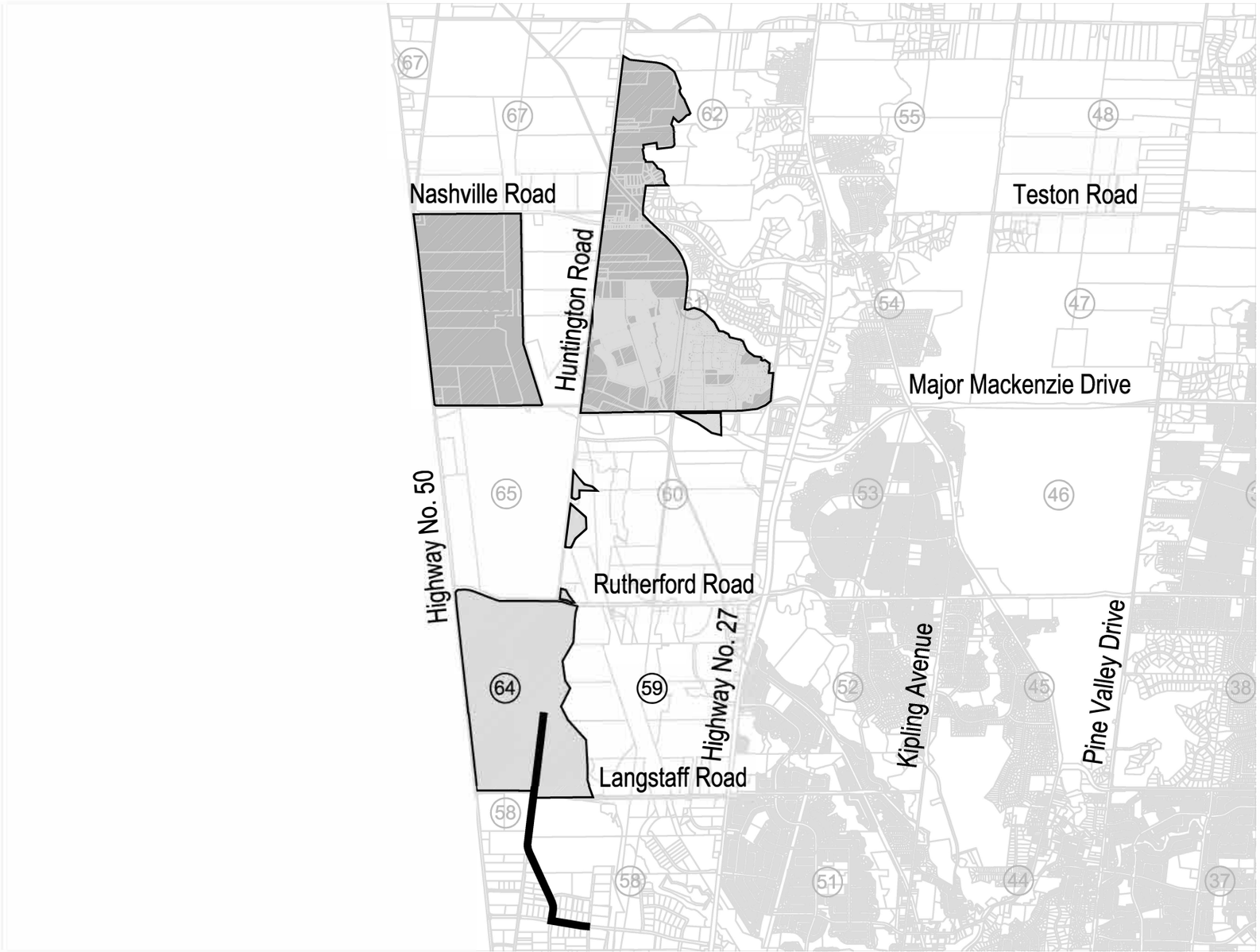
APPENDIX H - TABLE 3

CITY OF VAUGHAN - IPCAM
AREA SPECIFIC DEVELOPMENT CHARGE
ZENWAY/HUNTINGTON SANITARY SUB-TRUNK EXTENSION

AREA SPECIFIC DEVELOPMENT CHARGE CALCULATION

Project Cost Estimate	**$6,042,343**
Less Development Charge Payments Collected To Date	$2,630,717
Net Project Cost Estimate	**$3,411,627**
Total Net Benefiting Area (Growth related) (ha)	639.6
Less Total Developed Area (ha)	317.2
Total Net Benefiting Area (ha)	**322.5**
Area Specific Development Charge per Net Developable Hectare	**$10,580**

MAP 3



SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES

BY-LAW NUMBER: - 2022

PASSED THE ____ DAY OF _____,2022

SIGNING OFFICERS

_____ MAYOR

_____ CLERK

ZENWAY/HUNTINGTON ROAD
SANITARY SUB-TRUNK

EXISTING SEWERAGE WORKS

SERVICE AREA

41 CITY BLOCK

NOT TO SCALE

VAUGHAN

Acad File: G:\Dev Eng & Infra Pln Srv\Planning and Studies\04-Development Charges\2018-Update\Update\Zenway-Huntington\Map3-Area Specific Map.dwg

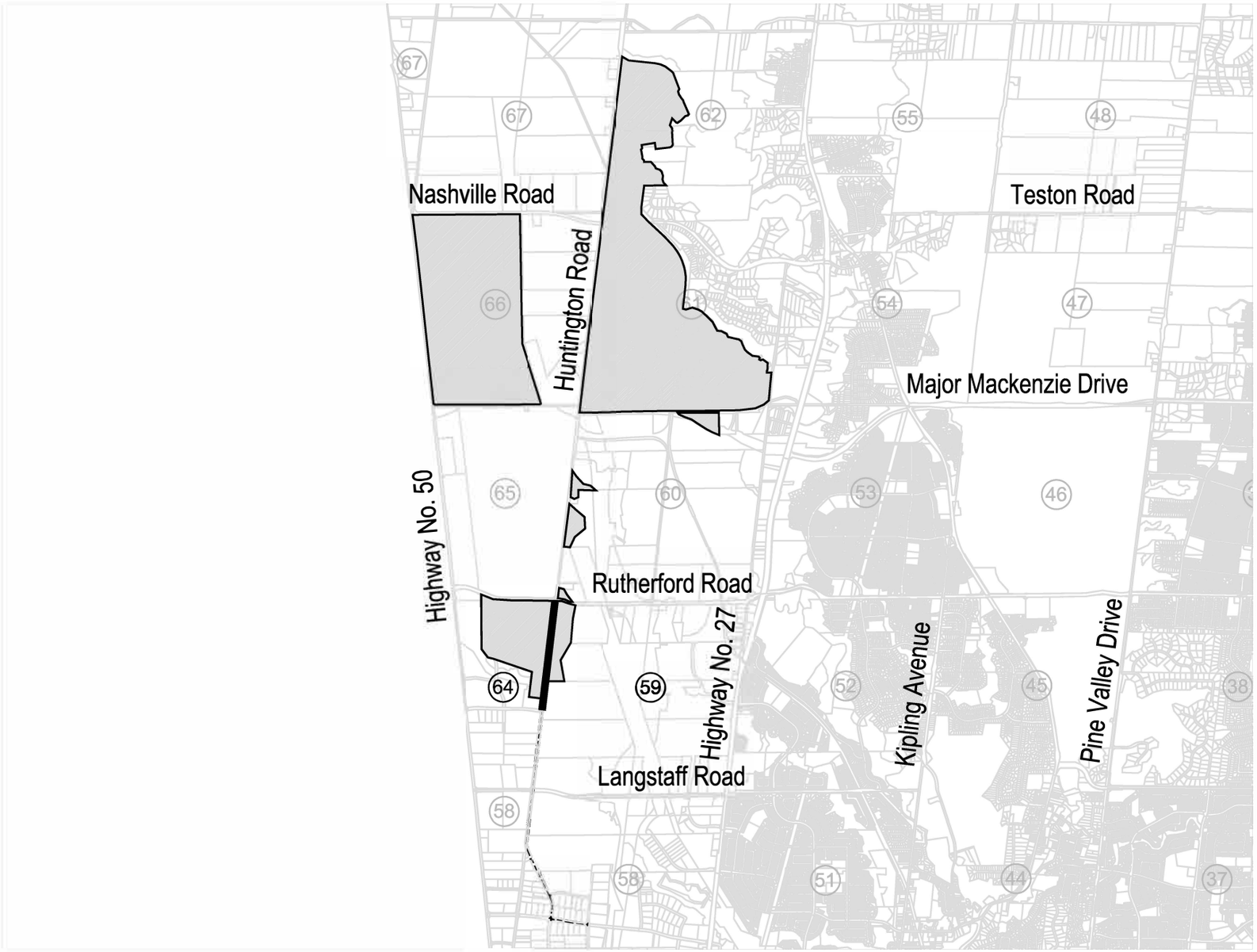
APPENDIX H - TABLE 4

CITY OF VAUGHAN - IPCAM
AREA SPECIFIC DEVELOPMENT CHARGE
HUNTINGTON SANITARY SUB-TRUNK - TRADE VALLEY TO RUTHERFORD

AREA SPECIFIC DEVELOPMENT CHARGE CALCULATION

Project Cost Estimate	**$4,511,458**
Less Development Charge Payments Collected To Date	$2,324,005
Net Project Cost Estimate	**$2,187,453**
Total Net Benefiting Area (Growth related) (ha)	495.7
Less Total Developed Area (ha)	240.5
Total Net Benefiting Area (ha)	**255.2**
Area Specific Development Charge per Net Developable Hectare	**$8,571**

MAP 4



SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES

BY-LAW NUMBER: -2022

PASSED THE ____ DAY OF _____,2022

SIGNING OFFICERS

_____ MAYOR

_____ CLERK

HUNTINGTON ROAD
SANITARY SEWER (TRADE
VALLEY TO RUTHERFORD)

EXISTING SEWERAGE WORKS

EXISTING SEWER (BY OTHERS)

SERVICE AREA

41 CITY BLOCK

NOT TO SCALE

VAUGHAN

Acad File: O:\Dev Eng & Infra Pln Srv\Planning and Studies\04-Development Charges\2018-dc-update\Water\Sewer\Maps\Map5.dwg

APPENDIX H - TABLE 5

CITY OF VAUGHAN - IPCAM
AREA SPECIFIC DEVELOPMENT CHARGE
HIGHWAY 27 SOUTH SERVICING WORKS

AREA SPECIFIC DEVELOPMENT CHARGE CALCULATION

Project Cost Estimate	**$881,929**
Less Development Charge Payments	$0
Less Accrued Interest Revenue	$0
Net Project Cost Estimate	**$881,929**
Total Net Residential Benefiting Area (Growth related) (ha)	$0
Total Net Non-Residential Benefitting Area (Growth related) (ha)	5.1
Total Net Benefitting Area (Non-Growth related) (ha)	-
Total Net Benefiting Area (ha)	**5.1**
Area Specific Development Charge per Net Developable Hectare	**$172,589**

MAP 5

SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES

BY-LAW NUMBER: - 2022

PASSED THE ____ DAY OF _____,2022

SIGNING OFFICERS

_____ MAYOR

_____ CLERK

HIGHWAY 27 SOUTH
SERVICING WORKS

EXISTING WATERMAIN WORKS

EXISTING SEWERAGE WORKS

SERVICE AREA

41 CITY BLOCK

NOT TO SCALE

VAUGHAN

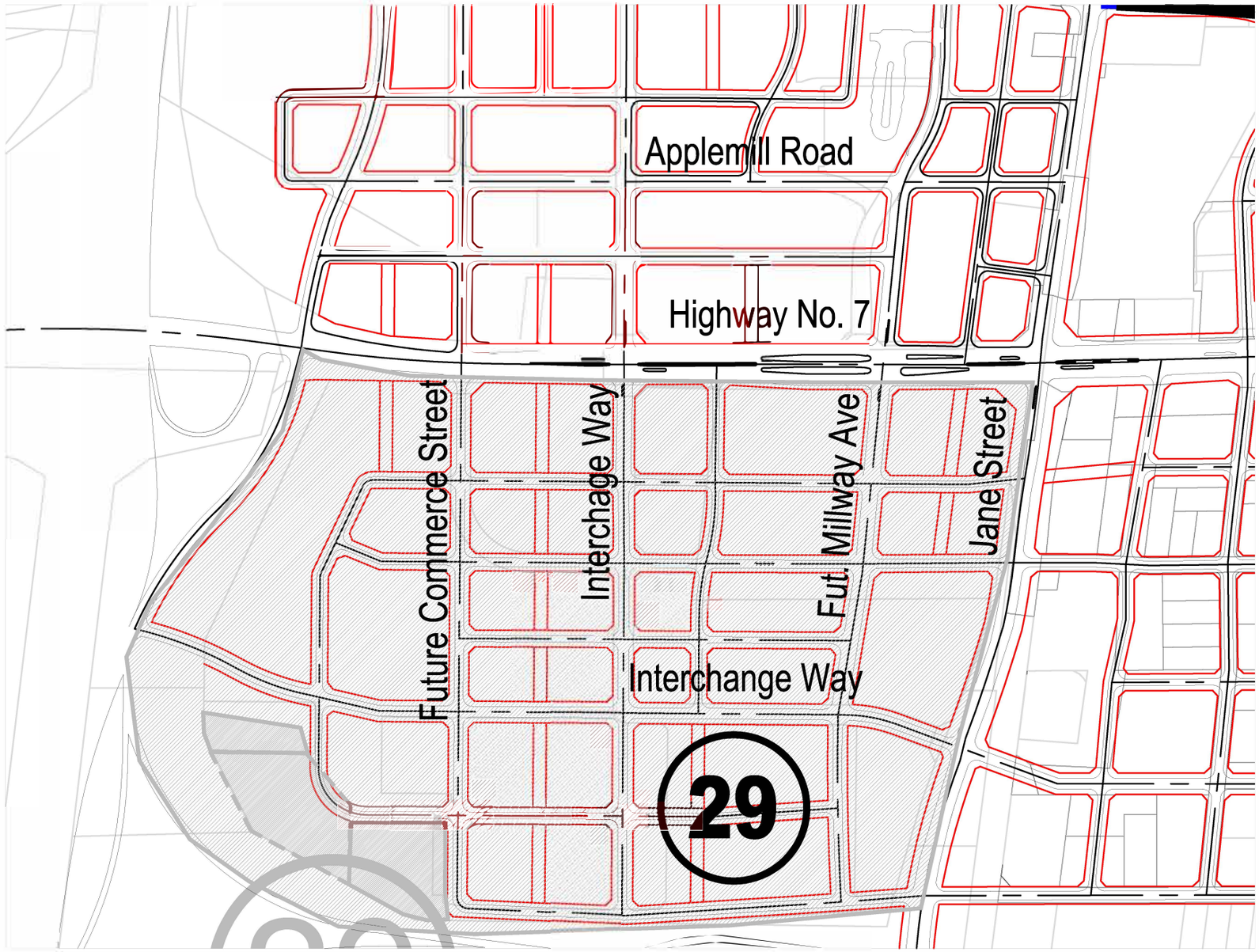
Acad File: C:\Dev Eng & Infra Pln Srv\Planning and Studies\04-Development Charges\2018-Update\Update\Schedule B\Map27\Map27.dwg

APPENDIX H - TABLE 6

CITY OF VAUGHAN - IPCAM
AREA SPECIFIC DEVELOPMENT CHARGE
VMC INTERCHANGE STORM WATER MANAGEMENT WORKS

AREA SPECIFIC DEVELOPMENT CHARGE CALCULATION	
Project Cost Estimate	**$82,323,126**
Less Development Charge Payments	$0
Less Accrued Interest Revenue	**$0**
Net Project Cost Estimate	**$82,323,126**
Total Net Benefiting Area (Growth related) (ha)	54.4
Developed Lands (ha)	-
Total Net Benefiting Area (ha)	**54.4**
Area Specific Development Charge per Net Developable Hectare	**$1,512,542**

MAP 6



SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES

BY-LAW NUMBER - 2022

PASSED THE ____ DAY OF _____,2022

SIGNING OFFICERS

_____ MAYOR

_____ CLERK

VMC - INTERCHANGE SWM POND RETROFIT WORKS

SERVICE AREA

PROPOSED SWM POND

39 CITY BLOCK NUMBER

NOT TO SCALE

VAUGHAN

Acad File: C:\Dev Eng & Infra Pln Srv\Planning and Studies\04-Development Charges\2018 Update\VSWM\VMC Interchange SWM Pond

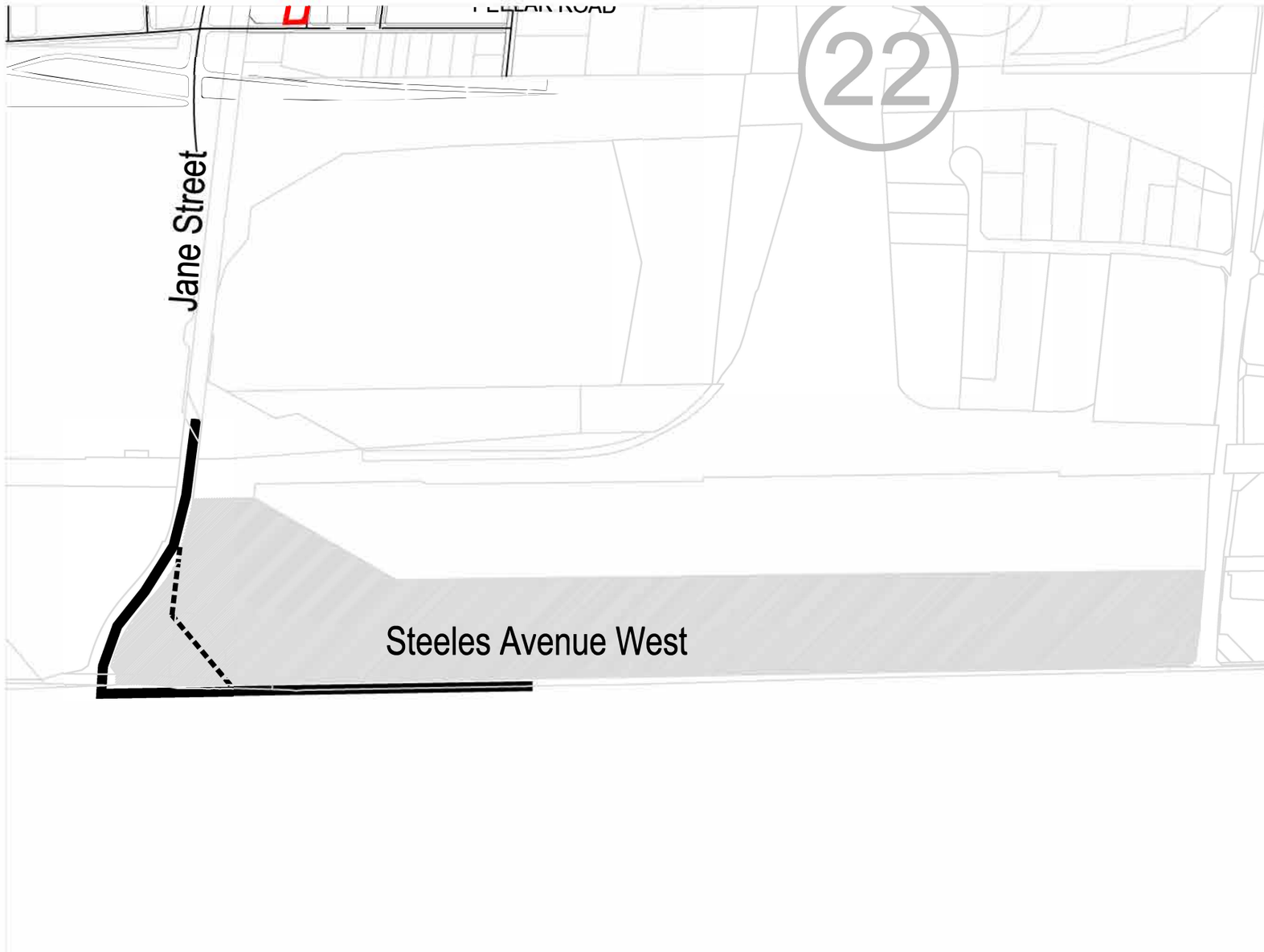
APPENDIX H - TABLE 7

CITY OF VAUGHAN - IPCAM
AREA SPECIFIC DEVELOPMENT CHARGE
STEELES WEST SANITARY SEWER IMPROVEMENT WORKS

AREA SPECIFIC DEVELOPMENT CHARGE CALCULATION

Project Cost Estimate	**$2,695,700**
Less Development Charge Payments	$0
Net Project Cost Estimate	**$2,695,700**
Total Net Benefiting Area (Growth related) (ha)	39.6
Less Total Developed Area (ha)	2.0
Total Net Benefiting Area (ha)	**37.6**
Area Specific Development Charge per Net Developable Hectare	**$71,695**

MAP 7



SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES

BY-LAW NUMBER: - 2022

PASSED THE ____ DAY OF _____, 2022

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

STEELES WEST SANITARY SEWER IMPROVEMENT WORKS

SERVICE AREA

PROPOSED SANITARY SEWER UPGRADE WORKS

EXISTING SANITARY SEWER TO BE ABANDONED

39 CITY BLOCK NUMBER

NOT TO SCALE

VAUGHAN

Acad File: C:\Dev Eng & Infra Pln Srv\Planning and Studies\04-Development Charges\2018 dc update\Steeles West SSM Maps.dwg

HEMSON

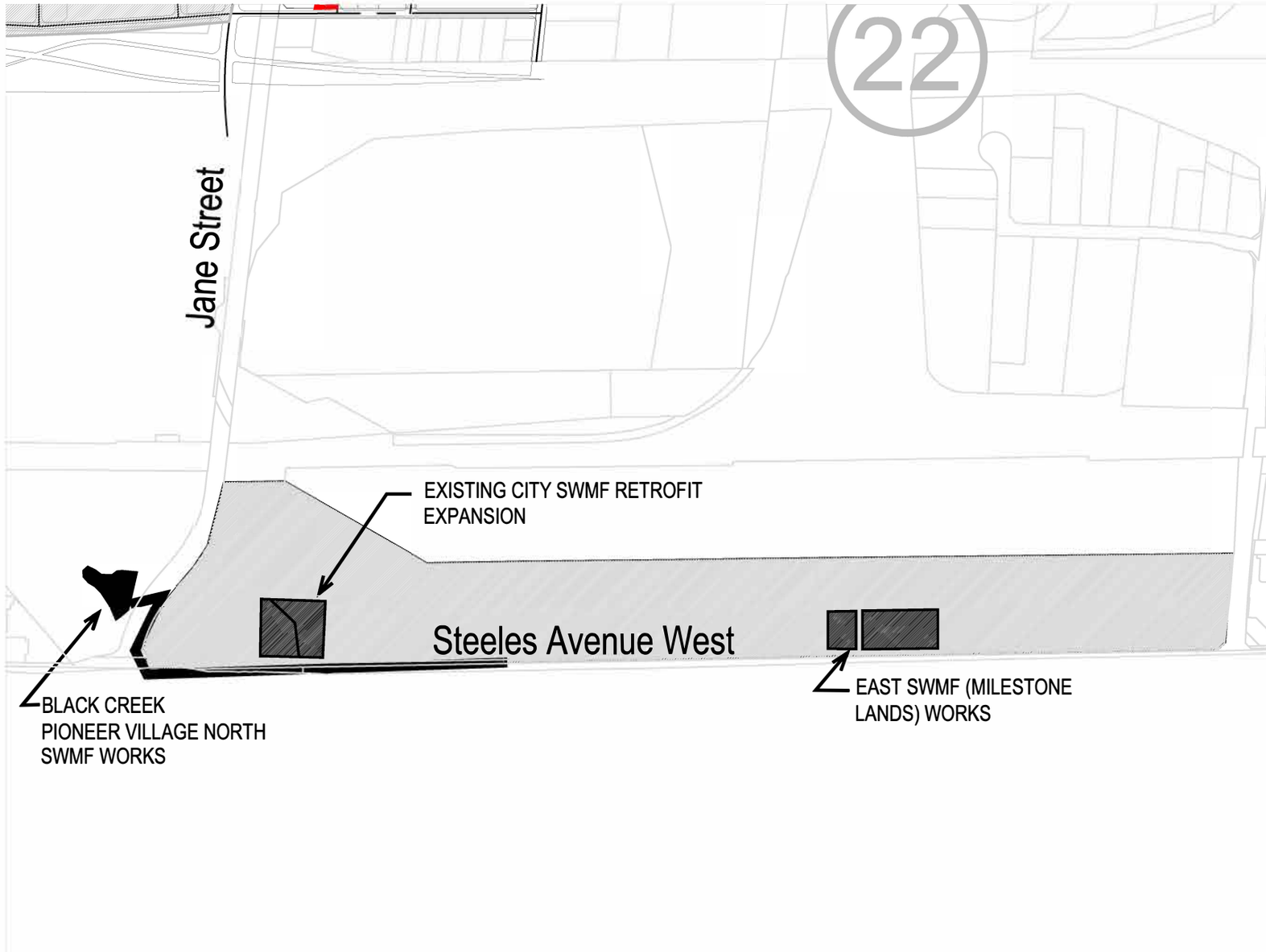
APPENDIX H - TABLE 8

CITY OF VAUGHAN - IPCAM
AREA SPECIFIC DEVELOPMENT CHARGE
STEELES WEST STORM WATER MANAGEMENT WORKS

AREA SPECIFIC DEVELOPMENT CHARGE CALCULATION

Project Cost Estimate	**$46,426,284**
Less Development Charge Payments	$0
Net Project Cost Estimate	**$46,426,284**
Total Net Benefiting Area (Growth related) (ha)	39.6
Less Total Developed Area (ha)	2.0
Total Net Benefiting Area (ha)	**37.6**
Area Specific Development Charge per Net Developable Hectare	**$1,234,757**

MAP 8



SCHEDULE "B"
SPECIAL AREA CHARGE
DEVELOPMENT CHARGES

BY-LAW NUMBER - 2022

PASSED THE ____ DAY OF _____, 2022

SIGNING OFFICERS

_____ MAYOR

_____ CLERK

STEELES WEST
STORMWATER MANAGEMENT
WORKS

SERVICE AREA
PROPOSED SWM POND
PROPOSED STORM SEWER
39 CITY BLOCK NUMBER

NOT TO SCALE

VAUGHAN

Acad File: C:\Dev Eng & Infra Pln Srv\Planning and Studies\04-Development Charges\2018 dc update\Steeles West SWM Maps.dwg

HEMSON

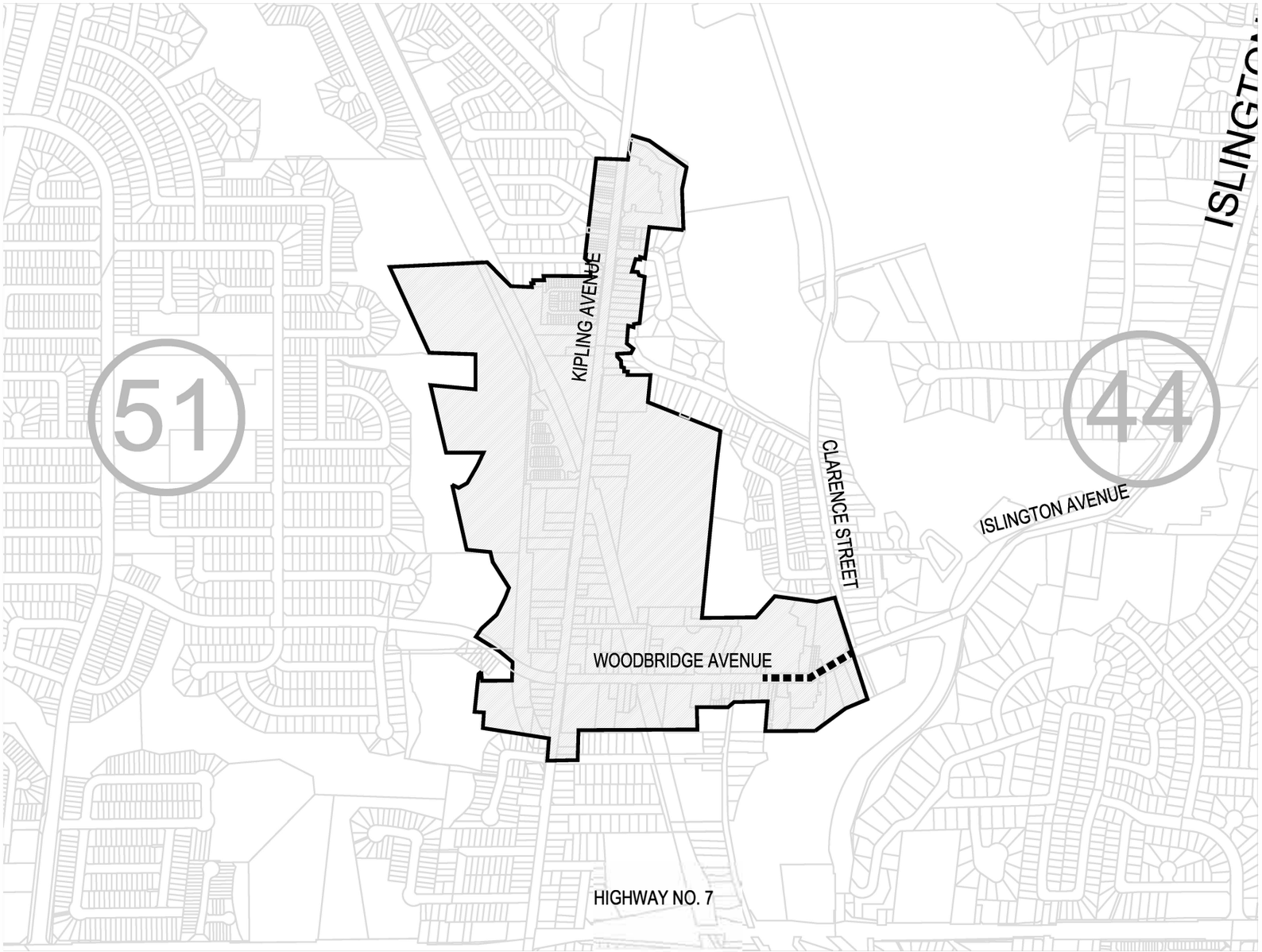
APPENDIX H - TABLE 9

CITY OF VAUGHAN - IPCAM
AREA SPECIFIC DEVELOPMENT CHARGE
WOODBRIDGE AVENUE SANITARY SEWER IMPROVEMENTS

AREA SPECIFIC DEVELOPMENT CHARGE CALCULATION

Project Cost Estimate	**$727,728**
Less Development Charge Payments	$60,103
Net Project Cost Estimate	**$667,626**
Total Net Benefiting Area (Growth related) (ha)	33.3
Less Total Developed Area (ha)	11.0
Total Net Benefiting Area (ha)	**22.3**
Area Specific Development Charge per Net Developable Hectare	**$29,991**

MAP 9



SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES

BY-LAW NUMBER - 2022

PASSED THE ____ DAY OF _____, 2022

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

WOODBRIDGE AVENUE
SANITARY SEWER
IMPROVEMENT WORKS

SERVICE AREA

PROPOSED SANITARY SEWER IMPROVEMENTS WORKS

51 CITY BLOCK NUMBER

NOT TO SCALE

VAUGHAN

Acad File O:\Dev Eng & Infra Pln Srv\Planning and Studies\04-Development Charges\2018-dc-update\Schedules\Sch B Maps.dwg

HEMSON

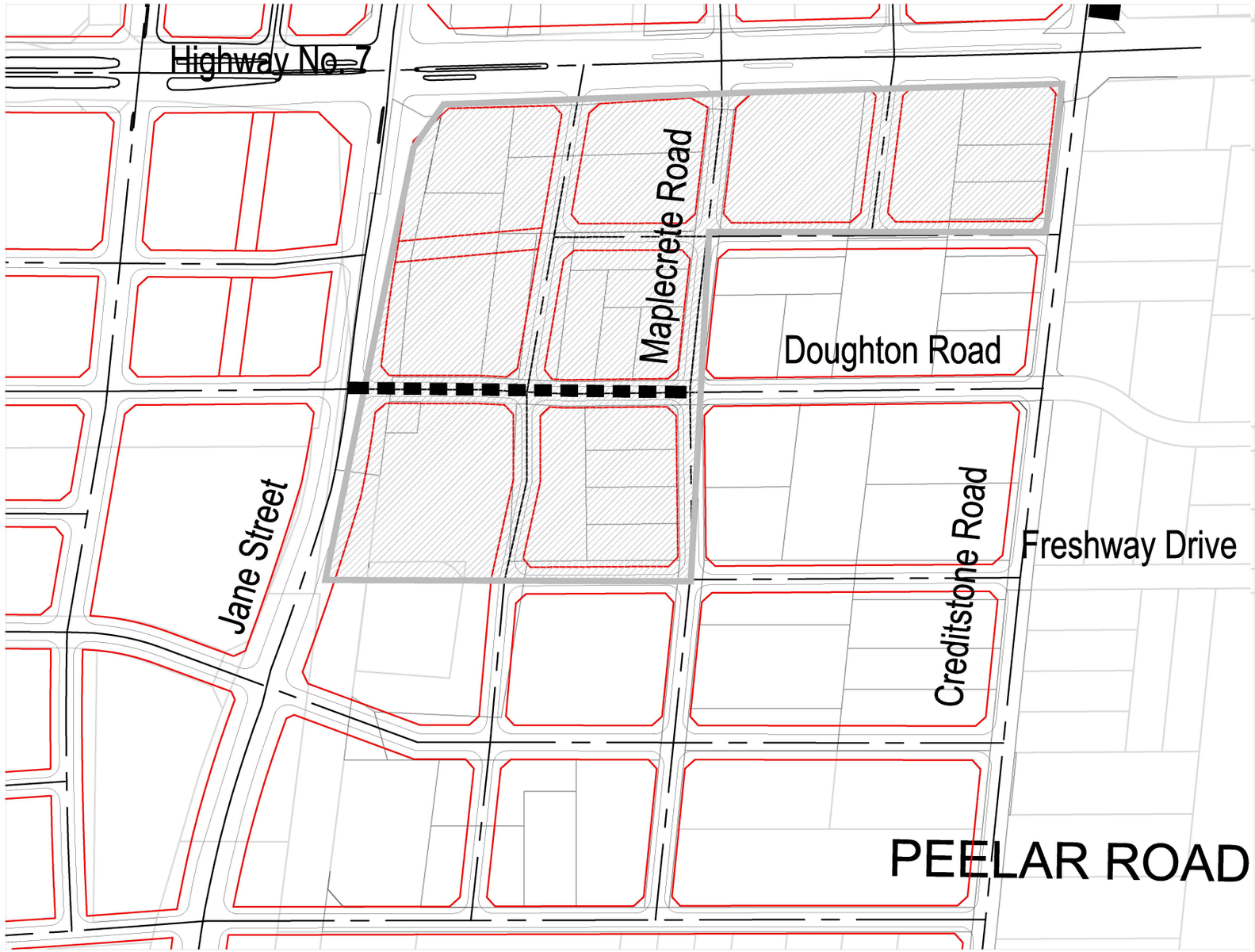
APPENDIX H - TABLE 10

CITY OF VAUGHAN - IPCAM
AREA SPECIFIC DEVELOPMENT CHARGE
VMC SE DOUGHTON SANITARY SEWER IMPROVEMENT WORKS

AREA SPECIFIC DEVELOPMENT CHARGE CALCULATION

Project Cost Estimate	**$590,620**
Residential Share	**$401,622**
Total to be Developed (Population)	**2,023**
Area Specific Development Charge per Person	**$198.55**
Singles & Semis	$709.34
Townhouses & Multiples	$583.57
Large Apartments (>= 700 square feet)	$440.79
Small Apartments (< 700 square feet)	$317.69
Non-Residential Share	**$188,998**
Total to be Developed (GFA)	**27,092**
Area Specific Development Charge per Square Metre	**$6.98**

MAP 10



SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES

BY-LAW NUMBER - 2022

PASSED THE ____ DAY OF _____, 2022

SIGNING OFFICERS

_____ MAYOR

_____ CLERK

VMC SE - DOUGHTON
SANITARY SEWER
IMPROVEMENT WORKS

SERVICE AREA

PROPOSED SANITARY SEWER IMPROVEMENT WORKS

39 CITY BLOCK NUMBER

NOT TO SCALE

VAUGHAN

Acad File: O:\Dev Eng & Infra Pln Srv\Planning and Studies\04-Development Charges\2018 dc update\3040\281 Development Charges Drawing

HEMSON

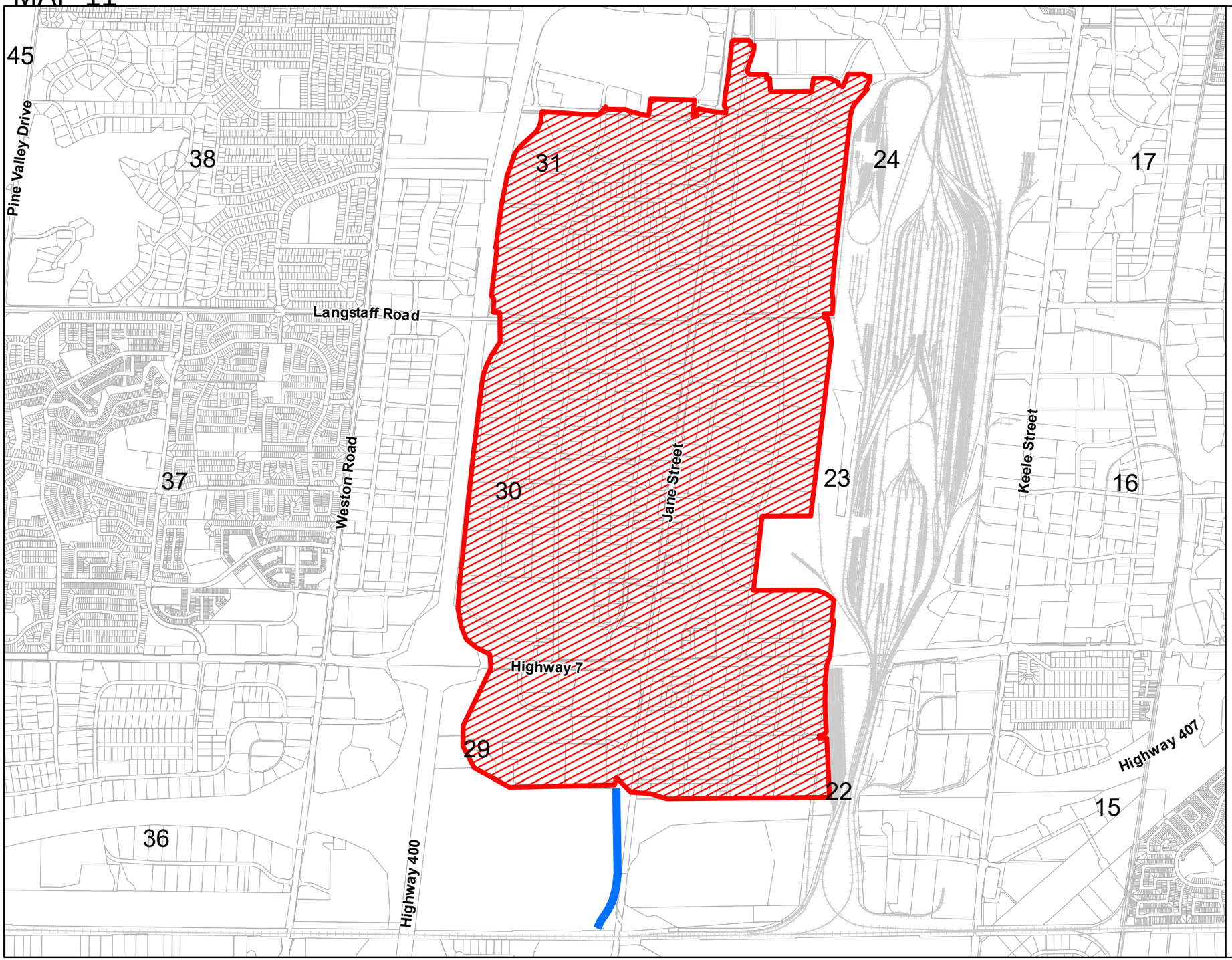
APPENDIX H - TABLE 11

CITY OF VAUGHAN - IPCAM
AREA SPECIFIC DEVELOPMENT CHARGE
VMC JANE STREET SANITARY TRUNK SEWER IMPROVEMENTS

AREA SPECIFIC DEVELOPMENT CHARGE CALCULATION

Project Cost Estimate	**$10,250,692**
Residential Share	**$6,970,470**
Total to be Developed (Population)	**72,216**
Area Specific Development Charge per Person	**$96.52**
Singles & Semis	$344.83
Townhouses & Multiples	$283.69
Large Apartments (>= 700 square feet)	$214.28
Small Apartments (< 700 square feet)	$154.44
Non-Residential Share	**$3,280,221.39**
Total to be Developed (GFA)	**860,708**
Area Specific Development Charge per Square Metre	**$3.81**

MAP 11



SCHEDULE "B"
AREA SPECIFIC DEVELOPMENT CHARGES

BY-LAW NUMBER: _____

PASSED THE ____ DAY OF _____, 2022

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

VMC JANE STREET SANITARY TRUNK SEWER IMPROVEMENTS

PROPOSED SEWERAGE WORKS

SERVICE AREA

N

NOT TO SCALE

VAUGHAN

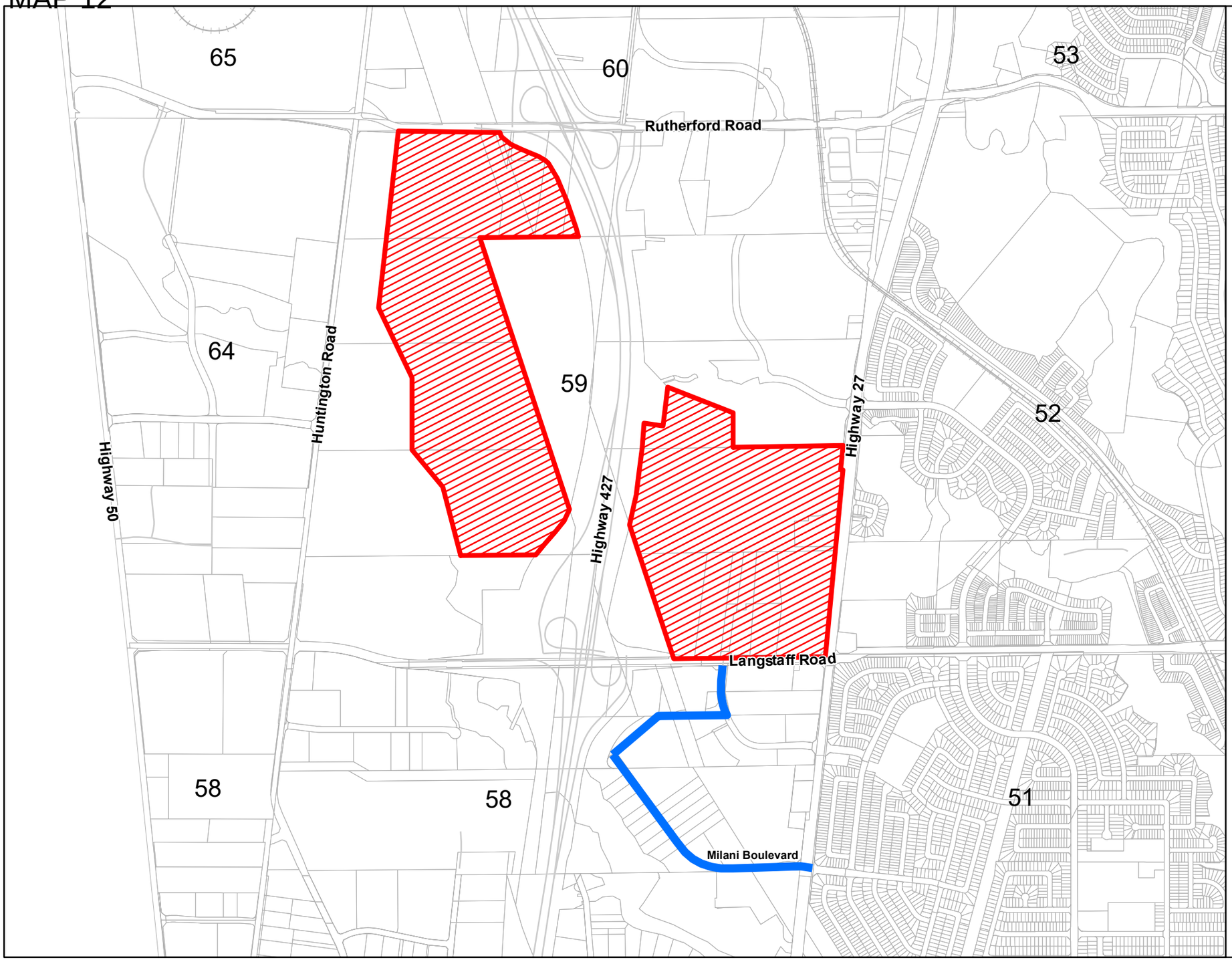
APPENDIX H - TABLE 12

CITY OF VAUGHAN - IPCAM
AREA SPECIFIC DEVELOPMENT CHARGE
RAINBOW CREEK SANITARY SUB-TRUNK

AREA SPECIFIC DEVELOPMENT CHARGE CALCULATION

Project Cost Estimate	**$378,329**
Less Development Charge Payments	$0
Net Project Cost Estimate	**$378,329**
Total Net Benefiting Area (Growth related) (ha)	119.5
Less Total Developed Area (ha)	0.0
Total Net Benefiting Area (ha)	**119.5**
Area Specific Development Charge per Net Developable Hectare	**$3,166**

MAP 12



SCHEDULE "B"
AREA SPECIFIC DEVELOPMENT CHARGES

BY-LAW NUMBER: _____

PASSED THE ____ DAY OF _____, 2022

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

RAINBOW CREEK SANITARY SUB-TRUNK

PROPOSED SEWERAGE WORKS

SERVICE AREA

N

NOT TO SCALE

VAUGHAN

APPENDIX I

DEVELOPMENT CHARGE RESERVE FUNDS

APPENDIX I – DEVELOPMENT CHARGE RESERVE FUNDS

The *Development Charges Act* requires that a reserve fund be established for each service for which development charges are collected. Table 1 presents the uncommitted reserve fund balances that are available to help fund the growth-related net capital costs identified in this study. The opening balances of the development charges reserve funds as at December 31, 2021, have been adjusted to account for current commitments to projects. All of the available reserve fund balances are therefore accounted for in this study.

As shown on Table 1, the December 31, 2021, total reserve fund uncommitted balance was $186.3 million for all services, of which $52.9 million is related to general services and $133.4 million for City-wide Engineering.

The application of the available uncommitted balance in each of the reserve funds is discussed in the appendix section related to each service. These funds are assigned to projects in the initial years of the capital program for each service. This has the effect of reducing and deferring capital costs brought forward to the development charge calculation and the cash flow analysis.

APPENDIX I

TABLE 1

CITY OF VAUGHAN

DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT

FOR CITY-WIDE SERVICES

YEAR ENDING DECEMBER 31, 2021

Service	Uncommitted Reserve Fund Balance as at Dec. 31, 2021
Development-Related Studies	(7,741,293)
Library Services	4,536,593
Fire And Rescue Services	(4,170,035)
Community Services	53,838,284
Public Works: Buildings And Fleet	6,427,197
City-Wide Engineering	133,410,493
Total City-wide Development Charge Reserves	**$186,301,239**

Appendix J

Cost of Growth Analysis

APPENDIX J – COST OF GROWTH ANALYSIS

A. ASSET MANAGEMENT PLAN

The *Development Charges Act* now requires that municipalities complete an Asset Management Plan before passing a development charges by-law. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life-cycle.

i. Asset Types

A summary of the future City-owned assets and estimated useful life assumptions for eligible DC services considered as part of the study are outlined in Table 1. Although all capital assets considered in the study have been identified, not all assets necessitate future replacement or ongoing maintenance activities. Some projects do not relate to the emplacement of a tangible capital asset – some examples include the acquisition of land, recovery of completed projects or the undertaking of development-related studies. These projects/costs do not necessarily require future replacement or ongoing maintenance. Such projects are identified as "not infrastructure" in the table.

It should be noted that the capital cost estimates prepared for each of the projects identified in this section include grouped costs of various individual elements, which, as a stand-alone item, may have its own useful life (ex. New buildings include: HVAC, structural elements, roof, etc.). Accordingly, the average useful life assumptions noted below are applicable to all project components.

TABLE 1 SUMMARY OF CITY ASSETS CONSIDERED	
Library Services	
▪ Land Acquisition	▪ Not infrastructure
▪ Studies and Design	▪ Not infrastructure
▪ Buildings	▪ 50 years
▪ Resources, Furniture & Equipment, Communications	▪ 7 years

TABLE 1 SUMMARY OF CITY ASSETS CONSIDERED	
Fire and Rescue Services	
▪ Recovery of Negative Reserve Fund	▪ Not a long-term asset
▪ Land Acquisition	▪ Not infrastructure
▪ Buildings	▪ 60 years
▪ Fire Equipment	▪ 10 years
▪ Fire Engine	▪ 15 years
Community Services	
▪ Land Acquisition	▪ Not infrastructure
▪ Buildings	▪ 60 years
▪ Furniture & Equipment	▪ 5-10 years
▪ Park Facilities	▪ 10-30 years
▪ Non-Road Vehicles & Equipment	▪ 7-25 years
Public Works: Buildings and Fleet	
▪ Land Acquisition	▪ Not infrastructure
▪ Facilities	▪ 60 years
▪ Road Vehicles & Equipment	▪ 7-20 years
Development-Related Studies	
▪ Recovery of Negative Reserve Fund	▪ Not a long-term asset
▪ Development-Related Studies	▪ Not infrastructure
City-Wide Engineering	
▪ Traffic control and signalization, road infrastructure, rail grade separations, streetscaping, sidewalk, streetlighting, watermains	▪ Assets in this category have a 20-80 year useful life

No annual provisions have been identified for Development-Related Studies as the plan updates and studies included in the development charge category are not infrastructure and therefore have no long-term financial requirements.

ii. Annual Provision

When assets require rehabilitation or are due for replacement, the source of funds is limited to reserves or contributions from operating. Capital expenditures to carry out the rehabilitation and replacement of aging infrastructure are not growth-related and are therefore not eligible for funding through development charge revenues or other developer contributions.

Based on the useful life assumptions and the capital cost of acquiring and/or emplacing each asset, a provision for infrastructure replacement has been calculated for both the

general and engineered services. Provisions for infrastructure replacement are initially calculated for each asset based on their useful life and the anticipated cost of replacement. The aggregate of all individual provisions form the required annual capital provision. In calculating the annual provisions, a number of assumptions are made to account for inflation (2.0 per cent) and interest (3.5 per cent).

Consistent with the requirements of the DCA, assets that are proposed to be funded under the development charges by-law have been included in the analysis. As a result, the total calculated annual provision for development charge related infrastructure has been netted down to consider the replacement of existing infrastructure or benefit-to-existing development. However, for reference, the annual replacement provisions associated with the non-development charge funded costs, including costs related to the benefit-to-existing and post-period benefit have also been calculated.

Table 2 provides the calculated annual asset management contribution for both the gross capital expenditures and the share related to the 2022 to 2031 DC recoverable portions. The year 2032 has been included to calculate the annual contribution for the planning periods 2022 to 2031 as the expenditures in 2031 will not trigger asset management contributions until 2032. As shown in Table 2, by 2032, the City will need to fund an additional $28.5 million in order to properly fund the full life cycle costs of the new assets related to all services supported under the development charges by-law. In addition, annual provisions related to the City's rate related assets covered by the Area Specific Development Charges amounts to $2.5 million.

APPENDIX J
TABLE 2

CITY OF VAUGHAN
ANNUAL ASSET MANAGEMENT PROVISION BY 2032

	2022-2031 Capital Program		Calculated AMP Annual Provision by 2032	
Service	**DC Related**	**Non-DC Related***	**DC Related**	**Non-DC Related**
Development-Related Studies	$ 39,601,274	$ 4,569,015	$ -	$ -
Library Services	$ 63,521,923	$ 30,399,321	$ 1,653,558	$ 1,116,512
Fire And Rescue Services	$ 52,650,854	$ 27,115,874	$ 1,151,531	$ 569,496
Community Services	$ 561,349,871	$ 297,378,867	$ 7,318,739	$ 4,865,049
Public Works: Buildings And Fleet	$ 53,273,847	$ 6,412,837	$ 1,280,372	$ 389,420
City-Wide Engineering	$ 2,001,324,442	$ 823,725,967	$ 17,085,532	$ 5,458,576
Total	**$ 2,771,722,210**	**$ 1,189,601,880**	**$ 28,489,733**	**$ 12,399,053**
ASDC Assets			**$ 2,473,441**	

iii. Future Revenue Growth

The calculated annual funding provision should be considered within the context of the City's projected growth. Over the next ten years, the City is projected to increase by approximately 82,500 people. In addition, the City will also add about 39,200 new employees that will result in approximately 2.6 million square metres of additional non-residential building space.

This growth will have the effect of increasing the overall assessment base. This leads to additional user fee and charge revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law. The collection of these funds is intended to be allocated to the City's reserves for future replacement of these assets.

B. LONG-TERM CAPITAL AND OPERATING IMPACTS

As shown in Table 3, by 2031, the City's net operating costs are estimated to increase by $69.5 million for all development charge eligible services. Increases in net operating costs relate to new facilities or expansions of existing facilities (such as libraries, community centres and fire stations), additional road works and expansions to existing roadways, and other assets are brought online to service development in the City.

APPENDIX J
TABLE 3

CITY OF VAUGHAN
SUMMARY OF LONG TERM CAPITAL AND OPERATING IMPACTS
(in thousands of constant dollars)

		2031
Net Operating Impacts		
Development-Related Studies	$	-
Library Services	$	10,311.6
Fire And Rescue Services	$	10,191.9
Community Services	$	39,854.4
Public Works: Buildings And Fleet	$	840.1
City-Wide Engineering	$	8,322.4
NET OPERATING IMPACTS	**$**	**69,520.5**

		Total to 2031
Long-Term Capital Impact		
Total Net Cost	$	4,011,946.8
Net Cost from Development Charges	$	2,433,886.3
Prior Growth Share from DC Reserve Balances (1)	$	337,835.9
Portion for Other Development-Related Funding (2)	$	1,158,735.6
Funding from Non-DC Sources		
Replacement & Benefit to Existing Shares	$	81,489.0
FUNDING FROM NON-DC SOURCES	**$**	**81,489.0**

Notes:

(1) Existing development charge reserve fund balances collected from growth prior to 2022 are applied to fund initial projects in development-related capital forecast.

(2) Other development-related net capital costs may be eligible for development charge funding in future DC by-laws or other growth funding tools (CBCs)

Table 4 summarizes the components of the development-related capital forecast that will require funding from non-DC sources (e.g. property tax) for the planning period 2022 to 2031. In total, $81.5 million will need to be financed from non-DC sources over the planning period to 2031 and is related to facilities and infrastructure that will benefit the existing community. In addition, $1.2 billion in interim financing related to other development related shares of projects may be required. However, because DC By-laws must be revisited at least every five years, it is difficult to determine the quantum of interim financing that may be necessary.

APPENDIX J
TABLE 4

CITY OF VAUGHAN
SUMMARY OF DEVELOPMENT CHARGE ELIGIBLE AND INELIGIBLE COSTS

Service	Development-Related Capital Program (2022-2031)				
	Net Municipal Cost (in $000)	Replacement & Benefit to Existing (in $000)	Prior Growth (in $000)	Other Dev. Related (in $000)	Total DC Eligible Costs for Recovery (in $000)
1.0 Development-Related Studies	$44,170.3	$4,569.0	$6,976.4	$0.0	$32,624.9
2.0 Library Services	$93,921.2	$0.0	$13,396.6	$30,399.3	$50,125.3
3.0 Fire And Rescue Services	$79,766.7	$18,534.7	$6,560.4	$8,581.2	$46,090.4
4.0 Community Services	$858,728.7	$7,287.4	$166,224.7	$290,091.5	$395,125.2
5.0 Public Works: Buildings And Fleet	$59,686.7	$475.2	$11,267.3	$5,937.6	$42,006.5
6.0 City-Wide Engineering	$2,875,673.1	$50,622.7	$133,410.5	$823,726.0	$1,867,913.9
Total	**$4,011,946.8**	**$81,489.0**	**$337,835.9**	**$1,158,735.6**	**$2,433,886.3**

Council is made aware of these factors so that they understand the operating and capital costs that will not be covered by DCs as it adopts the development-related capital forecast set out in the study.

C. THE PROGRAM IS DEEMED FINANCIALLY SUSTAINABLE

In summary, the Asset Management Plan and long-term capital and operating analysis included in this appendix demonstrates that the City can afford to invest and operate the identified general and engineered services infrastructure over the ten-year and long-term planning periods.

Importantly, the City's annual budget review allows staff to continue to monitor and implement mitigating measures should the program become less sustainable.

Appendix K

2022 Development Charges By-law

(To Be Provided Under Separate Cover)

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER -2022

A By-Law to impose City-Wide Development Charges.

Whereas subsection 2(1) of the *Development Charges Act*, 1997, SO 1997, c 27 ("**Act**"), as amended, provides that the council of a municipality may by By-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area for which the By-Law applies;

And Whereas at the direction of Council of The Corporation of the City of Vaughan (the "**Council**"), Hemson Consulting Ltd. has prepared a City-Wide Development Charges Background Study entitled "2022 City-Wide Development Charges Background Study", dated March, 29, 2022 (the "**Background Study**"), which indicates that the development of any land within The Corporation of the City of Vaughan will increase the need for services as defined therein;

And Whereas as of April 12, 2022 Council made the Background Study and draft version of this By-Law available to the public in accordance with the Act;

And Whereas on May 10, 2022, Council held a public meeting at which all persons in attendance were provided with an opportunity to make representations relating to the draft By-Law in respect to the 2022 City-Wide Development Charges Background Study in accordance with the Act;

And Whereas notice of the public meeting was given on April 20, 2022 date in accordance with the Act and Ontario Regulation 82/98;

And Whereas on June 28, 2022, Council by resolution adopted the Background Study and determined that it was not necessary to hold any further public meetings in respect of this By-Law;

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And Whereas Council passed a By-Law to impose and provide for payment of City-Wide Development Charges;

Now therefore the Council of the Corporation of the City of Vaughan enacts as follows:

Definitions

1. In this By-law:

(1) **"accessory use"** means the use of any building or structure that is naturally and normally,

(a) incidental;

(b) subordinate to; and

(c) devoted exclusively to the main use on the same lot; and for the purpose of this By-law, detached buildings or structures which are accessory uses shall not exceed 100 square metres of gross floor area.

(2) **"agreement"** means a contract between the City and an owner and any amendment thereto.

(3) **"agricultural use"** means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed, or intended for use for the purpose of a bona fide farming operation, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities, and any other activities customarily carried on in the field of agriculture; but does not include a commercial use or a marijuana operation.

(4) **"air supported structure"** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure.

(5) **"apartment building"** means a residential use building, or the residential use portion of a mixed-use building, other than a townhouse containing four or more dwelling units each of which shall have access to above grade common halls, stairs, elevators, and yards.

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(6) **“area specific development charge”** and **“special service area development charge”** mean a charge imposed with respect to growth-related net capital costs against a defined land area for specified services under the applicable By-law.

(7) **“atrium”** means a large open space extending through several floors in a building that is open to the ceiling.

(8) **“basement”** means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor of the underside of the floor joist is below the finished grade.

(9) **“building or structure”** means a permanent enclosed structure occupying an area greater than 10 square metres, consisting of a wall, roof, and/or floor, or any of them, or a structural system serving the function thereof, which includes, but is not limited to, air-supported structures or industrial tents.A canopy however shall not be considered a building or structure for the purpose of this By-law and shall not attract development charges.

(10) **“building permit”** means a permit issued under the *Building Code Act, 1992*, SO 1992, c 23 which permits the construction of a building or structure, or which permits the construction of the foundation of a building or structure.

(11) **“canopy”** means an overhanging, projection, or covering connected to a principal use on the lands, such as over a gas bar or outdoor storage.

(12) **“capital cost”** means costs incurred or proposed to be incurred by the City or a local board directly or by others on behalf of, and as authorized by, a municipality or local board under an agreement, required for the provision of services designated in the By-law within or outside the City,

(a) to acquire land or an interest in land, including a leasehold interest;

(b) to improve land;

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(c) to acquire, lease, construct, or improve buildings and structures;

(d) to acquire, lease, construct, or improve facilities including:

(i) rolling stock with an estimated useful life of seven (7) years or more years;

(ii) furniture and equipment, other than computer equipment; and

(iii) materials acquired for circulation, reference, or information purposes by a library board as defined in the *Public Libraries Act*, RSO 1990, c P.44;

(e) to undertake studies in connection with any of the matters in clauses (a) to (d);

(f) for the development charge background study required before enactment of this By-law; and

(g) for interest on money borrowed to pay for costs described in any of the matters in clauses (a) to (d).

(13) **"cellar"** means the portion of a building below the lowest storey which has more than one-half of its height from the floor to the underside of the floor joists below the finished grade.

(14) **"City"** means the Corporation of the City of Vaughan.

(15) **"college"** means a board of governors of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*, SO 2002, c 8, Sched F.

(16) **"development"** means the construction, erection, or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof and includes redevelopment.

(17) **"development charge"** means a charge imposed with respect to growth-related net capital costs against land under this By-law.

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(18) **“duplex”** means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade.

(19) **“dwelling unit”** means one or more habitable rooms designed, occupied, or intended to be occupied as living quarters as a self-contained unit and shall, at a minimum, contain sanitary facilities, accommodation for sleeping and a kitchen.

(20) **“engineering services”** means services related to a highway, and may include water supply services, waste water services, and storm water drainage and control services.

(21) **“existing industrial building”** means an existing building or structure to be used, or designed or intended for,

(a) manufacturing, producing, processing, storing, or distributing something;

(b) research or development in connection with manufacturing, producing, or processing something;

(c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place; and

(d) office or administrative purposes, if they are:

(i) carried out with respect to manufacturing, producing, processing, storage, or distributing of something; and

(ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution.

(22) **“funeral home”** means a building or structure with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services.

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(23) **"future development"** means development which requires a subsequent planning approval, in addition to a building permit, which subsequent approval shall include a site plan approval or a plan of condominium approval.

(24) **"grade finished"** means the average elevation of the finished ground level at the wall(s).

(25) **"gross floor area"** means, in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and residential use and,

(a) includes the floor area of a mezzanine and the space occupied by interior walls and partitions;

(b) excludes, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium;

(c) excludes the area of any self-contained structural shelf and rack storage facility approved by the Building Materials Evaluation Commission under the *Building Code Act,1992,* SO 1992, c 23;

(d) excludes the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the building or structure, or any part thereof, is a retail motor vehicle establishment or a standalone motor vehicle storage facility or a commercial public parking structure;

(e) exclude the surface area of swimming pools or the playing surfaces of indoor sport fields including but not limited to hockey arenas, and basketball courts; and

(f) for the purposes of this definition, notwithstanding any other section of this By-law, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.

(26) **"growth-related net capital cost"** means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of the City.

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(27) **“heritage property”** means a property that contains cultural heritage value as defined under the *Ontario Heritage Act*, RSO 1990, c O.18.

(28) **“home occupation”** means an occupation permitted in a dwelling unit and which:

(a) is clearly secondary to the use of the dwelling unit;

(b) does not change the external character of the dwelling unit; and

(c) does not create or become a public nuisance, particularly in respect to noise, traffic, or parking.

(29) **“large apartment”** means a dwelling unit in an apartment building or plex or stacked townhouse that is 700 square feet or larger in size.

(30) **“live-work unit”** means a unit intended for both residential and non-residential uses concurrently.

(31) **“local board”** means a local board as defined in section 1 of the *Municipal Affairs Act*, RSO 1990, c M.46 other than a board as defined in subsection 1(1) of the *Education Act*, RSO 1990, c E.2.

(32) **“lot”** means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the *Planning Act*, RSO 1990, c P.13.

(33) **“marijuana operation”** means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus Cannabis (marijuana) with a license for sale as authorized under the *Cannabis Act*, SC 2018, c 16.

(34) **“mixed-use building”** means a building or structure containing a residential and non-residential use other than a home occupation.

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(35) **"mezzanine"** means a mezzanine as prescribed in the *Building Code Act,1992,* SO 1992, c 23.

(36) **"multiple unit dwelling"** includes townhouses, and all other residential uses that are not included in the definition of apartment, single detached dwelling, or semi-detached dwelling.

(37) **"net area"** means the gross area of land less the area of lands conveyed or to be conveyed into public ownership for the purpose of open space, parks, woodlots, storm water management facilities, buffers and road widenings along Regional Roads, and Ontario Hydro utility corridors, and less the area of any wood lots in private ownership if zoned as such, but shall include the area of all road allowances dedicated to the City.

(38) **"net capital cost"** means the capital cost less capital grants, subsidies, and other contributions made to the City, or that Council anticipates will be made, including conveyances or payments under sections 42, 51, and 53 of the *Planning Act*, RSO 1990, c P.13 in respect of the capital cost.

(39) **"owner"** means the owner of the land or a person who has made under lawful authority an application for an approval of the development of the land upon which a development charge or an area specific development charge is imposed.

(40) **"place of worship"** means a building used for the gathering of a religious or faith-based organization for spiritual purposes.

(41) **"plex"** means a duplex, a semi-detached duplex, a triplex, or a semi-detached triplex.

(42) **"redevelopment"** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land or changing the use from a residential to non-residential use or from a non-residential to residential use or from one residential use to another form of residential use.

(43) **"retail motor vehicle establishment"** means a building or structure used or designed or intended to be used for the sale, rental or servicing of motor vehicles, or any other function associated with the sale, rental or servicing of motor vehicles including but not limited to

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detailing, leasing and brokerage of motor vehicles, and short or long-term storage of customer motor vehicles. For a retail motor vehicle establishment, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City.

(44) **"semi-detached duplex"** means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall,

(45) **"semi-detached dwelling"** means a building divided vertically into two dwelling units.

(46) **"semi-detached triplex"** means one of a pair of triplexes divided vertically one from the other by a party wall.

(47) **"services"** means services designated in this By-law.

(48) **"single detached dwelling"** mean a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by footings only shall be considered a single-family dwelling for the purposes of this By-law.

(49) **"small apartment"** means a dwelling unit in an apartment building, a plex or stacked townhouse that is less than 700 square feet in size.

(50) **"stacked townhouse"** means a building, other than a townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally, and each dwelling unit having an entrance to grade shared with no more than 3 other units.

(51) **"standalone motor vehicle storage facility"** means a building or structure used or designed or intended for use for the storage or warehousing of motor vehicles that is separate from a retail motor vehicle establishment. For a standalone motor vehicle storage facility, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the

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parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City.

(52) **"storey"** means the portion of a building other than the cellar or unfinished attic which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres.

(53) **"subdivision"** includes a condominium.

(54) "**temporary sales centre**" means a building or structure, including a trailer, that is designed or intended to be temporary, or intended to be removed from the land or demolished after use and which is used exclusively as an office or presentation centre, or both, for new building sales.

(55) **"triplex"** means a building comprising 3 dwelling units, each of which has a separate entrance to grade.

(56) **"university"** has the same meaning as defined in section 171.1 of the *Education Act*, RSO 1990, c E.2.

(57) **"use, commercial"** means the use of any land, building or structure for the purpose of buying and selling commodities or supplying services as distinguished from such uses as manufacturing or assembly of goods, warehousing, and construction.

(58) **"use, industrial"** means the use of any land, building or structure for construction, warehousing, manufacturing, processing, or assembly of materials to finished products or byproducts, including the storage of such materials and products.

(59) **"use, institutional"** means the use of any land, building or structure by any organization owned or operated for religious, educational, charitable, recreational, or governmental purposes, whether or not supported in whole or in part by public funds.

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(60) **"use, non-residential"** means the use of any land, building or structure, or any part thereof, for use other than a residential use, and shall include commercial use, industrial use, and institutional use.

(61) **"use, residential"** means the use of any land, building or structure for a single detached dwelling, semi-detached dwelling, multiple unit dwelling, apartment, or any other type of dwelling unit.

Rules – Application, Exemptions and Exceptions

2.

(1) This By-law applies to all land and to all uses of any land, building or structure within the City whether or not the land, building or structure, or use thereof, is exempt from taxation under section 3 of the *Assessment Act*, RSO 1990, c A.31.

(2) Despite subsection 2(1), this By-law does not apply to any land, building or structure within the City owned by and used for the purposes of,

(a) a local board;

(b) a board of education as defined in section 1(1) of the *Education Act*, RSO 1990, c E.2;

(c) the City or any of its local boards including land leased by these entities from the Crown in the right of Canada or Ontario;

(d) lands, buildings or structures owned by Metrolinx and used for transit related purposes;

(e) any area municipality within the Regional Municipality of York;

(f) the Regional Municipality of York or any of its local boards;

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(g) a public hospital receiving aid under the *Public Hospitals Act*, RSO 1990, c P.40; and

(h) lands vested in or leased to a university or college that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development for which charges under this By-law would otherwise be payable is intended to be occupied and used by the university or college.

(3) Development charges for the services designated in Schedule A applicable to all lands in the City of Vaughan shall be imposed and calculated in the amounts specified in Schedule B and shall be collected in accordance with this By-law on development for residential use or non-residential use purposes.

(4) For determining development charges under this By-law, any residential use dwelling that is less than 700 square feet of total gross floor area shall be deemed a small apartment and pay the corresponding development charge set out in Schedule B.

(5) Development charges provided for in subsection 2(3) apply where the development requires,

(a) the passing of a zoning By-law or of an amendment thereto under section 34 of the *Planning Act*, RSO 1990, c P.13;

(b) the approval of a minor variance under section 45 of the *Planning Act*, RSO 1990, c P.13;

(c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act,* R.S.O. 1990, c.P.13 applies;

(d) the approval of a plan of subdivision under section 51 of the *Planning Act*, RSO 1990, c P.13;

(e) a consent under section 53 of the *Planning Act*, RSO 1990, c P.13;

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(f) the approval of a description under section 50 of the *Condominium Act*, *1998*, SO 1998, c19; or

(g) the issuing of a permit under the *Building Code Act*, 1992, SO 1992, c 23 in relation to a building or structure.

(6) The City shall not apply more than one development charge provided for in this By-law on land even though two or more of the actions described in subsection 2(5) are required before the land can be developed.

(7) Despite subsection 2(6), if two or more of the actions described in subsection 2(5) occur at different times and if the subsequent action or actions has the effect of increasing the need for services, a development charge shall be imposed, calculated, and collected pursuant to subsection 2(3) limited to the increase.

(8) Notwithstanding any other provisions of this By-law, a building or structure shall be exempt from the payment of development charges provided that it is for,

(a) a temporary use permitted under a zoning By-law enacted under section 39 of the *Planning Act*, RSO 1990, c P.13;

(b) an accessory use and, without restricting the generality of the foregoing, including a tent or canopy used on a temporary or seasonal basis;

(c) a home occupation;

(d) an agricultural use;

(e) a renovation of an existing building which does not alter, if a residential use, the number of units, or, if a non-residential use, the gross floor area thereof;

(f) a temporary sales centre;

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(g) the relocation of a built heritage structure that is listed under section 27 of the Ontario Heritage Act or designated under Part IV or V of the *Ontario Heritage Act*, RSO 1990, c O.18;

(h) Land, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act or any successor thereto, including mausoleums and columbariums, but excluding funeral homes; or

(i) Buildings or structures owned by and used for the purpose of a conservation authority, unless such buildings or structures are used primarily for or in connection with (i) recreational purposes for which the conservation authority charges admission, or (ii) any commercial use.

(9) Subsection 2(3) shall not apply in respect of an action mentioned in subsection 2(5), if the only effect of the action is to,

(a) permit the enlargement of an existing dwelling unit; or

(b) permit the creation of additional dwelling units in certain existing residential buildings and ancillary structures to them as prescribed under s 2(3) of the Act.

(10) Notwithstanding any other provisions of this By-law, the creation of a second dwelling unit in certain proposed new residential buildings including structures ancillary to dwellings are exempt from development charges to the extent as prescribed under s 2(3.1) of the Act.

(11) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with the following:

(a) if the gross floor area is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero. For the purpose of this subsection, the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement in respect of that building for which an exemption under section 4 of the *Development Charges Act*, 1997, SO 1997, c 27 is sought.

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(b) if the gross floor area is enlarged by more than 50 per cent, the development charges are payable on the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement. For the purpose of this subsection, the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement in respect of that building for which an exemption under section 4 of the *Development Charges Act*, 1997, SO 1997, c 27 is sought.

(c) the exemption for industrial enlargement shall apply only to the enlargement of the gross floor area of an existing industrial building,

(i) where such enlargement is attached to the existing industrial building, the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, shared below-grade connection, foundation, footing, shared connected roof, or parking facility;

(ii) where both the enlargement and existing industrial building are constructed on lands owned by the same beneficial owner; and

(iii) shall only apply to the enlargement or enlargements of the existing industrial building to a maximum of the aggregate of fifty per cent of the gross floor area of the existing industrial building while this by-law remains in force.

Place of Worship

(12) Despite subsection 2(3), development charges shall not be imposed in respect of the gross floor area of a place of worship to a maximum of 5,000 square feet (or 464.5 square metres) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.

Mixed Use

(13) Development charges applicable to a mixed-use building shall be the aggregate of the amount applicable to the residential use component and the amount applicable to the gross floor area of the non-residential use component.

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(14) Live-work units will be assessed at the residential rate based on the assigned class and the non-residential rate for the gross floor area related to the non-residential use.

ADMINISTRATION

Development Charge Payment and Calculation Date

3.

(1) All development charges payable shall be paid by certified funds to the City Treasurer.

(2) Unless otherwise provided in this section or by an agreement, a development charge is calculated and payable, as the case may be, on the date a building permit is issued for development on land to which a development charge applies, and no building permit shall be issued until the development charge is paid in full.

(3) Unless otherwise provided by agreement, a residential use development pursuant to a plan of subdivision under section 51 of the *Planning Act*, RSO 1990, c P.13, shall pay the engineering services component of the development charge as identified on Schedule B immediately upon entering into the subdivision agreement, and the remainder of the development charge shall be payable pursuant to subsection 3(2) unless such a plan of subdivision includes blocks intended for future development, in which case development charges payable for such blocks shall be determined at building permit issuance. For the purpose of this subsection, the development charge component specified payable shall be calculated on the greater of the actual number of dwelling units proposed in the plan of subdivision or that permitted or proposed in the zoning by-law.

(4) For a non-residential use, the development charge payable shall be calculated on the basis of the gross floor area applied for pursuant to subsection 3(2).

(5) Unless otherwise provided by agreement, where section 26.1 of the Act applies to a development, development charges will be payable in instalments as provided by

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section 26.1 of the Act with related interest calculated and payable in accordance with the City's "DC Interest Policy Under section 26.1 and section 26.2 of the Development Charges Act, 1997" as amended.

(6) Unless otherwise provided by agreement, where paragraph s 26.2(1)(a) or s 26.2(1)(b) of the Act applies to a development, the calculation day for development charges will be per section 26.2 of the Act with related interest calculated and payable in accordance with the City's "DC Interest Policy Under section 26.1 and section 26.2 of the Development Charges Act, 1997" as amended.

(7) If a use of any land, building or structure that constitutes development but does not require the issuing of a building permit but requires one or more of the actions listed in subsection 2(5), a development charge shall be payable and shall be calculated and collected on the earliest of any of the actions listed in subsection 2(5) required, or on a date set by agreement.

(8) Nothing in this By-Law shall prevent Council from requiring, as a condition of any approval pursuant to the *Planning Act,* RSO 1990, c P.13, that the owner(s) of land install such local services as Council may require in accordance with the City's policy in respect of local services.

Credits

4.

(1) Where the City permits the provision of services in lieu of the payment of all or any portion of a development charge, the City shall give a credit for an amount equal to the reasonable cost to the owner of providing the services, as determined by the City, provided such credit shall relate only to the portion of the development charge attributable to the services provided, unless otherwise agreed by the City.

(2) The City may by agreement permit an owner to provide services additional to or of a greater size or capacity than is required, and the City may give a credit for an amount up

to the reasonable cost to the owner of providing the services as determined by the City, provided that no such credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service described in paragraph 4 of subsection 5(1) of the *Development Charges Act*, 1997, SO 1997, c 27.

Redevelopment Allowances

5.

(1) Unless otherwise provided, where development is to replace in whole or in part a building or structure that exists or has existed on the land prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another, in order to facilitate the redevelopment, and a building permit is issued within 48 months from the date of issuance of the demolition permit, the development charge applicable to the redevelopment shall be reduced by a redevelopment allowance, without interest, in an amount equal to the total of,

(a) for a residential use, the development charge for the number and types of lawful dwelling units shown on the assessment roll for the lot;

(b) for a non-residential use, the development charge for the lawful gross floor area shown on a demolition permit, in the records of the City, or on constructed building plans certified as such by a registered professional engineer; and

(c) all at the development charge applicable to such dwelling units or gross floor area pursuant to subsection 2(3), provided that where such replacement is for a change in use from either residential to non-residential, or from non-residential to residential, only that portion of the development charge for the existing use which is attributable to the services comprising the charge for the proposed use shall apply. For further clarity, where there is a redevelopment that includes a change of use of all or part of a residential building or structure to a non-residential use, the amount of the reduction will be equal to the amount of the development charge under the service categories: (1) Development Related Studies, (2) Fire and Rescue Services, (3) Services Related to a Highway: Public Works - Buildings and

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Fleet, and (4) Engineering Services for the number and type of units being converted to non-residential use.

(2) Despite subsection 5(1), no redevelopment allowances shall be made in excess of the development charges payable.

(3) Any building or structure for which a demolition permit is issued after this By-law comes into force and effect is considered by Council to have been the equivalent of derelict prior to the issuance of the demolition permit for the purposes of applying the Region of York Development Charges By-law.

GENERAL

Annual Adjustment

6.

(1) The development charges established pursuant to section 2 of this By-law shall be adjusted annually, without amendment to this By-law, as of the 1st day of July in each year, commencing on July 1, 2023, in accordance with the most recent change in the Statistics Canada Quarterly, Non-Residential Building Construction Price Index for Toronto (Table 18-10-0135-01 or successor).

General

Term

7.

(1) This By-law shall come into full force and effect on June 1, 2023.

(2) This By-law shall expire five years from the date that it comes into force and effect, unless repealed at an earlier date.

DRAFT

(3) Nothing in this By-law shall be construed so as to commit or require the City to authorize or proceed with any specific capital project at any specific time.

Transitional Provisions

8.

(1) If before the coming into force of this By-law an owner or previous owner has made a payment for services described in this By-law or provided services in lieu thereof as required under the City's Development Charges By-law 083-2018 as amended, the actual amount of such payment or the provision of services as determined by the City without interest shall be credited to the owner as if paid or provided under this By-law.

Schedules

9.

(1) Schedules A and B attached hereto and form a part of this By-law.

Repeal

10.

(1) By-law 083-2018 is hereby repealed effective on the date that this By-law comes into full force and effect.

Registration

11.

(1) A certified copy of this By-law may be registered in the By-law register in the York Region Land Registry Office and/or against the title to any land to which this By-law applies.

Severability

DRAFT

12,

(1) Should any section or part of a section of this By-law be determined by a court or tribunal of competent jurisdiction to be invalid or of no force and effect, that section or part shall be severable and the remainder of this By-law will continue to operate in full force and effect.

Headings

13.

(1) The headings inserted in this By-Law are for convenience of reference only and shall not affect the interpretation of this By-law.

Short Title

14.

(1) This By-law may be cited as the "City-Wide Development Charges By-Law, 2022".

Enacted by City of Vaughan Council this 28th day of June , 2022.

_____

Hon. Maurizio Bevilacqua, Mayor

_____

Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 30

of the Committee of the Whole (2)

Adopted by Vaughan City Council on June 28, 2022

DRAFT

Schedule A: Services

Eligible general services (or soft services)

- Development Related Studies
- Library Services
- Fire and Rescue Services
- Community Services (which includes Parks and Recreation and Services related to proceedings under the Provincial Offences Act, including by-law enforcement services and municipally administered court services).
- Services Related to a Highway: Public Works - Buildings and Fleet

Engineering Services (or hard services)

- Services Related to a Highway (includes roads, structures, land requirements, sidewalks, streetlights, active transportation, and urban design)
- Water and Wastewater Services
- Storm drainage and control (mostly related road related infrastructure)
- Development-related studies

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Schedule B

City of Vaughan City Wide Development Charges[1]
(Effective from June 1, 2023 to June 1, 2028)

Residential Use Development Charges

	Engineering Services[2]	***General Services[3]***	***Total Per Unit Development Charge[5]***
Single & Semi-Detached Dwellings	$55,975	$24,445	$80,420
Multiple Unit Dwellings	$46,051	$20,112	$66,163
Large Apartments	$34,784	$15,190	$49,974
Small Apartments	$25,069	$10,947	$36,016

Non-Residential Use Development Charges[4]

		Total Per Square Metre of GFA Development Charge
	$252.66	

[1]All rates subject to normal indexing - rates shown are current as of June 1, 2023
[2]Engineering Services portion of Residential Development Charge paid at Subdivision Agreement execution
3Remainder General Services portion of Residential Development Charge paid at Building Permit issuance where there is a Subdivision Agreement
[4]Total Non-Residential Development Charges paid at Building Permit issuance
[5]Pursuant to section 26.1 of the Development Charges Act, 1992 instalment payments may be applied for eligible developments.

DRAFT

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2022

A By-Law to impose Area Specific Development Charges – Rainbow Creek Drainage Works.

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (the "**Act**") provides that the council of a municipality may by By-Law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area for which the By-Law applies;

AND WHEREAS, at the direction of Council of The Corporation of the City of Vaughan (the "**Council**"), Hemson Consulting Ltd. has prepared a Development Charge Background Study entitled "2022 City-Wide Development Charges Background Study", dated March 29, 2022 (the "**Background Study**"), which indicated that the development of any land within The Corporation of the City of Vaughan will increase the need for services as defined therein;

AND WHEREAS as of April 12, 2022, Council made the Background Study and draft version of this By-Law available to the public in accordance with the Act;

AND WHEREAS on May 10, 2022, Council held a public meeting at which all persons in attendance were provided with an opportunity to make representations relating to the draft By-Law in respect of the 2022 City-Wide Development Charges Background Study in accordance with the Act;

AND WHEREAS notice of the public meeting was given on April 20, 2022 in accordance with the Act and Ontario Regulation 82/98;

AND WHEREAS on June 28, 2022, Council by resolution adopted the Background Study and determined that it was not necessary to hold any further public meetings in respect of this By-Law;

AND WHEREAS Council passed a By-Law to impose and provide for payment of area specific development charges for the Rainbow Creek Drainage Works;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

DEFINITIONS

1. For the following words and phrases if used in this By-Law:

(1) **"accessory use"** means the use of any building or structure that is naturally and normally:

(a) incidental;

(b) subordinate to; and

(c) devoted exclusively to the main use on the same lot; and for the purpose of this By-Law, detached buildings or structures which are accessory uses shall not exceed 100 square metres of gross floor area.

(2) **"agreement"** means a contract between the City and an owner and any amendment thereto.

(3) **"agricultural use"** means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed, or intended for use for the purpose of a bona fide farming operation, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities, and any other activities customarily carried on in the field of agriculture; but does not include a commercial use or a marijuana operation.

(4) **"air supported structure"** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure.

(5) **"apartment building"** means a residential use building, or the residential use portion of a mixed-use building, other than a townhouse or stacked townhouse containing four or more dwelling units each of which shall have access to above grade common halls, stairs, elevators, and yards.

(6) **"area specific development charge"** and **"special service area development charge"** mean a charge imposed with respect to growth-related net capital costs against a defined land area or per unit for specified services under the applicable By-Law.

(7) **"atrium"** means a large open space extending through several floors in a building that is open to the ceiling.

(8) **"basement"** means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor of the underside of the floor joist is below the finished grade.

(9) **"building or structure"** means a permanent enclosed structure occupying an area greater than 10 square metres, consisting of a wall, roof, and/or floor, or any of them, or a structural system serving the function thereof, which includes, but is not limited to, air-supported structures or industrial tents; a canopy however shall not be considered a building or structure for the purpose of this By-Law and shall not attract development charges.

(10) **"building permit"** means a permit issued under the *Building Code Act, 1992,* which permits the construction of a building or structure, or which permits the construction of the foundation of a building or structure.

(11) **"canopy"** means an overhanging, projection, or covering connected to a principal use on the lands, such as over a gas bar or outdoor storage.

(12) **"capital cost"** means costs incurred or proposed to be incurred by the City or a local board directly or by others on behalf of, and as authorized by, a Municipality or Local Board under an agreement, required for the provision of services designated in the By-Law within or outside the City:

(a) to acquire land or an interest in land, including a leasehold interest;

(b) to improve land;

(c) to acquire, lease, construct, or improve buildings and structures;

(d) to acquire, lease, construct, or improve facilities including:

(i) rolling stock with an estimated useful life of seven (7) years or more years;

(ii) furniture and equipment, other than computer equipment; and

(iii) materials acquired for circulation, reference, or information purposes by a library board as defined in the *Public Libraries Act*, RSO 1990, c. P. 44;

(e) to undertake studies in connection with any of the matters in clauses (a) to (d);

(f) of the development charge background study required before enactment of this By-Law; and

(g) of interest on money borrowed to pay for costs described in any of the matters in clauses (a) to (d).

(13) **"cellar"** means the portion of a building below the lowest storey which has more than one-half of its height from the floor to the underside of the floor joists below the finished grade.

(14) **"City"** means The Corporation of the City of Vaughan.

(15) **"college"** means a board of governors of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*, SO 2002, c 8, Sched F.

(16) **"development"** means the construction, erection, or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, and includes redevelopment.

(17) **"development charge"** means a charge imposed with respect to growth-related net capital costs against land under this By-Law.

(18) **"duplex"** means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade.

(19) **"dwelling unit"** means a room or suite of two or more rooms, designed or intended for use by a single household in which sanitary conveniences are provided, and in which facilities are provided for cooking or the installation of cooking equipment.

(20) **"engineering services"** means services related to a highway, and may include water supply services, waste water services, and storm water drainage and control services.

(21) **"existing industrial building"** means an existing building or structure to be used, or designed or intended for:

(a) manufacturing, producing, processing, storing, or distributing something;

(b) research or development in connection with manufacturing, producing, or processing something;

(c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;

(d) office or administrative purposes, if they are:

(i) carried out with respect to manufacturing, producing, processing, storage, or distributing of something; and

(ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution.

(22) **"funeral home"** means a building or structure with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services.

(23) **"future development"** means development which requires a subsequent planning approval, in addition to a building permit, which planning approval shall include a site plan approval or the approval of a plan of condominium.

(24) **"grade finished"** means the average elevation of the finished ground level at the wall(s).

(25) **"gross floor area"** means, in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and a residential use and

(a) includes the floor area of a mezzanine and the space occupied by interior walls and partitions;

(b) excludes, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium;

(c) excludes the area of any self-contained structural self and rack storage facility approved by the Building Materials Commission under the *Building Code Act,1992,* SO 1992, c 23;

(d) excludes the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the building or structure, or any part thereof, is a retail motor vehicle establishment or a standalone motor vehicle storage facility or a commercial public parking structure;

(e) exclude the surface area of swimming pools or the playing surfaces of indoor sport fields including but not limited to hockey arenas, and basketball courts; and

(f) for the purposes of this definition, notwithstanding any other section of this By-law, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.

(26) **"growth-related net capital cost"** means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of the City.

(27) **"heritage property"** means a property that contains cultural heritage value as defined under the *Ontario Heritage Act*, RSO 1990, c O.18.

(28) **"home occupation"** means an occupation permitted in a dwelling unit and which:

(a) is clearly secondary to the use of the dwelling unit;

(b) does not change the external character of the dwelling unit; and

(c) does not create or become a public nuisance, in particular in respect to noise, traffic, or parking.

(29) **“large apartment”** means a dwelling unit in an apartment building or plex or stacked townhouse that is 700 square feet or larger in size.

(30) **“live-work unit”** means a unit intended for both residential and non-residential uses concurrently.

(31) **“local board”** means a local board as defined in section 1 of the *Municipal Affairs Act*, RSO 1990, c M.46 other than a board as defined in subsection 1(1) of the *Education Act* RSO 1990, c E.2.

(32) **“lot”** means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the *Planning Act*, RSO, 1990 c P.13.

(33) **“marijuana operation”** means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus Cannabis (marijuana) with a license for sale as authorized under the *Cannabis Act*, SC 2018, c. 16.

(34) **“mixed-use building”** means a building or structure containing a residential and non-residential use other than a home occupation.

(35) **“mezzanine”** means a mezzanine as defined in the *Building Code Act,* 1992, SO 1992 c 23.

(36) **“multiple unit dwelling”** includes townhouses, and all other residential uses that are not included in the definition of apartment, single detached dwelling, or semi-detached dwelling.

(37) **“net area”** means the gross area of land less the area of lands conveyed or to be conveyed into public ownership for the purpose of open space, parks, woodlots, storm water management facilities, buffers and road widenings along Regional Roads, and Ontario Hydro utility corridors, and less the area of any wood lots in private ownership if zoned as such, but shall include the area of all road allowances dedicated to the City.

(38) **“net capital cost”** means the capital cost less capital grants, subsidies, and other contributions made to the City, or that the Council of the City anticipates will be made, including conveyances or payments under sections 42, 51, and 53 of the *Planning Act*, RSO 1990, c P.13 in respect of the capital cost.

(39) **“owner”** means the owner of the land or a person who has made an application for an approval of the development of the land upon which a development charge or an area specific development charge is imposed.

(40) **“place of worship”** means a building used for the gathering of a religious or faith-based organization for spiritual purposes.

(41) **“plex”** means a duplex, a semi-detached duplex, a triplex, or a semi-detached triplex.

(42) **“redevelopment”** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land or changing the use from a residential to non-residential use or from a non-residential to residential use or from one residential use to another form of residential use.

(43) **“retail motor vehicle establishment”** means a building or structure used or designed or intended to be used for the sale, rental or servicing of motor vehicles, or any other function associated with the sale, rental or servicing of motor vehicles including but not limited to detailing, leasing and brokerage of motor vehicles, and short or long-term storage of customer motor vehicles. For a retail motor vehicle establishment, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City.

(44) **“semi-detached duplex”** means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall.

(45) **“semi-detached dwelling”** means a building divided vertically into two dwelling units.

(46) **“semi-detached triplex”** means one of a pair of triplexes divided vertically one from the other by a party wall.

(47) **“services”** means services designated in this By-Law.

(48) **“single detached dwelling”** and **“single detached”** means a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by footings only shall be considered a single-family dwelling for the purposes of this By-Law.

(49) **“small apartment”** means a dwelling unit in an apartment building or a plex or stacked townhouse that is less than 700 square feet in size.

(50) **“stacked townhouse”** means a building, other than a townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally, and each dwelling unit having an entrance to grade shared with no more than 3 other units.

(51) **“storey”** means the portion of a building other than the cellar or unfinished attic which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres.

(52) **“standalone motor vehicle storage facility”** means a building or structure used or designed or intended for use for the storage or warehousing of motor vehicles that is separate from a retail motor vehicle establishment. For a standalone motor vehicle storage facility, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City;

(53) **“subdivision”** includes condominium.

(54) “**temporary sales centre**” means a Building, including a trailer, that is designed or intended to be temporary, or intended to be removed from the land or demolished after use and which is used exclusively as an office or presentation centre, or both, for new building sales;

(55) **"triplex"** means a building comprising 3 dwelling units, each of which has a separate entrance to grade.

(56) **"university"** has the same meaning as defined in Section 171.1 of the *Education Act*, RSO 1990 c E.2.

(57) **"use, commercial"** means the use of any land, building or structure for the purpose of buying and selling commodities or supplying services as distinguished from such uses as manufacturing or assembly of goods, warehousing, and construction.

(58) **"use, industrial"** means the use of any land, building or structure for construction, warehousing, manufacturing, processing, or assembly of materials to finished products or byproducts, including the storage of such materials and products.

(59) **"use, institutional"** means the use of any land, building or structure by any organization owned or operated for religious, educational, charitable, recreational, or governmental purposes, whether or not supported in whole or in part by public funds.

(60) **"use, non-residential"** means the use of any land, building or structure, or any part thereof, for use other than a residential use, and shall include commercial use, industrial use, and institutional use.

(61) **"use, residential"** means the use of any land, building or structure for a single detached dwelling, semi-detached dwelling, multiple unit dwelling, apartment, or any other type of household or dwelling unit.

Rules – Application, Exemptions and Exceptions

2.

(1) This By-Law applies to all land and to all uses of any land, building or structure within the City whether or not the land, building or structure, or use thereof, is exempt from taxation under Section 3 of the *Assessment Act*, RSO 1990, c.A.31;

(2) Despite subsection (1), this By-Law does not apply to any land, building or structure within the City owned by and used for the purposes of:

(a) a local board;

(b) a board of education as defined in section 1(1) of the *Education Act,* RSO 1990, c E.2;

(c) the City or any of its local boards including land leased by these entities from the Crown in right of Canada or Ontario;

(d) lands, buildings or structures owned by Metrolinx and used for transit related purposes;

(e) any area municipality within the Regional Municipality of York;

(f) the Regional Municipality of York or any of its local boards;

(g) a public hospital receiving aid under the *Public Hospitals Act* RSO 1990 c P.40; and

(h) lands vested in or leased to a university or college that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development for which charges under this By-law would otherwise be payable is intended to be occupied and used by the university or college.

(3) Development charges for the services designated in Schedule A shall be imposed upon the service area in Schedule B, specified in Schedule A, and shall be collected in accordance with this By-Law on development for residential use or non-residential use purposes;

(4) For determining development charges under this bylaw, any residential dwelling that is less than 700 square feet of total gross floor area shall be deemed a small apartment and pay the corresponding development charge set out in Schedule B.

(5) Development charges provided for in subsection (3) apply where the development requires:

(a) the passing of a zoning By-Law or of an amendment thereto under Section 34 of the *Planning Act*, RSO 1990, c.P.13;

(b) the approval of a minor variance under Section 45 of the *Planning Act*, RSO 1990, c.P.13;

(c) a conveyance of land to which a By-Law passed under subsection 50(7) of the *Planning Act*, RSO 1990, c.P.13 applies;

(d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, RSO 1990, c.P.13;

(e) a consent under Section 53 of the *Planning Act*, RSO 1990, c.P.13;

(f) the approval of a description under Section 50 of the *Condominium Act*, 1998, S.O. 1998, c.19; or

(g) the issuing of a permit under the *Building Code Act*, 1992, SO 1992 c.23 in relation to a building or structure.

(6) The City shall not apply more than one development charge provided for in this By-Law on land even though two or more of the actions described in subsection 2(5) are required before the land can be developed.

(7) Despite subsection 2(6), if two or more of the actions described in subsection 2(5) occur at different times and if the subsequent action or actions has the effect of increasing the need for services, a development charge shall be imposed, calculated, and collected pursuant to subsection 2(3) limited to the increase.

(8) Notwithstanding any other provisions of this By-Law, a building or structure shall be exempt from the payment of development charges provided that it is for:

(a) a temporary use permitted under a zoning By-Law enacted under Section 39 of the *Planning Act*, RSO 1990, c.P.13;

(b) an accessory use and, without restricting the generality of the foregoing, including a tent or canopy used on a temporary or seasonal basis;

(c) a home occupation;

(d) an agricultural use;

(e) a renovation of an existing building which does not alter, if a residential use, the number of units, or, if a non-residential use, the gross floor area thereof;

(f) a temporary sales centre;

(g) the relocation of a built heritage structure that is listed under Section 27 of the *Ontario Heritage Act* or designated under Part IV or V of the *Ontario Heritage Act* RSO 1990 c O.18; or

(h) Land, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act or any successor thereto, including mausoleums and columbariums, but excluding funeral homes; or

(i) Buildings or structures owned by and used for the purpose of a conservation authority, unless such buildings or structures are used primarily for, or in connection with (i) recreational purposes for which the conservation authority charges admission, or (ii) any commercial use.

(9) Area specific development charges paid hereunder shall be maintained in a separate reserve fund or funds and shall be used only for the services specified in Schedule A.

Places of Worship

(10) Despite subsection 2(3), development charges shall not be imposed in respect of the gross floor area of a place of worship to a maximum of 5,000 square feet (or 464.5 square metres) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.

Mixed Use

(11) Development charges applicable to a mixed-use building shall be the aggregate of the amount applicable to the residential use component and the amount applicable to the gross floor area of the non-residential use component.

(12) Live-work units will be assessed at the residential rate based on the assigned class and the non-residential rate for the gross floor area related to the non-residential use.

ADMINISTRATION

Development Charge Payment and Calculation Date

3.

(1) All development charges payable shall be paid by certified funds to the City Treasurer;

(2) Subject to subsections 3(3), 3(4) and 3(5) of this By-Law, development charges imposed shall be calculated as of, and shall be payable on, the date a building permit is issued in respect of a building or structure on land to which a development charge applies, and no building permit shall be issued until the development charge is paid in full;

(3) Notwithstanding subsection 3(2) of this By-Law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-Law, the development charge shall be payable, subject to any applicable exemptions or reductions contained in this By-Law:

(a) In respect of an approval of a plan of subdivision pursuant to section 51 of the *Planning Act*, *1990* RSO 1990, c.P.13, immediately upon entering into the subdivision agreement; and

(b) In respect of the granting of a consent pursuant to section 53 of the *Planning Act, 1990* RSO 1990, c.P.13, immediately upon entering into an agreement made as a condition of the granting of such consent;

(4) Where the City and owner(s) of the land have entered into an agreement pursuant to section 27 of the Act in respect of the timing of the payment of a development charge or a portion thereof, the terms of such agreement shall prevail over the provisions of this By-Law, including subsections 3(2), 3(3) and 3(5) of this By-Law;

(5) Notwithstanding subsections 3(2) and 3(3) of this By-Law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-Law, developments that are eligible pursuant to sections 26.1 or 26.2 of the Act shall have development charges calculated and payable in accordance with section 26.1 and/or 26.2 of the Act and interest thereon shall be calculated and payable in accordance with

the City's policy, entitled "DC Interest Policy Under Sections 26.1 and 26.2 of the Development Charges Act, 1997", as amended from time to time;

(6) If a use of any land, building or structure that constitutes development does not require the issuing of a building permit but requires one or more of the actions listed in subsection 2(5) inclusive, a development charge shall be payable and shall be calculated and collected on the earliest of any of the actions listed in subsection 2(5) required, or on a date set by agreement;

(7) Nothing in this By-Law shall prevent Council from requiring, as a condition of any approval pursuant to the *Planning Act, 1990* RSO 1990, c.P.13, that the owner(s) of land install such local services as Council may require in accordance with the City's policy in respect of local services;

Credits

4.

(1) Where the City permits the provision of services in lieu of the payment of all or any portion of a development charge, the City shall give a credit for an amount equal to the reasonable cost to the owner of providing the services, as determined by the City, provided such credit shall relate only to the portion of the development charge attributable to the services provided, unless otherwise agreed by the City;

(2) The City may by agreement permit an owner to provide services additional to or of a greater size or capacity than is required, and the City may give a credit for an amount up to the reasonable cost to the owner of providing the services as determined by the City, provided that no such credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service described in Paragraph 4 of Subsection 5(1) of the *Development Charges Act*, 1997;

Annual Adjustment

5.

(1) The development charges established pursuant to Section 2 of this By-Law shall be adjusted annually, without amendment to this By-Law, as of the 1st day of July in each year, commencing on July 1, 2023, in accordance with the most recent change in the Statistics Canada Quarterly, Non-Residential

Building Construction Price Index for Toronto (Table 18-10-0135-01 or any successor table);

GENERAL

Term

6.

(1) This By-Law shall come into force and effect on July 1, 2022;

(2) This By-Law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent By-Law;

(3) Nothing in this By-Law shall be construed so as to commit or require the City to authorize or proceed with any specific capital project at any specific time;

Transitional Provisions

7.

(1) If before the coming into force of this By-Law an owner or previous owner has made a payment for services described in this By-Law, or provided services in lieu thereof, no payment as required under this By-Law and no credits or refunds shall apply;

Schedules

8.

(1) Schedules A and B are attached hereto and form part of this By-Law;

Repeal

9.

(1) By-Law 084-2018 shall be and is hereby repealed effective on the date that this By-Law comes into force and effect;

Registration

10.

(1) A certified copy of this By-Law may be registered in the By-Law register in the York Region Land Registry Office and/or against the title to any land to which this By-Law applies;

Severability

11.

(1) In the event that any provision of this By-Law is found by a court or tribunal of competent jurisdiction to be invalid, such provision shall be deemed to be

severed, and the remaining provisions of this By-Law shall remain in full force and effect;

Headings

12.

(1) The headings inserted in this By-Law are for convenience of reference only and shall not affect the interpretation of this By-Law;

Short Title

13.

(1) This By-Law may be cited as the Area Specific Development Charges By-Law – Rainbow Creek Drainage Works.

Enacted by City of Vaughan Council this 28th day of June, 2022.

_____

Hon. Maurizio Bevilacqua, Mayor

_____

Todd Coles, City Clerk

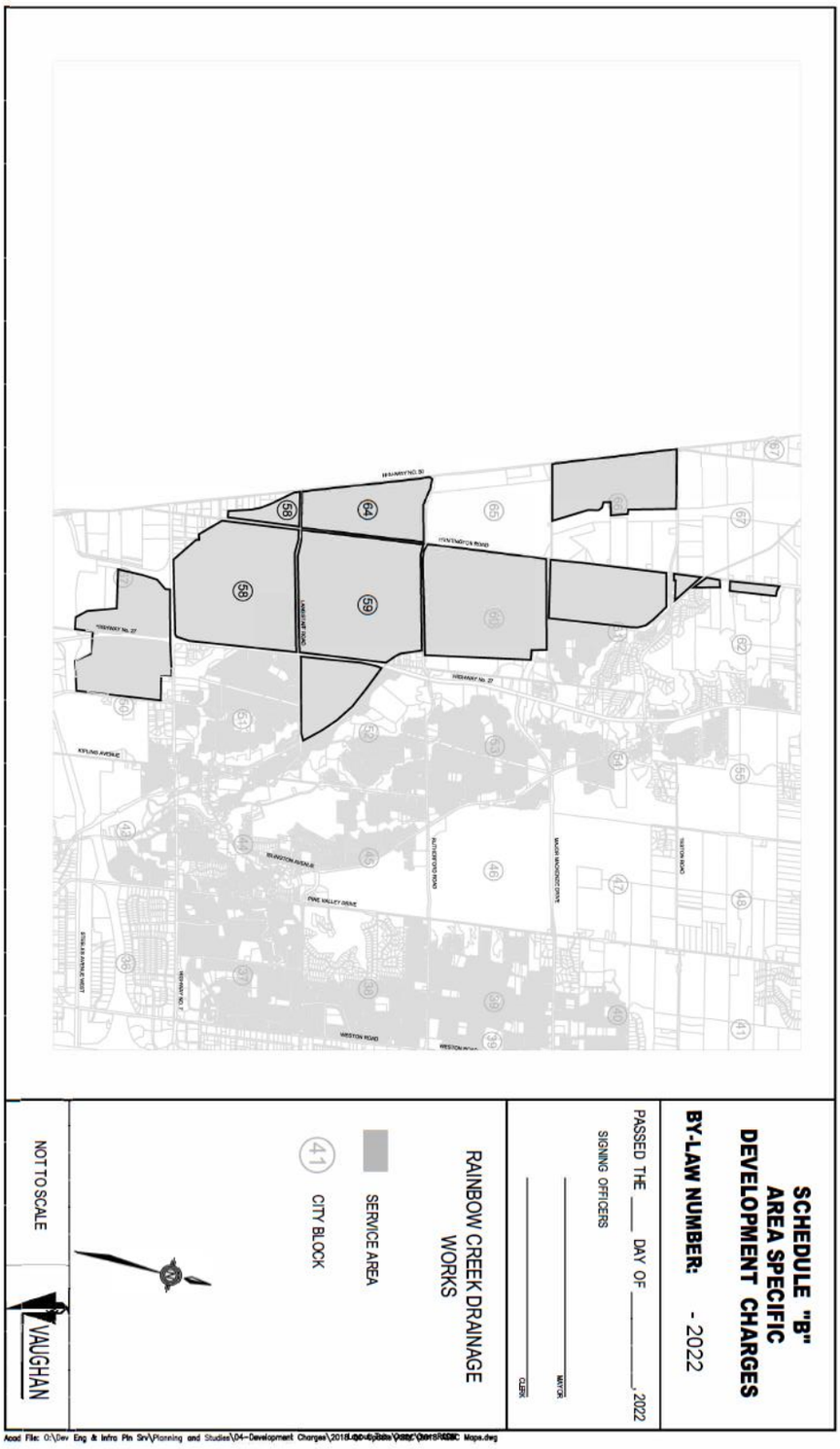
Authorized by Item No. 2 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

Schedule A:

Area Specific Development Charge Calculation

Service	Net Capital Cost	Net Area (ha)	Rate Per Net Area ($/ha)
Rainbow Creek Drainage Works	$2,392,862	557.73	$4,290

Schedule B:


SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES
BY-LAW NUMBER: - 2022
PASSED THE ____ DAY OF _____, 2022
SIGNING OFFICERS
MAYOR
CLERK
RAINBOW CREEK DRAINAGE WORKS
SERVICE AREA
41 CITY BLOCK
NOT TO SCALE
VAUGHAN
Acad File: O:\Dev Eng & Infra Pln Srv\Planning and Studies\04-Development Charges\2018
Maps.dwg
WESTON ROAD
MAJOR MACKENZIE DRIVE
HUNTINGTON ROAD
PINE VALLEY DRIVE
BRANSTON AVENUE
KEELE AVENUE NORTH
KEELE AVENUE
KEPLING AVENUE
HIGHWAY No. 27
HIGHWAY NO. 30
LANGSTAFF ROAD
ITALIA DRIVE
41
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THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2022

A By-Law to impose Area Specific Development Charges – Pressure District 5 West Woodbridge Watermain.

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (the "**Act**") provides that the council of a municipality may by By-Law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area for which the By-Law applies;

AND WHEREAS, at the direction of Council of The Corporation of the City of Vaughan (the "**Council**"), Hemson Consulting Ltd. has prepared a Development Charge Background Study entitled "2022 City-Wide Development Charges Background Study", dated March 29, 2022 (the "**Background Study**"), which indicated that the development of any land within The Corporation of the City of Vaughan will increase the need for services as defined therein;

AND WHEREAS as of April 12, 2022, Council made the Background Study and draft version of this By-Law available to the public in accordance with the Act;

AND WHEREAS on May 10, 2022, Council held a public meeting at which all persons in attendance were provided with an opportunity to make representations relating to the draft By-Law in respect of the 2022 City-Wide Development Charges Background Study in accordance with the Act;

AND WHEREAS notice of the public meeting was given on April 20, 2022 in accordance with the Act and Ontario Regulation 82/98;

AND WHEREAS on June 28, 2022, Council by resolution adopted the Background Study and determined that it was not necessary to hold any further public meetings in respect of this By-Law;

AND WHEREAS Council passed a By-Law to impose and provide for payment of area specific development charges for the Pressure District 5 West Woodbridge Watermain;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

DEFINITIONS

1. For the following words and phrases if used in this By-Law:

(1) **"accessory use"** means the use of any building or structure that is naturally and normally:

(a) incidental;

(b) subordinate to; and

(c) devoted exclusively to the main use on the same lot; and for the purpose of this By-Law, detached buildings or structures which are accessory uses shall not exceed 100 square metres of gross floor area.

(2) **"agreement"** means a contract between the City and an owner and any amendment thereto.

(3) **"agricultural use"** means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed, or intended for use for the purpose of a bona fide farming operation, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities, and any other activities customarily carried on in the field of agriculture; but does not include a commercial use or a marijuana operation.

(4) **"air supported structure"** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure.

(5) **"apartment building"** means a residential use building, or the residential use portion of a mixed-use building, other than a townhouse or stacked townhouse containing four or more dwelling units each of which shall have access to above grade common halls, stairs, elevators, and yards.

(6) **"area specific development charge"** and **"special service area development charge"** mean a charge imposed with respect to growth-related net capital costs against a defined land area or per unit for specified services under the applicable By-Law.

(7) **“atrium”** means a large open space extending through several floors in a building that is open to the ceiling.

(8) **“basement”** means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor of the underside of the floor joist is below the finished grade.

(9) **“building or structure”** means a permanent enclosed structure occupying an area greater than 10 square metres, consisting of a wall, roof, and/or floor, or any of them, or a structural system serving the function thereof, which includes, but is not limited to, air-supported structures or industrial tents; a canopy however shall not be considered a building or structure for the purpose of this By-Law and shall not attract development charges.

(10) **“building permit”** means a permit issued under the *Building Code Act, 1992,* which permits the construction of a building or structure, or which permits the construction of the foundation of a building or structure.

(11) **“canopy”** means an overhanging, projection, or covering connected to a principal use on the lands, such as over a gas bar or outdoor storage.

(12) **“capital cost”** means costs incurred or proposed to be incurred by the City or a local board directly or by others on behalf of, and as authorized by, a Municipality or Local Board under an agreement, required for the provision of services designated in the By-Law within or outside the City:

(a) to acquire land or an interest in land, including a leasehold interest;

(b) to improve land;

(c) to acquire, lease, construct, or improve buildings and structures;

(d) to acquire, lease, construct, or improve facilities including:

(i) rolling stock with an estimated useful life of seven (7) years or more years;

(ii) furniture and equipment, other than computer equipment; and

(iii) materials acquired for circulation, reference, or information purposes by a library board as defined in the *Public Libraries Act*, RSO 1990, c. P. 44;

(e) to undertake studies in connection with any of the matters in clauses (a) to (d);

(f) of the development charge background study required before enactment of this By-Law; and

(g) of interest on money borrowed to pay for costs described in any of the matters in clauses (a) to (d).

(13) **"cellar"** means the portion of a building below the lowest storey which has more than one-half of its height from the floor to the underside of the floor joists below the finished grade.

(14) **"City"** means The Corporation of the City of Vaughan.

(15) **"college"** means a board of governors of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*, SO 2002, c 8, Sched F.

(16) **"development"** means the construction, erection, or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, and includes redevelopment.

(17) **"development charge"** means a charge imposed with respect to growth-related net capital costs against land under this By-Law.

(18) **"duplex"** means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade.

(19) **"dwelling unit"** means a room or suite of two or more rooms, designed or intended for use by a single household in which sanitary conveniences are provided, and in which facilities are provided for cooking or the installation of cooking equipment.

(20) **"engineering services"** means services related to a highway, and may include water supply services, waste water services, and storm water drainage and control services.

(21) **"existing industrial building"** means an existing building or structure to be used, or designed or intended for:

(a) manufacturing, producing, processing, storing, or distributing something;

(b) research or development in connection with manufacturing, producing, or processing something;

(c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;

(d) office or administrative purposes, if they are:

(i) carried out with respect to manufacturing, producing, processing, storage, or distributing of something; and

(ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution.

(22) **"funeral home"** means a building or structure with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services.

(23) **"future development"** means development which requires a subsequent planning approval, in addition to a building permit, which planning approval shall include a site plan approval or the approval of a plan of condominium.

(24) **"grade finished"** means the average elevation of the finished ground level at the wall(s).

(25) **"gross floor area"** means, in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and a residential use and

(a) includes the floor area of a mezzanine and the space occupied by interior walls and partitions;

(b) excludes, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium;

(c) excludes the area of any self-contained structural self and rack storage facility approved by the Building Materials Commission under the *Building Code Act,1992,* SO 1992, c 23;

(d) excludes the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the building or structure, or any part thereof, is a retail motor vehicle establishment or a standalone motor vehicle storage facility or a commercial public parking structure;

(e) exclude the surface area of swimming pools or the playing surfaces of indoor sport fields including but not limited to hockey arenas, and basketball courts; and

(f) for the purposes of this definition, notwithstanding any other section of this By-law, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.

(26) **"growth-related net capital cost"** means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of the City.

(27) **"heritage property"** means a property that contains cultural heritage value as defined under the *Ontario Heritage Act*, RSO 1990, c O.18.

(28) **"home occupation"** means an occupation permitted in a dwelling unit and which:

(a) is clearly secondary to the use of the dwelling unit;

(b) does not change the external character of the dwelling unit; and

(c) does not create or become a public nuisance, in particular in respect to noise, traffic, or parking.

(29) **“large apartment”** means a dwelling unit in an apartment building or plex or stacked townhouse that is 700 square feet or larger in size.

(30) **“live-work unit”** means a unit intended for both residential and non-residential uses concurrently.

(31) **“local board”** means a local board as defined in section 1 of the *Municipal Affairs Act*, RSO 1990, c M.46 other than a board as defined in subsection 1(1) of the *Education Act* RSO 1990, c E.2.

(32) **“lot”** means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the *Planning Act*, RSO, 1990 c P.13.

(33) **“marijuana operation”** means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus Cannabis (marijuana) with a license for sale as authorized under the *Cannabis Act*, SC 2018, c. 16.

(34) **“mixed-use building”** means a building or structure containing a residential and non-residential use other than a home occupation.

(35) **“mezzanine”** means a mezzanine as defined in the *Building Code Act,* 1992, SO 1992 c 23.

(36) **“multiple unit dwelling”** includes townhouses, and all other residential uses that are not included in the definition of apartment, single detached dwelling, or semi-detached dwelling.

(37) **“net area”** means the gross area of land less the area of lands conveyed or to be conveyed into public ownership for the purpose of open space, parks, woodlots, storm water management facilities, buffers and road widenings along Regional Roads, and Ontario Hydro utility corridors, and less the area of any wood lots in private ownership if zoned as such, but shall include the area of all road allowances dedicated to the City.

(38) **“net capital cost”** means the capital cost less capital grants, subsidies, and other contributions made to the City, or that the Council of the City anticipates will be made, including conveyances or payments under sections 42, 51, and 53 of the *Planning Act*, RSO 1990, c P.13 in respect of the capital cost.

(39) **“owner”** means the owner of the land or a person who has made an application for an approval of the development of the land upon which a development charge or an area specific development charge is imposed.

(40) **“place of worship”** means a building used for the gathering of a religious or faith-based organization for spiritual purposes.

(41) **“plex”** means a duplex, a semi-detached duplex, a triplex, or a semi-detached triplex.

(42) **“redevelopment”** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land or changing the use from a residential to non-residential use or from a non-residential to residential use or from one residential use to another form of residential use.

(43) **“retail motor vehicle establishment”** means a building or structure used or designed or intended to be used for the sale, rental or servicing of motor vehicles, or any other function associated with the sale, rental or servicing of motor vehicles including but not limited to detailing, leasing and brokerage of motor vehicles, and short or long-term storage of customer motor vehicles. For a retail motor vehicle establishment, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City.

(44) **“semi-detached duplex”** means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall.

(45) **“semi-detached dwelling”** means a building divided vertically into two dwelling units.

(46) **“semi-detached triplex”** means one of a pair of triplexes divided vertically one from the other by a party wall.

(47) **“services”** means services designated in this By-Law.

(48) **“single detached dwelling”** and **“single detached”** means a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by footings only shall be considered a single-family dwelling for the purposes of this By-Law.

(49) **“small apartment”** means a dwelling unit in an apartment building or a plex or stacked townhouse that is less than 700 square feet in size.

(50) **“stacked townhouse”** means a building, other than a townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally, and each dwelling unit having an entrance to grade shared with no more than 3 other units.

(51) **“storey”** means the portion of a building other than the cellar or unfinished attic which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres.

(52) **“standalone motor vehicle storage facility”** means a building or structure used or designed or intended for use for the storage or warehousing of motor vehicles that is separate from a retail motor vehicle establishment. For a standalone motor vehicle storage facility, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City;

(53) **“subdivision”** includes condominium.

(54) “**temporary sales centre**” means a Building, including a trailer, that is designed or intended to be temporary, or intended to be removed from the land or demolished after use and which is used exclusively as an office or presentation centre, or both, for new building sales;

(55) **"triplex"** means a building comprising 3 dwelling units, each of which has a separate entrance to grade.

(56) **"university"** has the same meaning as defined in Section 171.1 of the *Education Act*, RSO 1990 c E.2.

(57) **"use, commercial"** means the use of any land, building or structure for the purpose of buying and selling commodities or supplying services as distinguished from such uses as manufacturing or assembly of goods, warehousing, and construction.

(58) **"use, industrial"** means the use of any land, building or structure for construction, warehousing, manufacturing, processing, or assembly of materials to finished products or byproducts, including the storage of such materials and products.

(59) **"use, institutional"** means the use of any land, building or structure by any organization owned or operated for religious, educational, charitable, recreational, or governmental purposes, whether or not supported in whole or in part by public funds.

(60) **"use, non-residential"** means the use of any land, building or structure, or any part thereof, for use other than a residential use, and shall include commercial use, industrial use, and institutional use.

(61) **"use, residential"** means the use of any land, building or structure for a single detached dwelling, semi-detached dwelling, multiple unit dwelling, apartment, or any other type of household or dwelling unit.

Rules – Application, Exemptions and Exceptions

2.

(1) This By-Law applies to all land and to all uses of any land, building or structure within the City whether or not the land, building or structure, or use thereof, is exempt from taxation under Section 3 of the *Assessment Act*, RSO 1990, c.A.31;

(2) Despite subsection (1), this By-Law does not apply to any land, building or structure within the City owned by and used for the purposes of:

(a) a local board;

(b) a board of education as defined in section 1(1) of the *Education Act,* RSO 1990, c E.2;

(c) the City or any of its local boards including land leased by these entities from the Crown in right of Canada or Ontario;

(d) lands, buildings or structures owned by Metrolinx and used for transit related purposes;

(e) any area municipality within the Regional Municipality of York;

(f) the Regional Municipality of York or any of its local boards;

(g) a public hospital receiving aid under the *Public Hospitals Act* RSO 1990 c P.40; and

(h) lands vested in or leased to a university or college that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development for which charges under this By-law would otherwise be payable is intended to be occupied and used by the university or college.

(3) Development charges for the services designated in Schedule A shall be imposed upon the service area in Schedule B, specified in Schedule A, and shall be collected in accordance with this By-Law on development for residential use or non-residential use purposes;

(4) For determining development charges under this bylaw, any residential dwelling that is less than 700 square feet of total gross floor area shall be deemed a small apartment and pay the corresponding development charge set out in Schedule B.

(5) Development charges provided for in subsection (3) apply where the development requires:

(a) the passing of a zoning By-Law or of an amendment thereto under Section 34 of the *Planning Act*, RSO 1990, c.P.13;

(b) the approval of a minor variance under Section 45 of the *Planning Act*, RSO 1990, c.P.13;

(c) a conveyance of land to which a By-Law passed under subsection 50(7) of the *Planning Act*, RSO 1990, c.P.13 applies;

(d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, RSO 1990, c.P.13;

(e) a consent under Section 53 of the *Planning Act*, RSO 1990, c.P.13;

(f) the approval of a description under Section 50 of the *Condominium Act*, 1998, S.O. 1998, c.19; or

(g) the issuing of a permit under the *Building Code Act*, 1992, SO 1992 c.23 in relation to a building or structure.

(6) The City shall not apply more than one development charge provided for in this By-Law on land even though two or more of the actions described in subsection 2(5) are required before the land can be developed.

(7) Despite subsection 2(6), if two or more of the actions described in subsection 2(5) occur at different times and if the subsequent action or actions has the effect of increasing the need for services, a development charge shall be imposed, calculated, and collected pursuant to subsection 2(3) limited to the increase.

(8) Notwithstanding any other provisions of this By-Law, a building or structure shall be exempt from the payment of development charges provided that it is for:

(a) a temporary use permitted under a zoning By-Law enacted under Section 39 of the *Planning Act*, RSO 1990, c.P.13;

(b) an accessory use and, without restricting the generality of the foregoing, including a tent or canopy used on a temporary or seasonal basis;

(c) a home occupation;

(d) an agricultural use;

(e) a renovation of an existing building which does not alter, if a residential use, the number of units, or, if a non-residential use, the gross floor area thereof;

(f) a temporary sales centre;

(g) the relocation of a built heritage structure that is listed under Section 27 of the *Ontario Heritage Act* or designated under Part IV or V of the *Ontario Heritage Act* RSO 1990 c O.18; or

(h) Land, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act or any successor thereto, including mausoleums and columbariums, but excluding funeral homes; or

(i) Buildings or structures owned by and used for the purpose of a conservation authority, unless such buildings or structures are used primarily for, or in connection with (i) recreational purposes for which the conservation authority charges admission, or (ii) any commercial use.

(9) Area specific development charges paid hereunder shall be maintained in a separate reserve fund or funds and shall be used only for the services specified in Schedule A.

Places of Worship

(10) Despite subsection 2(3), development charges shall not be imposed in respect of the gross floor area of a place of worship to a maximum of 5,000 square feet (or 464.5 square metres) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.

Mixed Use

(11) Development charges applicable to a mixed-use building shall be the aggregate of the amount applicable to the residential use component and the amount applicable to the gross floor area of the non-residential use component.

(12) Live-work units will be assessed at the residential rate based on the assigned class and the non-residential rate for the gross floor area related to the non-residential use.

ADMINISTRATION

Development Charge Payment and Calculation Date

3.

(1) All development charges payable shall be paid by certified funds to the City Treasurer;

(2) Subject to subsections 3(3), 3(4) and 3(5) of this By-Law, development charges imposed shall be calculated as of, and shall be payable on, the date a building permit is issued in respect of a building or structure on land to which a development charge applies, and no building permit shall be issued until the development charge is paid in full;

(3) Notwithstanding subsection 3(2) of this By-Law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-Law, the development charge shall be payable, subject to any applicable exemptions or reductions contained in this By-Law:

(a) In respect of an approval of a plan of subdivision pursuant to section 51 of the *Planning Act*, *1990* RSO 1990, c.P.13, immediately upon entering into the subdivision agreement; and

(b) In respect of the granting of a consent pursuant to section 53 of the *Planning Act, 1990* RSO 1990, c.P.13, immediately upon entering into an agreement made as a condition of the granting of such consent;

(4) Where the City and owner(s) of the land have entered into an agreement pursuant to section 27 of the Act in respect of the timing of the payment of a development charge or a portion thereof, the terms of such agreement shall prevail over the provisions of this By-Law, including subsections 3(2), 3(3) and 3(5) of this By-Law;

(5) Notwithstanding subsections 3(2) and 3(3) of this By-Law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-Law, developments that are eligible pursuant to sections 26.1 or 26.2 of the Act shall have development charges calculated and payable in accordance with section 26.1 and/or 26.2 of the Act and interest thereon shall be calculated and payable in accordance with

the City's policy, entitled "DC Interest Policy Under Sections 26.1 and 26.2 of the Development Charges Act, 1997", as amended from time to time;

(6) If a use of any land, building or structure that constitutes development does not require the issuing of a building permit but requires one or more of the actions listed in subsection 2(5) inclusive, a development charge shall be payable and shall be calculated and collected on the earliest of any of the actions listed in subsection 2(5) required, or on a date set by agreement;

(7) Nothing in this By-Law shall prevent Council from requiring, as a condition of any approval pursuant to the *Planning Act, 1990* RSO 1990, c.P.13, that the owner(s) of land install such local services as Council may require in accordance with the City's policy in respect of local services;

Credits

4.

(1) Where the City permits the provision of services in lieu of the payment of all or any portion of a development charge, the City shall give a credit for an amount equal to the reasonable cost to the owner of providing the services, as determined by the City, provided such credit shall relate only to the portion of the development charge attributable to the services provided, unless otherwise agreed by the City;

(2) The City may by agreement permit an owner to provide services additional to or of a greater size or capacity than is required, and the City may give a credit for an amount up to the reasonable cost to the owner of providing the services as determined by the City, provided that no such credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service described in Paragraph 4 of Subsection 5(1) of the *Development Charges Act*, 1997;

Annual Adjustment

5.

(1) The development charges established pursuant to Section 2 of this By-Law shall be adjusted annually, without amendment to this By-Law, as of the 1st day of July in each year, commencing on July 1, 2023, in accordance with the most recent change in the Statistics Canada Quarterly, Non-Residential

Building Construction Price Index for Toronto (Table 18-10-0135-01 or any successor table);

GENERAL

Term

6.

(1) This By-Law shall come into force and effect on July 1, 2022;

(2) This By-Law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent By-Law;

(3) Nothing in this By-Law shall be construed so as to commit or require the City to authorize or proceed with any specific capital project at any specific time;

Transitional Provisions

7.

(1) If before the coming into force of this By-Law an owner or previous owner has made a payment for services described in this By-Law, or provided services in lieu thereof, no payment as required under this By-Law and no credits or refunds shall apply;

Schedules

8.

(1) Schedules A and B are attached hereto and form part of this By-Law;

Repeal

9.

(1) By-Law 085-2018 shall be and is hereby repealed effective on the date that this By-Law comes into force and effect;

Registration

10.

(1) A certified copy of this By-Law may be registered in the By-Law register in the York Region Land Registry Office and/or against the title to any land to which this By-Law applies;

Severability

11.

(1) In the event that any provision of this By-Law is found by a court or tribunal of competent jurisdiction to be invalid, such provision shall be

deemed to be severed, and the remaining provisions of this By-Law shall remain in full force and effect;

Headings

12.

(1) The headings inserted in this By-Law are for convenience of reference only and shall not affect the interpretation of this By-Law;

Short Title

13.

(1) This By-Law may be cited as the Area Specific Development Charges By-Law –Pressure District 5 West Woodbridge Watemain.

Enacted by City of Vaughan Council this 28th day of June, 2022.

_____

Hon. Maurizio Bevilacqua, Mayor

_____

Todd Coles, City Clerk

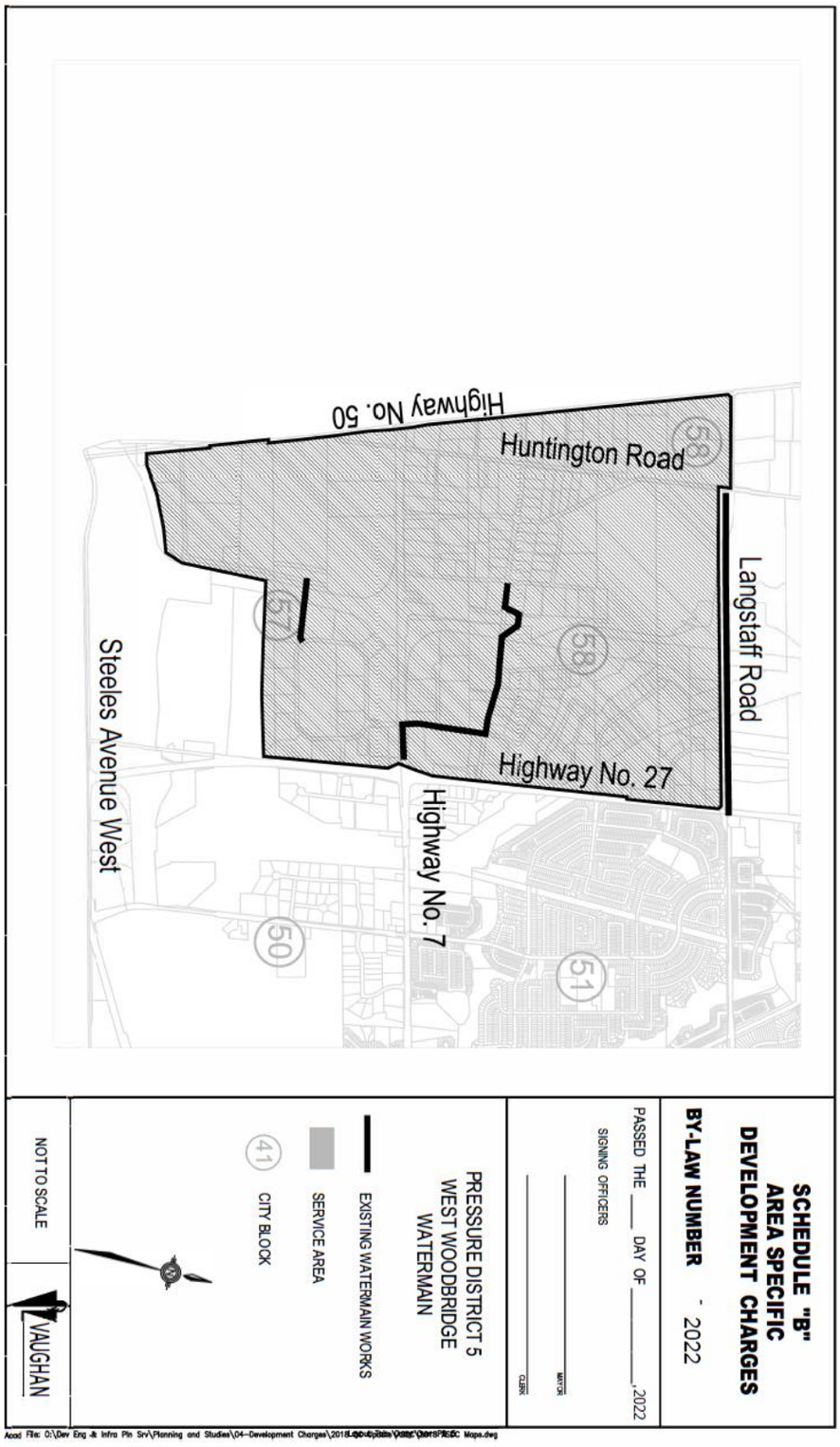
Authorized by Item No. 2 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

Schedule A:

Area Specific Development Charge Calculation

Service	Net Capital Cost	Net Area (ha)	Rate Per Net Area ($/ha)
Pressure District 5 West Woodbridge Watermain	$1,125,266	139.23	$8,082

Schedule B:


SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES
BY-LAW NUMBER - 2022
PASSED THE ____ DAY OF _____, 2022
SIGNING OFFICERS
MAYOR
CLERK
PRESSURE DISTRICT 5
WEST WOODBRIDGE
WATERMAIN
EXISTING WATERMAIN WORKS
SERVICE AREA
41 CITY BLOCK
NOT TO SCALE
VAUGHAN
Langstaff Road
Huntington Road
Highway No. 50
Highway No. 27
Highway No. 7
Steeles Avenue West
68
58
57
51
50

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2022

A By-law to impose Area Specific Development Charges – Zenway/Huntington Road Sanitary Sub-Trunk Extension.

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (the "**Act**") provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area for which the by-law applies;

AND WHEREAS, at the direction of Council of The Corporation of the City of Vaughan (the "**Council**"), Hemson Consulting Ltd. has prepared a Development Charge Background Study entitled "2022 City-Wide Development Charges Background Study", dated March 29, 2022 (the "**Background Study**"), which indicated that the development of any land within the City of Vaughan will increase the need for services as defined therein;

AND WHEREAS as of April 12, 2022, Council made the Background Study and draft version of this By-law available to the public in accordance with the Act;

AND WHEREAS on May 10, 2022, Council held a public meeting at which all persons in attendance were provided with an opportunity to make representations relating to the draft By-law in respect of the 2022 City-Wide Development Charges Background Study in accordance with the Act;

AND WHEREAS notice of the public meeting was given on April 20, 2022 in accordance with the Act and Ontario Regulation 82/98;

AND WHEREAS on June 28, 2022, Council by resolution adopted the Background Study and determined that it was not necessary to hold any further public meetings in respect of this By-law;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

DEFINITIONS

1. For the following words and phrases if used in this By-law:

(1) **“accessory use”** means the use of any building or structure that is naturally and normally:

(a) incidental;

(b) subordinate to; and

(c) devoted exclusively to the main use on the same lot; and for the purpose of this By-law, detached buildings or structures which are accessory uses shall not exceed 100 square metres of gross floor area.

(2) **“agreement”** means a contract between the City and an owner and any amendment thereto.

(3) **“agricultural use”** means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed, or intended for use for the purpose of a bona fide farming operation, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities, and any other activities customarily carried on in the field of agriculture; but does not include a commercial use or a marijuana operation.

(4) **“air supported structure”** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure.

(5) **“apartment building”** means a residential use building, or the residential use portion of a mixed-use building, other than a townhouse or stacked townhouse containing four or more dwelling units each of which shall have access to above grade common halls, stairs, elevators, and yards.

(6) **“area specific development charge”** and **“special service area development charge”** mean a charge imposed with respect to growth-related net capital costs against a defined land area or per unit for specified services under the applicable By-law.

(7) **“atrium”** means a large open space extending through several floors in a building that is open to the ceiling.

(8) **"basement"** means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor of the underside of the floor joist is below the finished grade.

(9) **"building or structure"** means a permanent enclosed structure occupying an area greater than 10 square metres, consisting of a wall, roof, and/or floor, or any of them, or a structural system serving the function thereof, which includes, but is not limited to, air-supported structures or industrial tents; a canopy however shall not be considered a building or structure for the purpose of this By-law and shall not attract development charges.

(10) **"building permit"** means a permit issued under the *Building Code Act, 1992,* which permits the construction of a building or structure, or which permits the construction of the foundation of a building or structure.

(11) **"canopy"** means an overhanging, projection, or covering connected to a principal use on the lands, such as over a gas bar or outdoor storage.

(12) **"capital cost"** means costs incurred or proposed to be incurred by the City or a local board directly or by others on behalf of, and as authorized by, a Municipality or Local Board under an agreement, required for the provision of services designated in the By-law within or outside the City:

(a) to acquire land or an interest in land, including a leasehold interest;

(b) to improve land;

(c) to acquire, lease, construct, or improve buildings and structures;

(d) to acquire, lease, construct, or improve facilities including:

(i) rolling stock with an estimated useful life of seven (7) years or more years;

(ii) furniture and equipment, other than computer equipment; and

(iii) materials acquired for circulation, reference, or information purposes by a library board as defined in the *Public Libraries Act*, RSO 1990, c. P. 44;

(e) to undertake studies in connection with any of the matters in clauses (a) to (d);

(f) of the development charge background study required before enactment of this By-law; and

(g) of interest on money borrowed to pay for costs described in any of the matters in clauses (a) to (d).

(13) **"cellar"** means the portion of a building below the lowest storey which has more than one-half of its height from the floor to the underside of the floor joists below the finished grade.

(14) **"City"** means The Corporation of the City of Vaughan.

(15) **"college"** means a board of governors of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*, SO 2002, c 8, Sched F.

(16) **"development"** means the construction, erection, or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, and includes redevelopment.

(17) **"development charge"** means a charge imposed with respect to growth-related net capital costs against land under this By-law.

(18) **"duplex"** means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade.

(19) **"dwelling unit"** means a room or suite of two or more rooms, designed or intended for use by a single household in which sanitary conveniences are provided, and in which facilities are provided for cooking or the installation of cooking equipment.

(20) **"engineering services"** means services related to a highway, and may include water supply services, waste water services, and storm water drainage and control services.

(21) **"existing industrial building"** means an existing building or structure to be used, or designed or intended for:

(a) manufacturing, producing, processing, storing, or distributing something;

(b) research or development in connection with manufacturing, producing, or processing something;

(c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;

(d) office or administrative purposes, if they are:

(i) carried out with respect to manufacturing, producing, processing, storage, or distributing of something; and

(ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution.

(22) **"funeral home"** means a building or structure with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services.

(23) **"future development"** means development which requires a subsequent planning approval, in addition to a building permit, which planning approval shall include a site plan approval or the approval of a plan of condominium.

(24) **"grade finished"** means the average elevation of the finished ground level at the wall(s).

(25) **"gross floor area"** means, in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and a residential use and

(a) includes the floor area of a mezzanine and the space occupied by interior walls and partitions;

(b) excludes, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium;

(c) excludes the area of any self-contained structural self and rack storage facility approved by the Building Materials Commission under the *Building Code Act,1992,* SO 1992, c 23;

(d) excludes the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the building or structure, or any part thereof, is a retail motor vehicle establishment or a standalone motor vehicle storage facility or a commercial public parking structure;

(e) exclude the surface area of swimming pools or the playing surfaces of indoor sport fields including but not limited to hockey arenas, and basketball courts; and

(f) for the purposes of this definition, notwithstanding any other section of this By-law, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.

(26) **"growth-related net capital cost"** means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of the City.

(27) **"heritage property"** means a property that contains cultural heritage value as defined under the *Ontario Heritage Act*, RSO 1990, c O.18.

(28) **"home occupation"** means an occupation permitted in a dwelling unit and which:

(a) is clearly secondary to the use of the dwelling unit;

(b) does not change the external character of the dwelling unit; and

(c) does not create or become a public nuisance, in particular in respect to noise, traffic, or parking.

(29) **"large apartment"** means a dwelling unit in an apartment building or plex or stacked townhouse that is 700 square feet or larger in size.

(30) **"live-work unit"** means a unit intended for both residential and non-residential uses concurrently.

(31) **“local board”** means a local board as defined in section 1 of the *Municipal Affairs Act*, RSO 1990, c M.46 other than a board as defined in subsection 1(1) of the *Education Act* RSO 1990, c E.2.

(32) **“lot”** means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the *Planning Act*, RSO, 1990 c P.13.

(33) **“marijuana operation”** means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus Cannabis (marijuana) with a license for sale as authorized under the *Cannabis Act*, SC 2018, c. 16.

(34) **“mixed-use building”** means a building or structure containing a residential and non-residential use other than a home occupation.

(35) **“mezzanine”** means a mezzanine as defined in the *Building Code Act, 1992*, SO 1992 c 23.

(36) **“multiple unit dwelling”** includes townhouses, and all other residential uses that are not included in the definition of apartment, single detached dwelling, or semi-detached dwelling.

(37) **“net area”** means the gross area of land less the area of lands conveyed or to be conveyed into public ownership for the purpose of open space, parks, woodlots, storm water management facilities, buffers and road widenings along Regional Roads, and Ontario Hydro utility corridors, and less the area of any wood lots in private ownership if zoned as such, but shall include the area of all road allowances dedicated to the City.

(38) **“net capital cost”** means the capital cost less capital grants, subsidies, and other contributions made to the City, or that the Council of the City anticipates will be made, including conveyances or payments under sections 42, 51, and 53 of the *Planning Act*, RSO 1990, c P.13 in respect of the capital cost.

(39) **“owner”** means the owner of the land or a person who has made an application for an approval of the development of the land upon which a development charge or an area specific development charge is imposed.

(40) **“place of worship”** means a building used for the gathering of a religious or faith-based organization for spiritual purposes.

(41) **“plex”** means a duplex, a semi-detached duplex, a triplex, or a semi-detached triplex.

(42) **“redevelopment”** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land or changing the use from a residential to non-residential use or from a non-residential to residential use or from one residential use to another form of residential use.

(43) **“retail motor vehicle establishment”** means a building or structure used or designed or intended to be used for the sale, rental or servicing of motor vehicles, or any other function associated with the sale, rental or servicing of motor vehicles including but not limited to detailing, leasing and brokerage of motor vehicles, and short or long-term storage of customer motor vehicles. For a retail motor vehicle establishment, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City.

(44) **“semi-detached duplex”** means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall.

(45) **“semi-detached dwelling”** means a building divided vertically into two dwelling units.

(46) **“semi-detached triplex”** means one of a pair of triplexes divided vertically one from the other by a party wall.

(47) **“services”** means services designated in this By-law.

(48) **“single detached dwelling”** and **“single detached”** means a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by

footings only shall be considered a single-family dwelling for the purposes of this By-law.

(49) **"small apartment"** means a dwelling unit in an apartment building or a plex or stacked townhouse that is less than 700 square feet in size.

(50) **"stacked townhouse"** means a building, other than a townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally, and each dwelling unit having an entrance to grade shared with no more than 3 other units.

(51) **"storey"** means the portion of a building other than the cellar or unfinished attic which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres.

(52) **"standalone motor vehicle storage facility"** means a building or structure used or designed or intended for use for the storage or warehousing of motor vehicles that is separate from a retail motor vehicle establishment. For a standalone motor vehicle storage facility, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City.

(53) **"subdivision"** includes condominium.

(54) "**temporary sales centre**" means a Building, including a trailer, that is designed or intended to be temporary, or intended to be removed from the land or demolished after use and which is used exclusively as an office or presentation centre, or both, for new building sales.

(55) **"triplex"** means a building comprising 3 dwelling units, each of which has a separate entrance to grade.

(56) **"university"** has the same meaning as defined in Section 171.1 of the *Education Act*, RSO 1990 c E.2.

(57) **"use, commercial"** means the use of any land, building or structure for the purpose of buying and selling commodities or supplying services as distinguished from such uses as manufacturing or assembly of goods, warehousing, and construction.

(58) **"use, industrial"** means the use of any land, building or structure for construction, warehousing, manufacturing, processing, or assembly of materials to finished products or byproducts, including the storage of such materials and products.

(59) **"use, institutional"** means the use of any land, building or structure by any organization owned or operated for religious, educational, charitable, recreational, or governmental purposes, whether or not supported in whole or in part by public funds.

(60) **"use, non-residential"** means the use of any land, building or structure, or any part thereof, for use other than a residential use, and shall include commercial use, industrial use, and institutional use.

(61) **"use, residential"** means the use of any land, building or structure for a single detached dwelling, semi-detached dwelling, multiple unit dwelling, apartment, or any other type of household or dwelling unit.

Rules – Application, Exemptions and Exceptions

2.

(1) This By-law applies to all land and to all uses of any land, building or structure within the City whether or not the land, building or structure, or use thereof, is exempt from taxation under Section 3 of the *Assessment Act*, RSO 1990, c A.31;

(2) Despite subsection (1), this By-law does not apply to any land, building or structure within the City owned by and used for the purposes of:

(a) a local board;

(b) a board of education as defined in section 1(1) of the *Education Act,* RSO 1990, c E.2;

(c) the City or any of its local boards including land leased by these entities from the Crown in right of Canada or Ontario;

(d) lands, buildings or structures owned by Metrolinx and used for transit related purposes;

(e) any area municipality within the Regional Municipality of York;

(f) the Regional Municipality of York or any of its local boards;

(g) a public hospital receiving aid under the *Public Hospitals Act* RSO 1990 c P.40; and

(h) lands vested in or leased to a university/college that receives regular and ongoing operating funds from the government for the purposes of post-secondary education, if the development in respect for which charges under this By-law would otherwise be payable is intended to be occupied and used by the university or college.

(3) Development charges for the services designated in Schedule “A” shall be imposed upon the Service Area in Schedule “B”, at the rate specified in Schedule “A”, and shall be collected in accordance with this By-law on development for residential use or non-residential use purposes.

(4) For determining development charges under this bylaw, any residential dwelling that is less than 700 square feet of total gross floor area shall be deemed a small apartment and pay the corresponding development charge set out in Schedule “A”.

(5) Development charges provided for in subsection (3) apply where the development requires:

(a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*, RSO 1990, c.P.13;

(b) the approval of a minor variance under Section 45 of the *Planning Act*, RSO 1990, c.P.13;

(c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, RSO 1990, c.P.13 applies;

(d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, RSO 1990, c.P.13;

(e) a consent under Section 53 of the *Planning Act*, RSO 1990, c.P.13;

(f) the approval of a description under Section 50 of the *Condominium Act*, 1998, SO 1998, c.19; or

(g) the issuing of a permit under the *Building Code Act*, 1992, SO 1992 c.23 in relation to a building or structure.

(6) The City shall not apply more than one development charge provided for in this By-law on land even though two or more of the actions described in subsection 2(5) are required before the land can be developed.

(7) Despite subsection 2(6), if two or more of the actions described in subsection 2(5) occur at different times and if the subsequent action or actions has the effect of increasing the need for services, a development charge shall be imposed, calculated, and collected pursuant to subsection 2(3) limited to the increase.

(8) Notwithstanding any other provisions of this By-law, a building or structure shall be exempt from the payment of development charges provided that it is for:

(a) a temporary use permitted under a zoning by-law enacted under Section 39 of the *Planning Act*, RSO 1990, c.P.13;

(b) an accessory use and, without restricting the generality of the foregoing, including a tent or canopy used on a temporary or seasonal basis;

(c) a home occupation;

(d) an agricultural use;

(e) a renovation of an existing building which does not alter, if a residential use, the number of units, or, if a non-residential use, the gross floor area thereof;

(f) a temporary sales centre;

(g) the relocation of a built heritage structure that is listed under Section 27 of the *Ontario Heritage Act,* 1990 c O.18 or designated under Part IV or V of the *Ontario Heritage Act,* RSO 1990 c O.18; or

(h) Land, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the

Assessment Act, RSO 1990, c A.31 or any successor thereto, including mausoleums and columbariums, but excluding funeral homes; or

(i) Buildings or structures owned by and used for the purpose of a conservation authority, unless such buildings or structures are used primarily for, or in connection with (i) recreational purposes for which the conservation authority charges admission, or (ii) any commercial use.

(9) Area specific development charges paid hereunder shall be maintained in a separate reserve fund or funds and shall be used only for the services specified in Schedule "A".

Places of Worship

(10) Despite subsection 2(3), development charges shall not be imposed in respect of the gross floor area of a place of worship to a maximum of 5,000 square feet (or 464.5 square metres) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.

Mixed Use

(11) Development charges applicable to a mixed-use building shall be the aggregate of the amount applicable to the residential use component and the amount applicable to the gross floor area of the non-residential use component.

(12) Live-work units will be assessed at the residential rate based on the assigned class and the non-residential rate for the gross floor area related to the non-residential use.

ADMINISTRATION

Development Charge Payment and Calculation Date

3.

(1) All development charges payable shall be paid by certified funds to the City Treasurer.

(2) Subject to subsections 3(3), 3(4) and 3(5) of this By-law, development charges imposed shall be calculated as of, and shall be payable on, the

date a building permit is issued in respect of a building or structure on land to which a development charge applies, and no building permit shall be issued until the development charge is paid in full.

(3) Notwithstanding subsection 3(2) of this By-law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-law, the development charge shall be payable, subject to any applicable exemptions or reductions contained in this By-law:

(a) In respect of an approval of a plan of subdivision pursuant to section 51 of the *Planning Act*, RSO 1990, c.P.13, immediately upon entering into the subdivision agreement; and

(b) In respect of the granting of a consent pursuant to section 53 of the *Planning Act,* RSO 1990, c.P.13, immediately upon entering into an agreement made as a condition of the granting of such consent.

(4) Where the City and owner(s) of the land have entered into an agreement pursuant to section 27 of the Act in respect of the timing of the payment of a development charge or a portion thereof, the terms of such agreement shall prevail over the provisions of this By-law, including subsections 3(2), 3(3) and 3(5) of this By-law.

(5) Notwithstanding subsections 3(2) and 3(3) of this By-law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-law, developments that are eligible pursuant to sections 26.1 or 26.2 of the Act shall have development charges calculated and payable in accordance with section 26.1 and/or 26.2 of the Act and interest thereon shall be calculated and payable in accordance with the City's policy, entitled "DC Interest Policy Under Sections 26.1 and 26.2 of the Development Charges Act, 1997", as amended from time to time.

(6) If a use of any land, building or structure that constitutes development does not require the issuing of a building permit but requires one or more of the actions listed in subsection 2(5) inclusive, a development charge shall be payable and shall be calculated and collected on the earliest of any of the actions listed in subsection 2(5) required, or on a date set by agreement.

(7) Nothing in this By-law shall prevent Council from requiring, as a condition of any approval pursuant to the *Planning Act,* RSO 1990, c.P.13, that the owner(s) of land install such local services as Council may require in accordance with the City's policy in respect of local services.

Credits

4.

(1) Where the City permits the provision of services in lieu of the payment of all or any portion of a development charge, the City shall give a credit for an amount equal to the reasonable cost to the owner of providing the services, as determined by the City, provided such credit shall relate only to the portion of the development charge attributable to the services provided, unless otherwise agreed by the City.

(2) The City may by agreement permit an owner to provide services additional to or of a greater size or capacity than is required, and the City may give a credit for an amount up to the reasonable cost to the owner of providing the services as determined by the City, provided that no such credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service described in Paragraph 4 of Subsection 5(1) of the Act.

Annual Adjustment

5. The development charges established pursuant to Section 2 of this By-law shall be adjusted annually, without amendment to this By-law, as of the 1st day of July in each year, commencing on July 1, 2023, in accordance with the most recent change in the Statistics Canada Quarterly, Non-Residential Building Construction Price Index for Toronto (Table 18-10-0135-01 or any successor table).

<u>GENERAL</u>

Term

6.

(1) This By-law shall come into force and effect on July 1, 2022.

(2) This By-law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent By-law.

(3) Nothing in this By-law shall be construed so as to commit or require the City to authorize or proceed with any specific capital project at any specific time.

Transitional Provisions

7. If before the coming into force of this By-law an owner or previous owner has made a payment for services described in this By-law, or provided services in lieu thereof, no payment as required under this By-law and no credits or refunds shall apply.

Schedules

8. Schedules “A” and “B” are attached hereto and form part of this By-law.

Repeal

9. By-law 087-2018 shall be and is hereby repealed effective on the date that this By-law comes into force and effect.

Registration

10. A certified copy of this By-law may be registered in the By-law register in the York Region Land Registry Office and/or against the title to any land to which this By-law applies.

Severability

11. In the event that any provision of this By-law is found by a court or tribunal of competent jurisdiction to be invalid, such provision shall be deemed to be severed, and the remaining provisions of this By-law shall remain in full force and effect.

Headings

12. The headings inserted in this By-law are for convenience of reference only and shall not affect the interpretation of this By-law;

Short Title

13. This By-law may be cited as the “Area Specific Development Charges By-law – Zenway/Huntington Road Sanitary Sub-Trunk Extension”.

Enacted by City of Vaughan Council this 28th day of June, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

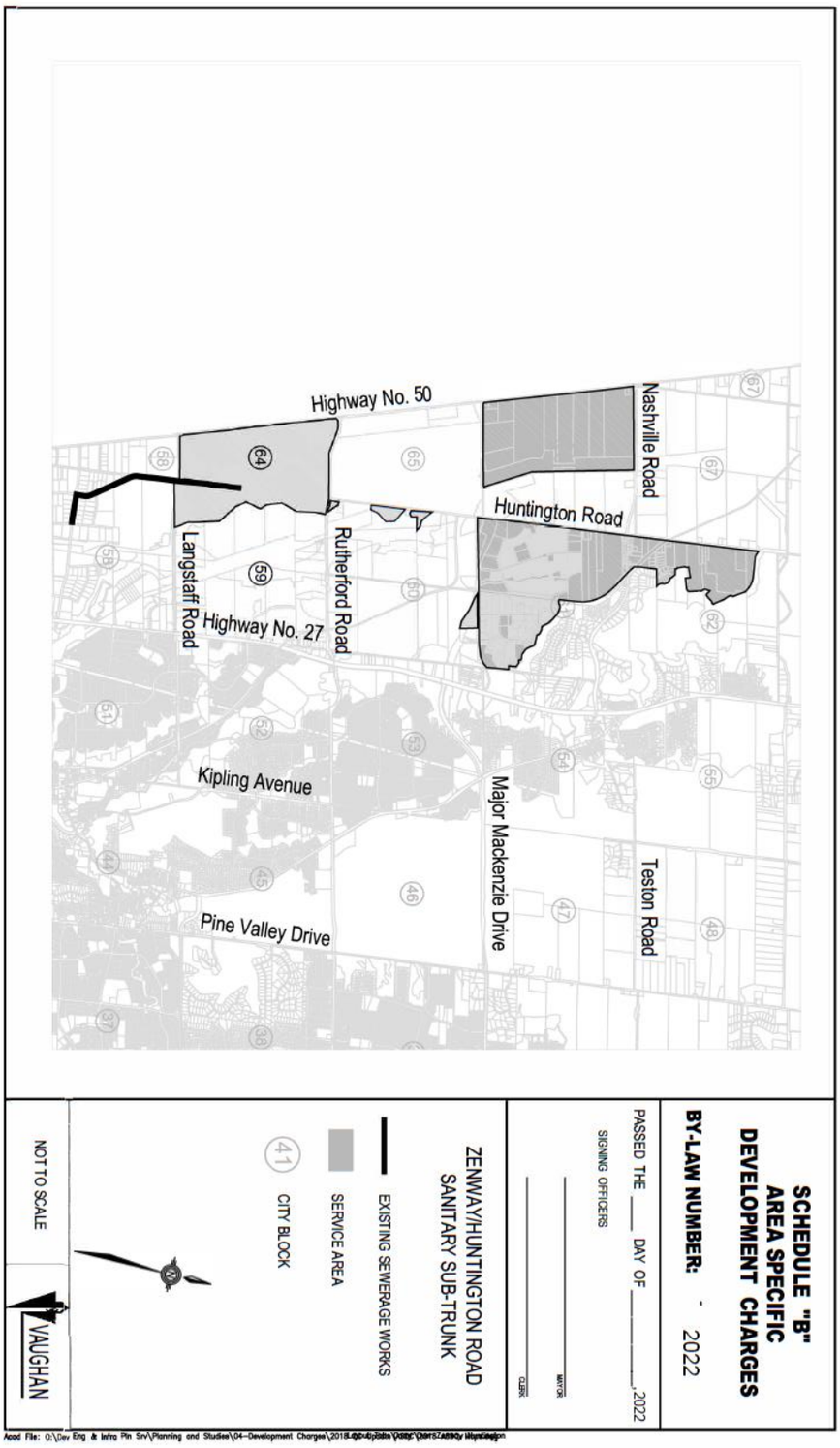
Authorized by Item No. 2 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

Schedule "A":

Area Specific Development Charge Calculation

Service	Net Capital Cost	Net Area (ha)	Rate Per Net Area ($/ha)
Zenway/Huntington Sanitary Sub-Trunk Extension	$3,411,627	322.46	$10,580

Schedule “B”:


SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES
BY-LAW NUMBER: - 2022
PASSED THE ____ DAY OF _____, 2022
SIGNING OFFICERS
MAYOR
CLERK
ZENWAY/HUNTINGTON ROAD
SANITARY SUB-TRUNK
EXISTING SEWERAGE WORKS
SERVICE AREA
CITY BLOCK
NOT TO SCALE
VAUGHAN
Nashville Road
Huntington Road
Highway No. 50
Teston Road
Major Mackenzie Drive
Rutherford Road
Langstaff Road
Highway No. 27
Kipling Avenue
Pine Valley Drive

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2022

A By-Law to impose Area Specific Development Charges – Highway 27 South Servicing Works.

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (the "**Act**") provides that the council of a municipality may by By-Law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area for which the By-Law applies;

AND WHEREAS, at the direction of Council of The Corporation of the City of Vaughan (the "**Council**"), Hemson Consulting Ltd. has prepared a Development Charge Background Study entitled "2022 City-Wide Development Charges Background Study", dated March 29, 2022 (the "**Background Study**"), which indicated that the development of any land within The Corporation of The City of Vaughan will increase the need for services as defined therein;

AND WHEREAS as of April 12, 2022, Council made the Background Study and draft version of this By-Law available to the public in accordance with the Act;

AND WHEREAS on May 10, 2022, Council held a public meeting at which all persons in attendance were provided with an opportunity to make representations relating to the draft By-Law in respect of the 2022 City-Wide Development Charges Background Study in accordance with the Act;

AND WHEREAS notice of the public meeting was given on April 20, 2022 in accordance with the Act and Ontario Regulation 82/98;

AND WHEREAS on June 28, 2022, Council by resolution adopted the Background Study and determined that it was not necessary to hold any further public meetings in respect of this By-Law;

AND WHEREAS Council passed a By-Law to impose and provide for payment of area specific development charges for the Highway 27 South Servicing Works;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

DEFINITIONS

1. For the following words and phrases if used in this By-Law:

(1) **"accessory use"** means the use of any building or structure that is naturally and normally:

(a) incidental;

(b) subordinate to; and

(c) devoted exclusively to the main use on the same lot; and for the purpose of this By-Law, detached buildings or structures which are accessory uses shall not exceed 100 square metres of gross floor area.

(2) **"agreement"** means a contract between the City and an owner and any amendment thereto.

(3) **"agricultural use"** means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed, or intended for use for the purpose of a bona fide farming operation, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities, and any other activities customarily carried on in the field of agriculture; but does not include a commercial use or a marijuana operation.

(4) **"air supported structure"** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure.

(5) **"apartment building"** means a residential use building, or the residential use portion of a mixed-use building, other than a townhouse or stacked townhouse containing four or more dwelling units each of which shall have access to above grade common halls, stairs, elevators, and yards.

(6) **"area specific development charge"** and **"special service area development charge"** mean a charge imposed with respect to growth-related net capital costs against a defined land area or per unit for specified services under the applicable By-Law.

(7) **"atrium"** means a large open space extending through several floors in a building that is open to the ceiling.

(8) **"basement"** means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor of the underside of the floor joist is below the finished grade.

(9) **"building or structure"** means a permanent enclosed structure occupying an area greater than 10 square metres, consisting of a wall, roof, and/or floor, or any of them, or a structural system serving the function thereof, which includes, but is not limited to, air-supported structures or industrial tents; a canopy however shall not be considered a building or structure for the purpose of this By-Law and shall not attract development charges.

(10) **"building permit"** means a permit issued under the *Building Code Act, 1992,* which permits the construction of a building or structure, or which permits the construction of the foundation of a building or structure.

(11) **"canopy"** means an overhanging, projection, or covering connected to a principal use on the lands, such as over a gas bar or outdoor storage.

(12) **"capital cost"** means costs incurred or proposed to be incurred by the City or a local board directly or by others on behalf of, and as authorized by, a Municipality or Local Board under an agreement, required for the provision of services designated in the By-Law within or outside the City:

(a) to acquire land or an interest in land, including a leasehold interest;

(b) to improve land;

(c) to acquire, lease, construct, or improve buildings and structures;

(d) to acquire, lease, construct, or improve facilities including:

(i) rolling stock with an estimated useful life of seven (7) years or more years;

(ii) furniture and equipment, other than computer equipment; and

(iii) materials acquired for circulation, reference, or information purposes by a library board as defined in the *Public Libraries Act*, RSO 1990, c. P. 44;

(e) to undertake studies in connection with any of the matters in clauses (a) to (d);

(f) of the development charge background study required before enactment of this By-Law; and

(g) of interest on money borrowed to pay for costs described in any of the matters in clauses (a) to (d).

(13) **"cellar"** means the portion of a building below the lowest storey which has more than one-half of its height from the floor to the underside of the floor joists below the finished grade.

(14) **"City"** means The Corporation of the City of Vaughan.

(15) **"college"** means a board of governors of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*, SO 2002, c 8, Sched F.

(16) **"development"** means the construction, erection, or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, and includes redevelopment.

(17) **"development charge"** means a charge imposed with respect to growth-related net capital costs against land under this By-Law.

(18) **"duplex"** means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade.

(19) **"dwelling unit"** means a room or suite of two or more rooms, designed or intended for use by a single household in which sanitary conveniences are provided, and in which facilities are provided for cooking or the installation of cooking equipment.

(20) **"engineering services"** means services related to a highway, and may include water supply services, waste water services, and storm water drainage and control services.

(21) **"existing industrial building"** means an existing building or structure to be used, or designed or intended for:

(a) manufacturing, producing, processing, storing, or distributing something;

(b) research or development in connection with manufacturing, producing, or processing something;

(c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;

(d) office or administrative purposes if they are:

(i) carried out with respect to manufacturing, producing, processing, storage, or distributing of something; and

(ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution.

(22) **"funeral home"** means a building or structure with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services.

(23) **"future development"** means development which requires a subsequent planning approval, in addition to a building permit, which planning approval shall include a site plan approval or the approval of a plan of condominium.

(24) **"grade finished"** means the average elevation of the finished ground level at the wall(s).

(25) **"gross floor area"** means, in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and a residential use and

(a) includes the floor area of a mezzanine and the space occupied by interior walls and partitions;

(b) excludes, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium;

(c) excludes the area of any self-contained structural self and rack storage facility approved by the Building Materials Commission under the *Building Code Act,1992,* SO 1992, c 23;

(d) excludes the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the building or structure, or any part thereof, is a retail motor vehicle establishment or a standalone motor vehicle storage facility or a commercial public parking structure;

(e) exclude the surface area of swimming pools or the playing surfaces of indoor sport fields including but not limited to hockey arenas, and basketball courts; and

(f) for the purposes of this definition, notwithstanding any other section of this By-law, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.

(26) **"growth-related net capital cost"** means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of the City.

(27) **"heritage property"** means a property that contains cultural heritage value as defined under the *Ontario Heritage Act*, RSO 1990, c O.18.

(28) **"home occupation"** means an occupation permitted in a dwelling unit and which:

(a) is clearly secondary to the use of the dwelling unit;

(b) does not change the external character of the dwelling unit; and

(c) does not create or become a public nuisance, in particular in respect to noise, traffic, or parking.

(29) **“large apartment”** means a dwelling unit in an apartment building or plex or stacked townhouse that is 700 square feet or larger in size.

(30) **“live-work unit”** means a unit intended for both residential and non-residential uses concurrently.

(31) **“local board”** means a local board as defined in section 1 of the *Municipal Affairs Act*, RSO 1990, c M.46 other than a board as defined in subsection 1(1) of the *Education Act* RSO 1990, c E.2.

(32) **“lot”** means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the *Planning Act*, RSO, 1990 c P.13.

(33) **“marijuana operation”** means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus Cannabis (marijuana) with a license for sale as authorized under the *Cannabis Act*, SC 2018, c. 16.

(34) **“mixed-use building”** means a building or structure containing a residential and non-residential use other than a home occupation.

(35) **“mezzanine”** means a mezzanine as defined in the *Building Code Act,* 1992, SO 1992 c 23.

(36) **“multiple unit dwelling”** includes townhouses, and all other residential uses that are not included in the definition of apartment, single detached dwelling, or semi-detached dwelling.

(37) **“net area”** means the gross area of land less the area of lands conveyed or to be conveyed into public ownership for the purpose of open space, parks, woodlots, storm water management facilities, buffers and road widenings along Regional Roads, and Ontario Hydro utility corridors, and less the area of any wood lots in private ownership if zoned as such, but shall include the area of all road allowances dedicated to the City.

(38) **“net capital cost”** means the capital cost less capital grants, subsidies, and other contributions made to the City, or that the Council of the City anticipates will be made, including conveyances or payments under sections 42, 51, and 53 of the *Planning Act*, RSO 1990, c P.13 in respect of the capital cost.

(39) **“owner”** means the owner of the land or a person who has made an application for an approval of the development of the land upon which a development charge or an area specific development charge is imposed.

(40) **“place of worship”** means a building used for the gathering of a religious or faith-based organization for spiritual purposes.

(41) **“plex”** means a duplex, a semi-detached duplex, a triplex, or a semi-detached triplex.

(42) **“redevelopment”** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land or changing the use from a residential to non-residential use or from a non-residential to residential use or from one residential use to another form of residential use.

(43) **“retail motor vehicle establishment”** means a building or structure used or designed or intended to be used for the sale, rental or servicing of motor vehicles, or any other function associated with the sale, rental or servicing of motor vehicles including but not limited to detailing, leasing and brokerage of motor vehicles, and short or long-term storage of customer motor vehicles. For a retail motor vehicle establishment, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City.

(44) **“semi-detached duplex”** means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall.

(45) **“semi-detached dwelling”** means a building divided vertically into two dwelling units.

(46) **“semi-detached triplex”** means one of a pair of triplexes divided vertically one from the other by a party wall.

(47) **“services”** means services designated in this By-Law.

(48) **“single detached dwelling”** and **“single detached”** means a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by footings only shall be considered a single-family dwelling for the purposes of this By-Law.

(49) **“small apartment”** means a dwelling unit in an apartment building or a plex or stacked townhouse that is less than 700 square feet in size.

(50) **“stacked townhouse”** means a building, other than a townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally, and each dwelling unit having an entrance to grade shared with no more than 3 other units.

(51) **“storey”** means the portion of a building other than the cellar or unfinished attic which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres.

(52) **“standalone motor vehicle storage facility”** means a building or structure used or designed or intended for use for the storage or warehousing of motor vehicles that is separate from a retail motor vehicle establishment. For a standalone motor vehicle storage facility, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City;

(53) **“subdivision”** includes condominium.

(54) “**temporary sales centre**” means a Building, including a trailer, that is designed or intended to be temporary, or intended to be removed from the land or demolished after use and which is used exclusively as an office or presentation centre, or both, for new building sales;

(55) **"triplex"** means a building comprising 3 dwelling units, each of which has a separate entrance to grade.

(56) **"university"** has the same meaning as defined in Section 171.1 of the *Education Act*, RSO 1990 c E.2.

(57) **"use, commercial"** means the use of any land, building or structure for the purpose of buying and selling commodities or supplying services as distinguished from such uses as manufacturing or assembly of goods, warehousing, and construction.

(58) **"use, industrial"** means the use of any land, building or structure for construction, warehousing, manufacturing, processing, or assembly of materials to finished products or byproducts, including the storage of such materials and products.

(59) **"use, institutional"** means the use of any land, building or structure by any organization owned or operated for religious, educational, charitable, recreational, or governmental purposes, whether or not supported in whole or in part by public funds.

(60) **"use, non-residential"** means the use of any land, building or structure, or any part thereof, for use other than a residential use, and shall include commercial use, industrial use, and institutional use.

(61) **"use, residential"** means the use of any land, building or structure for a single detached dwelling, semi-detached dwelling, multiple unit dwelling, apartment, or any other type of household or dwelling unit.

Rules – Application, Exemptions and Exceptions

2.

(1) This By-Law applies to all land and to all uses of any land, building or structure within the City whether or not the land, building or structure, or use thereof, is exempt from taxation under Section 3 of the *Assessment Act*, RSO 1990, c.A.31;

(2) Despite subsection (1), this By-Law does not apply to any land, building or structure within the City owned by and used for the purposes of:

(a) a local board;

(b) a board of education as defined in section 1(1) of the *Education Act,* RSO 1990, c E.2;

(c) the City or any of its local boards including land leased by these entities from the Crown in right of Canada or Ontario;

(d) lands, buildings or structures owned by Metrolinx and used for transit related purposes;

(e) any area municipality within the Regional Municipality of York;

(f) the Regional Municipality of York or any of its local boards;

(g) a public hospital receiving aid under the *Public Hospitals Act* RSO 1990 c P.40; and

(h) lands vested in or leased to a university/college that receives regular and ongoing operating funds from the government for the purposes of post-secondary education, if the development in respect of which the development charges would otherwise be payable is intended to be occupied and used by the university.

(3) Development charges for the services designated in Schedule A shall be imposed upon the service area in Schedule B, specified in Schedule A, and shall be collected in accordance with this By-Law on development for residential use or non-residential use purposes;

(4) For determining development charges under this bylaw, any residential dwelling that is less than 700 square feet of total gross floor area shall be deemed a small apartment and pay the corresponding development charge set out in Schedule B.

(5) Development charges provided for in subsection (3) apply where the development requires:

(a) the passing of a zoning By-Law or of an amendment thereto under Section 34 of the *Planning Act*, RSO 1990, c.P.13;

(b) the approval of a minor variance under Section 45 of the *Planning Act*, RSO 1990, c.P.13;

(c) a conveyance of land to which a By-Law passed under subsection 50(7) of the *Planning Act*, RSO 1990, c.P.13 applies;

(d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, RSO 1990, c.P.13;

(e) a consent under Section 53 of the *Planning Act*, RSO 1990, c.P.13;

(f) the approval of a description under Section 50 of the *Condominium Act*, 1998, S.O. 1998, c.19; or

(g) the issuing of a permit under the *Building Code Act*, 1992, SO 1992 c.23 in relation to a building or structure.

(6) The City shall not apply more than one development charge provided for in this By-Law on land even though two or more of the actions described in subsection 2(5) are required before the land can be developed.

(7) Despite subsection 2(6), if two or more of the actions described in subsection 2(5) occur at different times and if the subsequent action or actions has the effect of increasing the need for services, a development charge shall be imposed, calculated, and collected pursuant to subsection 2(3) limited to the increase.

(8) Notwithstanding any other provisions of this By-Law, a building or structure shall be exempt from the payment of development charges provided that it is for:

(a) a temporary use permitted under a zoning By-Law enacted under Section 39 of the *Planning Act*, RSO 1990, c.P.13;

(b) an accessory use and, without restricting the generality of the foregoing, including a tent or canopy used on a temporary or seasonal basis;

(c) a home occupation;

(d) an agricultural use;

(e) a renovation of an existing building which does not alter, if a residential use, the number of units, or, if a non-residential use, the gross floor area thereof;

(f) a temporary sales centre;

(g) the relocation of a built heritage structure that is listed under Section 27 of the *Ontario Heritage Act* or designated under Part IV or V of the *Ontario Heritage Act* RSO 1990 c O.18; or

(h) Land, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act or any successor thereto, including mausoleums and columbariums, but excluding funeral homes; or

(i) Buildings or structures owned by and used for the purpose of a conservation authority, unless such buildings or structures are used primarily for, or in connection with (i) recreational purposes for which the conservation authority charges admission, or (ii) any commercial use.

(9) Area specific development charges paid hereunder shall be maintained in a separate reserve fund or funds and shall be used only for the services specified in Schedule A.

Places of Worship

(10) Despite subsection 2(3), development charges shall not be imposed in respect of the gross floor area of a place of worship to a maximum of 5,000 square feet (or 464.5 square metres) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.

Mixed Use

(11) Development charges applicable to a mixed-use building shall be the aggregate of the amount applicable to the residential use component and the amount applicable to the gross floor area of the non-residential use component.

(12) Live-work units will be assessed at the residential rate based on the assigned class and the non-residential rate for the gross floor area related to the non-residential use.

ADMINISTRATION

Development Charge Payment and Calculation Date

3.

(1) All development charges payable shall be paid by certified funds to the City Treasurer;

(2) Subject to subsections 3(3), 3(4) and 3(5) of this By-Law, development charges imposed shall be calculated as of, and shall be payable on, the date a building permit is issued in respect of a building or structure on land to which a development charge applies, and no building permit shall be issued until the development charge is paid in full;

(3) Notwithstanding subsection 3(2) of this By-Law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-Law, the development charge shall be payable, subject to any applicable exemptions or reductions contained in this By-Law:

(a) In respect of an approval of a plan of subdivision pursuant to section 51 of the *Planning Act*, *1990* RSO 1990, c.P.13, immediately upon entering into the subdivision agreement; and

(b) In respect of the granting of a consent pursuant to section 53 of the *Planning Act, 1990* RSO 1990, c.P.13, immediately upon entering into an agreement made as a condition of the granting of such consent;

(4) Where the City and owner(s) of the land have entered into an agreement pursuant to section 27 of the Act in respect of the timing of the payment of a development charge or a portion thereof, the terms of such agreement shall prevail over the provisions of this By-Law, including subsections 3(2), 3(3) and 3(5) of this By-Law;

(5) Notwithstanding subsections 3(2) and 3(3) of this By-Law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-Law, developments that are eligible pursuant to sections 26.1 or 26.2 of the Act shall have development charges calculated and payable in accordance with section 26.1 and/or 26.2 of the Act and interest thereon shall be calculated and payable in accordance with

the City's policy, entitled "DC Interest Policy Under Sections 26.1 and 26.2 of the Development Charges Act, 1997", as amended from time to time;

(6) If a use of any land, building or structure that constitutes development does not require the issuing of a building permit but requires one or more of the actions listed in subsection 2(5) inclusive, a development charge shall be payable and shall be calculated and collected on the earliest of any of the actions listed in subsection 2(5) required, or on a date set by agreement;

(7) Nothing in this By-Law shall prevent Council from requiring, as a condition of any approval pursuant to the *Planning Act, 1990* RSO 1990, c.P.13, that the owner(s) of land install such local services as Council may require in accordance with the City's policy in respect of local services;

Credits

4.

(1) Where the City permits the provision of services in lieu of the payment of all or any portion of a development charge, the City shall give a credit for an amount equal to the reasonable cost to the owner of providing the services, as determined by the City, provided such credit shall relate only to the portion of the development charge attributable to the services provided, unless otherwise agreed by the City;

(2) The City may by agreement permit an owner to provide services additional to or of a greater size or capacity than is required, and the City may give a credit for an amount up to the reasonable cost to the owner of providing the services as determined by the City, provided that no such credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service described in Paragraph 4 of Subsection 5(1) of the *Development Charges Act*, 1997;

Annual Adjustment

5.

(1) The development charges established pursuant to Section 2 of this By-Law shall be adjusted annually, without amendment to this By-Law, as of the 1st day of July in each year, commencing on July 1, 2023, in accordance with the most recent change in the Statistics Canada Quarterly, Non-Residential

Building Construction Price Index for Toronto (Table 18-10-0135-01 or any successor table);

GENERAL

Term

6.

(1) This By-Law shall come into force and effect on July 1, 2022;

(2) This By-Law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent By-Law;

(3) Nothing in this By-Law shall be construed so as to commit or require the City to authorize or proceed with any specific capital project at any specific time;

Transitional Provisions

7.

(1) If before the coming into force of this By-Law an owner or previous owner has made a payment for services described in this By-Law, or provided services in lieu thereof, no payment as required under this By-Law and no credits or refunds shall apply;

Schedules

8.

(1) Schedules A and B are attached hereto and form part of this By-Law;

Repeal

9.

(1) By-Law 088-2018 shall be and is hereby repealed effective on the date that this By-Law comes into force and effect;

Registration

10.

(1) A certified copy of this By-Law may be registered in the By-Law register in the York Region Land Registry Office and/or against the title to any land to which this By-Law applies;

Severability

11.

(1) In the event that any provision of this By-Law is found by a court or tribunal of competent jurisdiction to be invalid, such provision shall be

deemed to be severed, and the remaining provisions of this By-Law shall remain in full force and effect;

Headings

12.

(1) The headings inserted in this By-Law are for convenience of reference only and shall not affect the interpretation of this By-Law;

Short Title

13.

(1) This By-Law may be cited as the Area Specific Development Charges By-Law – Highway 27 South Servicing Works.

Enacted by City of Vaughan Council this 28th day of June, 2022.

_____

Hon. Maurizio Bevilacqua, Mayor

_____

Todd Coles, City Clerk

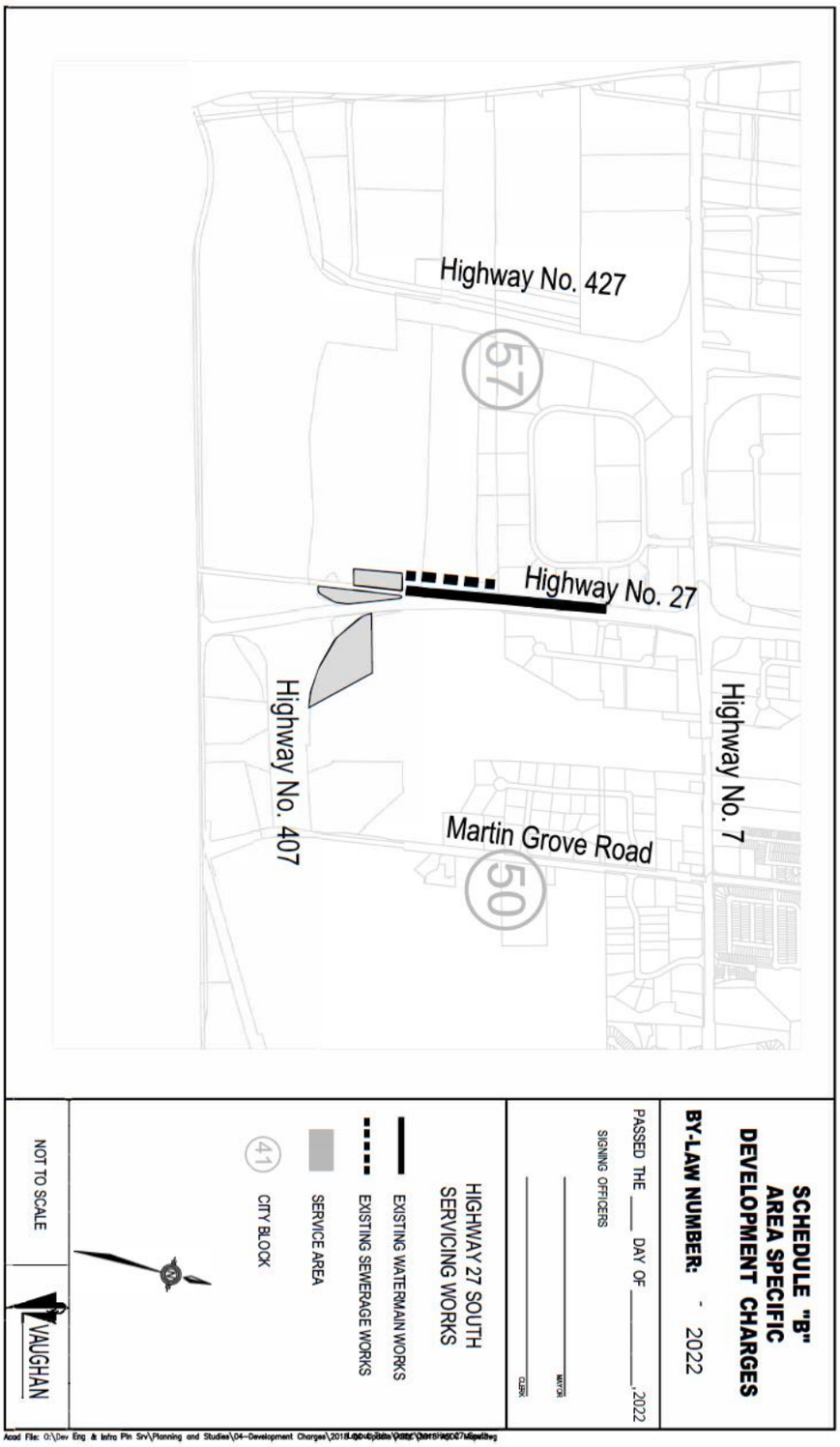
Authorized by Item No. 2 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

Schedule A:

Area Specific Development Charge Calculation

Service	Net Capital Cost	Net Area (ha)	Rate Per Net Area ($/ha)
Highway 27 South Servicing Works	$881,929	5.11	$172,589

Schedule B:


Highway No. 427
57
Highway No. 27
Highway No. 7
Martin Grove Road
50
Highway No. 407
SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES
BY-LAW NUMBER: - 2022
PASSED THE ____ DAY OF _____, 2022
SIGNING OFFICERS
MAYOR
CLERK
HIGHWAY 27 SOUTH
SERVICING WORKS
EXISTING WATERMAIN WORKS
EXISTING SEWERAGE WORKS
SERVICE AREA
41
CITY BLOCK
NOT TO SCALE
VAUGHAN

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2022

A By-Law to impose Area Specific Development Charges – Huntington Road Sanitary Sub-Trunk – Trade Valley to Rutherford.

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (the "**Act**") provides that the council of a municipality may by By-Law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area for which the By-Law applies;

AND WHEREAS, at the direction of Council of The Corporation of the City of Vaughan (the "**Council**"), Hemson Consulting Ltd. has prepared a Development Charge Background Study entitled "2022 City-Wide Development Charges Background Study", dated March 29, 2022 (the "**Background Study**"), which indicated that the development of any land within The Corporation of the City of Vaughan will increase the need for services as defined therein;

AND WHEREAS as of April 12, 2022, Council made the Background Study and draft version of this By-Law available to the public in accordance with the Act;

AND WHEREAS on May 10, 2022, Council held a public meeting at which all persons in attendance were provided with an opportunity to make representations relating to the draft By-Law in respect of the 2022 City-Wide Development Charges Background Study in accordance with the Act;

AND WHEREAS notice of the public meeting was given on April 20, 2022 in accordance with the Act and Ontario Regulation 82/98;

AND WHEREAS on June 28, 2022, Council by resolution adopted the Background Study and determined that it was not necessary to hold any further public meetings in respect of this By-Law;

AND WHEREAS Council passed a By-Law to impose and provide for payment of area specific development charges for the Huntington Road Sanitary Sub-Trunk – Trade Valley to Rutherford;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

DEFINITIONS

1. For the following words and phrases if used in this By-Law:

(1) **"accessory use"** means the use of any building or structure that is naturally and normally:

(a) incidental;

(b) subordinate to; and

(c) devoted exclusively to the main use on the same lot; and for the purpose of this By-Law, detached buildings or structures which are accessory uses shall not exceed 100 square metres of gross floor area.

(2) **"agreement"** means a contract between the City and an owner and any amendment thereto.

(3) **"agricultural use"** means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed, or intended for use for the purpose of a bona fide farming operation, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities, and any other activities customarily carried on in the field of agriculture; but does not include a commercial use or a marijuana operation.

(4) **"air supported structure"** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure.

(5) **"apartment building"** means a residential use building, or the residential use portion of a mixed-use building, other than a townhouse or stacked townhouse containing four or more dwelling units each of which shall have access to above grade common halls, stairs, elevators, and yards.

(6) **"area specific development charge"** and **"special service area development charge"** mean a charge imposed with respect to growth-

related net capital costs against a defined land area or per unit for specified services under the applicable By-Law.

(7) **"atrium"** means a large open space extending through several floors in a building that is open to the ceiling.

(8) **"basement"** means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor of the underside of the floor joist is below the finished grade.

(9) **"building or structure"** means a permanent enclosed structure occupying an area greater than 10 square metres, consisting of a wall, roof, and/or floor, or any of them, or a structural system serving the function thereof, which includes, but is not limited to, air-supported structures or industrial tents; a canopy however shall not be considered a building or structure for the purpose of this By-Law and shall not attract development charges.

(10) **"building permit"** means a permit issued under the *Building Code Act, 1992,* which permits the construction of a building or structure, or which permits the construction of the foundation of a building or structure.

(11) **"canopy"** means an overhanging, projection, or covering connected to a principal use on the lands, such as over a gas bar or outdoor storage.

(12) **"capital cost"** means costs incurred or proposed to be incurred by the City or a local board directly or by others on behalf of, and as authorized by, a Municipality or Local Board under an agreement, required for the provision of services designated in the By-Law within or outside the City:

(a) to acquire land or an interest in land, including a leasehold interest;

(b) to improve land;

(c) to acquire, lease, construct, or improve buildings and structures;

(d) to acquire, lease, construct, or improve facilities including:

(i) rolling stock with an estimated useful life of seven (7) years or more years;

(ii) furniture and equipment, other than computer equipment; and

(iii) materials acquired for circulation, reference, or information purposes by a library board as defined in the Public Libraries Act, RSO 1990, c. P. 44;

(e) to undertake studies in connection with any of the matters in clauses (a) to (d);

(f) of the development charge background study required before enactment of this By-Law; and

(g) of interest on money borrowed to pay for costs described in any of the matters in clauses (a) to (d).

(13) **"cellar"** means the portion of a building below the lowest storey which has more than one-half of its height from the floor to the underside of the floor joists below the finished grade.

(14) **"City"** means The Corporation of The City of Vaughan.

(15) **"college"** means a board of governors of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*, SO 2002, c 8, Sched F.

(16) **"development"** means the construction, erection, or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, and includes redevelopment.

(17) **"development charge"** means a charge imposed with respect to growth-related net capital costs against land under this By-Law.

(18) **"duplex"** means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade.

(19) **"dwelling unit"** means a room or suite of two or more rooms, designed or intended for use by a single household in which sanitary conveniences are provided, and in which facilities are provided for cooking or the installation of cooking equipment.

(20) **"engineering services"** means services related to a highway, and may include water supply services, waste water services, and storm water drainage and control services.

(21) **“existing industrial building”** means an existing building or structure to be used, or designed or intended for:

(a) manufacturing, producing, processing, storing, or distributing something;

(b) research or development in connection with manufacturing, producing, or processing something;

(c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;

(d) office or administrative purposes, if they are:

(i) carried out with respect to manufacturing, producing, processing, storage, or distributing of something; and

(ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution.

(22) **“funeral home”** means a building or structure with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services.

(23) **“future development”** means development which requires a subsequent planning approval, in addition to a building permit, which planning approval shall include a site plan approval or the approval of a plan of condominium.

(24) **“grade finished”** means the average elevation of the finished ground level at the wall(s).

(25) **“gross floor area”** means, in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and a residential use and

(a) includes the floor area of a mezzanine and the space occupied by interior walls and partitions;

(b) excludes, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium;

(c) excludes the area of any self-contained structural self and rack storage facility approved by the Building Materials Commission under the *Building Code Act,1992,* SO 1992, c 23;

(d) excludes the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the building or structure, or any part thereof, is a retail motor vehicle establishment or a standalone motor vehicle storage facility or a commercial public parking structure;

(e) exclude the surface area of swimming pools or the playing surfaces of indoor sport fields including but not limited to hockey arenas, and basketball courts; and

(f) for the purposes of this definition, notwithstanding any other section of this By-law, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.

(26) **"growth-related net capital cost"** means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of the City.

(27) **"heritage property"** means a property that contains cultural heritage value as defined under the *Ontario Heritage Act*, RSO 1990, c O.18.

(28) **"home occupation"** means an occupation permitted in a dwelling unit and which:

(a) is clearly secondary to the use of the dwelling unit;

(b) does not change the external character of the dwelling unit; and

(c) does not create or become a public nuisance, in particular in respect to noise, traffic, or parking.

(29) **"large apartment"** means a dwelling unit in an apartment building or plex or stacked townhouse that is 700 square feet or larger in size.

(30) **"live-work unit"** means a unit intended for both residential and non-residential uses concurrently.

(31) **"local board"** means a local board as defined in section 1 of the *Municipal Affairs Act*, RSO 1990, c M.46 other than a board as defined in subsection 1(1) of the *Education Act* RSO 1990, c E.2.

(32) **"lot"** means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the *Planning Act*, RSO, 1990 c P.13.

(33) **"marijuana operation"** means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus Cannabis (marijuana) with a license for sale as authorized under the *Cannabis Act*, SC 2018, c. 16.

(34) **"mixed-use building"** means a building or structure containing a residential and non-residential use other than a home occupation.

(35) **"mezzanine"** means a mezzanine as defined in the *Building Code Act,* 1992, SO 1992 c 23.

(36) **"multiple unit dwelling"** includes townhouses, and all other residential uses that are not included in the definition of apartment, single detached dwelling, or semi-detached dwelling.

(37) **"net area"** means the gross area of land less the area of lands conveyed or to be conveyed into public ownership for the purpose of open space, parks, woodlots, storm water management facilities, buffers and road widenings along Regional Roads, and Ontario Hydro utility corridors, and less the area of any wood lots in private ownership if zoned as such, but shall include the area of all road allowances dedicated to the City.

(38) **"net capital cost"** means the capital cost less capital grants, subsidies, and other contributions made to the City, or that the Council of the City anticipates will be made, including conveyances or payments under

sections 42, 51, and 53 of the *Planning Act*, RSO 1990, c P.13 in respect of the capital cost.

(39) **"owner"** means the owner of the land or a person who has made an application for an approval of the development of the land upon which a development charge or an area specific development charge is imposed.

(40) **"place of worship"** means a building used for the gathering of a religious or faith-based organization for spiritual purposes.

(41) **"plex"** means a duplex, a semi-detached duplex, a triplex, or a semi-detached triplex.

(42) **"redevelopment"** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land or changing the use from a residential to non-residential use or from a non-residential to residential use or from one residential use to another form of residential use.

(43) **"retail motor vehicle establishment"** means a building or structure used or designed or intended to be used for the sale, rental or servicing of motor vehicles, or any other function associated with the sale, rental or servicing of motor vehicles including but not limited to detailing, leasing and brokerage of motor vehicles, and short or long-term storage of customer motor vehicles. For a retail motor vehicle establishment, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City.

(44) **"semi-detached duplex"** means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall.

(45) **"semi-detached dwelling"** means a building divided vertically into two dwelling units.

(46) **"semi-detached triplex"** means one of a pair of triplexes divided vertically one from the other by a party wall.

(47) **“services”** means services designated in this By-Law.

(48) **“single detached dwelling”** and **“single detached”** means a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by footings only shall be considered a single-family dwelling for the purposes of this By-Law.

(49) **“small apartment”** means a dwelling unit in an apartment building or a plex or stacked townhouse that is less than 700 square feet in size.

(50) **“stacked townhouse”** means a building, other than a townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally, and each dwelling unit having an entrance to grade shared with no more than 3 other units.

(51) **“storey”** means the portion of a building other than the cellar or unfinished attic which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres.

(52) **“standalone motor vehicle storage facility”** means a building or structure used or designed or intended for use for the storage or warehousing of motor vehicles that is separate from a retail motor vehicle establishment. For a standalone motor vehicle storage facility, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City;

(53) **“subdivision”** includes condominium.

(54) “**temporary sales centre**” means a Building, including a trailer, that is designed or intended to be temporary, or intended to be removed from the

land or demolished after use and which is used exclusively as an office or presentation centre, or both, for new building sales;

(55) **"triplex"** means a building comprising 3 dwelling units, each of which has a separate entrance to grade.

(56) **"university"** has the same meaning as defined in Section 171.1 of the *Education Act*, RSO 1990 c E.2.

(57) **"use, commercial"** means the use of any land, building or structure for the purpose of buying and selling commodities or supplying services as distinguished from such uses as manufacturing or assembly of goods, warehousing, and construction.

(58) **"use, industrial"** means the use of any land, building or structure for construction, warehousing, manufacturing, processing, or assembly of materials to finished products or byproducts, including the storage of such materials and products.

(59) **"use, institutional"** means the use of any land, building or structure by any organization owned or operated for religious, educational, charitable, recreational, or governmental purposes, whether or not supported in whole or in part by public funds.

(60) **"use, non-residential"** means the use of any land, building or structure, or any part thereof, for use other than a residential use, and shall include commercial use, industrial use, and institutional use.

(61) **"use, residential"** means the use of any land, building or structure for a single detached dwelling, semi-detached dwelling, multiple unit dwelling, apartment, or any other type of household or dwelling unit.

Rules – Application, Exemptions and Exceptions

2.

(1) This By-Law applies to all land and to all uses of any land, building or structure within the City whether or not the land, building or structure, or use thereof, is exempt from taxation under Section 3 of the *Assessment Act*, RSO 1990, c.A.31;

(2) Despite subsection (1), this By-Law does not apply to any land, building or structure within the City owned by and used for the purposes of:

(a) a local board;

(b) a board of education as defined in section 1(1) of the *Education Act,* RSO 1990, c E.2;

(c) the City or any of its local boards including land leased by these entities from the Crown in right of Canada or Ontario;

(d) lands, buildings or structures owned by Metrolinx and used for transit related purposes;

(e) any area municipality within the Regional Municipality of York;

(f) the Regional Municipality of York or any of its local boards;

(g) a public hospital receiving aid under the *Public Hospitals Act* RSO 1990 c P.40; and

(h) lands vested in or leased to a university or college that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development for which charges under this By-law would otherwise be payable is intended to be occupied and used by the university or college.

(3) Development charges for the services designated in Schedule A shall be imposed upon the service area in Schedule B, specified in Schedule A, and shall be collected in accordance with this By-Law on development for residential use or non-residential use purposes;

(4) For determining development charges under this bylaw, any residential dwelling that is less than 700 square feet of total gross floor area shall be deemed a small apartment and pay the corresponding development charge set out in Schedule B.

(5) Development charges provided for in subsection (3) apply where the development requires:

(a) the passing of a zoning By-Law or of an amendment thereto under Section 34 of the *Planning Act*, RSO 1990, c.P.13;

(b) the approval of a minor variance under Section 45 of the *Planning Act*, RSO 1990, c.P.13;

(c) a conveyance of land to which a By-Law passed under subsection 50(7) of the *Planning Act*, R.S.O. 1990, c.P.13 applies;

(d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, RSO 1990, c.P.13;

(e) a consent under Section 53 of the *Planning Act*, RSO 1990, c.P.13;

(f) the approval of a description under Section 50 of the *Condominium Act*, 1998, S.O. 1998, c.19; or

(g) the issuing of a permit under the *Building Code Act*, 1992, SO 1992 c.23 in relation to a building or structure.

(6) The City shall not apply more than one development charge provided for in this By-Law on land even though two or more of the actions described in subsection 2(5) are required before the land can be developed.

(7) Despite subsection 2(6), if two or more of the actions described in subsection 2(5) occur at different times and if the subsequent action or actions has the effect of increasing the need for services, a development charge shall be imposed, calculated, and collected pursuant to subsection 2(3) limited to the increase.

(8) Notwithstanding any other provisions of this By-Law, a building or structure shall be exempt from the payment of development charges provided that it is for:

(a) a temporary use permitted under a zoning By-Law enacted under Section 39 of the *Planning Act*, RSO 1990, c.P.13;

(b) an accessory use and, without restricting the generality of the foregoing, including a tent or canopy used on a temporary or seasonal basis;

(c) a home occupation;

(d) an agricultural use;

(e) a renovation of an existing building which does not alter, if a residential use, the number of units, or, if a non-residential use, the gross floor area thereof;

(f) a temporary sales centre;

(g) the relocation of a built heritage structure that is listed under Section 27 of the *Ontario Heritage Act* or designated under Part IV or V of the *Ontario Heritage Act* RSO 1990 c O.18; or

(h) Land, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act or any successor thereto, including mausoleums and columbariums, but excluding funeral homes; or

(i) Buildings or structures owned by and used for the purpose of a conservation authority, unless such buildings or structures are used primarily for, or in connection with (i) recreational purposes for which the conservation authority charges admission, or (ii) any commercial use.

(9) Area specific development charges paid hereunder shall be maintained in a separate reserve fund or funds and shall be used only for the services specified in Schedule A.

Places of Worship

(10) Despite subsection 2(3), development charges shall not be imposed in respect of the gross floor area of a place of worship to a maximum of 5,000 square feet (or 464.5 square metres) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.

Mixed Use

(11) Development charges applicable to a mixed-use building shall be the aggregate of the amount applicable to the residential use component and the amount applicable to the gross floor area of the non-residential use component.

(12) Live-work units will be assessed at the residential rate based on the assigned class and the non-residential rate for the gross floor area related to the non-residential use.

ADMINISTRATION

Development Charge Payment and Calculation Date

3.

(1) All development charges payable shall be paid by certified funds to the City Treasurer;

(2) Subject to subsections 3(3), 3(4) and 3(5) of this By-Law, development charges imposed shall be calculated as of, and shall be payable on, the date a building permit is issued in respect of a building or structure on land to which a development charge applies, and no building permit shall be issued until the development charge is paid in full;

(3) Notwithstanding subsection 3(2) of this By-Law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-Law, the development charge shall be payable, subject to any applicable exemptions or reductions contained in this By-Law:

(a) In respect of an approval of a plan of subdivision pursuant to section 51 of the *Planning Act*, *1990* RSO 1990, c.P.13, immediately upon entering into the subdivision agreement; and

(b) In respect of the granting of a consent pursuant to section 53 of the *Planning Act, 1990* RSO 1990, c.P.13, immediately upon entering into an agreement made as a condition of the granting of such consent;

(4) Where the City and owner(s) of the land have entered into an agreement pursuant to section 27 of the Act in respect of the timing of the payment of a development charge or a portion thereof, the terms of such agreement shall prevail over the provisions of this By-Law, including subsections 3(2), 3(3) and 3(5) of this By-Law;

(5) Notwithstanding subsections 3(2) and 3(3) of this By-Law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-Law, developments that are eligible pursuant to sections 26.1 or 26.2 of the Act shall have development charges calculated and payable in accordance with section 26.1 and/or 26.2 of the Act and interest thereon shall be calculated and payable in accordance with

the City's policy, entitled "DC Interest Policy Under Sections 26.1 and 26.2 of the Development Charges Act, 1997", as amended from time to time;

(6) If a use of any land, building or structure that constitutes development does not require the issuing of a building permit but requires one or more of the actions listed in subsection 2(5) inclusive, a development charge shall be payable and shall be calculated and collected on the earliest of any of the actions listed in subsection 2(5) required, or on a date set by agreement;

(7) Nothing in this By-Law shall prevent Council from requiring, as a condition of any approval pursuant to the *Planning Act, 1990* RSO 1990, c.P.13, that the owner(s) of land install such local services as Council may require in accordance with the City's policy in respect of local services;

Credits

4.

(1) Where the City permits the provision of services in lieu of the payment of all or any portion of a development charge, the City shall give a credit for an amount equal to the reasonable cost to the owner of providing the services, as determined by the City, provided such credit shall relate only to the portion of the development charge attributable to the services provided, unless otherwise agreed by the City;

(2) The City may by agreement permit an owner to provide services additional to or of a greater size or capacity than is required, and the City may give a credit for an amount up to the reasonable cost to the owner of providing the services as determined by the City, provided that no such credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service described in Paragraph 4 of Subsection 5(1) of the *Development Charges Act*, 1997;

Annual Adjustment

5.

(1) The development charges established pursuant to Section 2 of this By-Law shall be adjusted annually, without amendment to this By-Law, as of the 1st day of July in each year, commencing on July 1, 2023, in accordance with the most recent change in the Statistics Canada Quarterly, Non-Residential

Building Construction Price Index for Toronto (Table 18-10-0135-01 or any successor table);

GENERAL

Term

6.

(1) This By-Law shall come into force and effect on July 1, 2022;

(2) This By-Law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent By-Law;

(3) Nothing in this By-Law shall be construed so as to commit or require the City to authorize or proceed with any specific capital project at any specific time;

Transitional Provisions

7.

(1) If before the coming into force of this By-Law an owner or previous owner has made a payment for services described in this By-Law, or provided services in lieu thereof, no payment as required under this By-Law and no credits or refunds shall apply;

Schedules

8.

(1) Schedules A and B are attached hereto and form part of this By-Law;

Repeal

9.

(1) By-Law 089-2018 shall be and is hereby repealed effective on the date that this By-Law comes into force and effect;

Registration

10.

(1) A certified copy of this By-Law may be registered in the By-Law register in the York Region Land Registry Office and/or against the title to any land to which this By-Law applies;

Severability

11.

(1) In the event that any provision of this By-Law is found by a court or tribunal of competent jurisdiction to be invalid, such provision shall be deemed to be

severed, and the remaining provisions of this By-Law shall remain in full force and effect;

Headings

12.

(1) The headings inserted in this By-Law are for convenience of reference only and shall not affect the interpretation of this By-Law;

Short Title

13.

(1) This By-Law may be cited as the Area Specific Development Charges By-Law – Huntington Road Sanitary Sub-Trunk – Trade Valley to Rutherford.

Enacted by City of Vaughan Council this 28th day of June, 2022.

_____

Hon. Maurizio Bevilacqua, Mayor

_____

Todd Coles, City Clerk

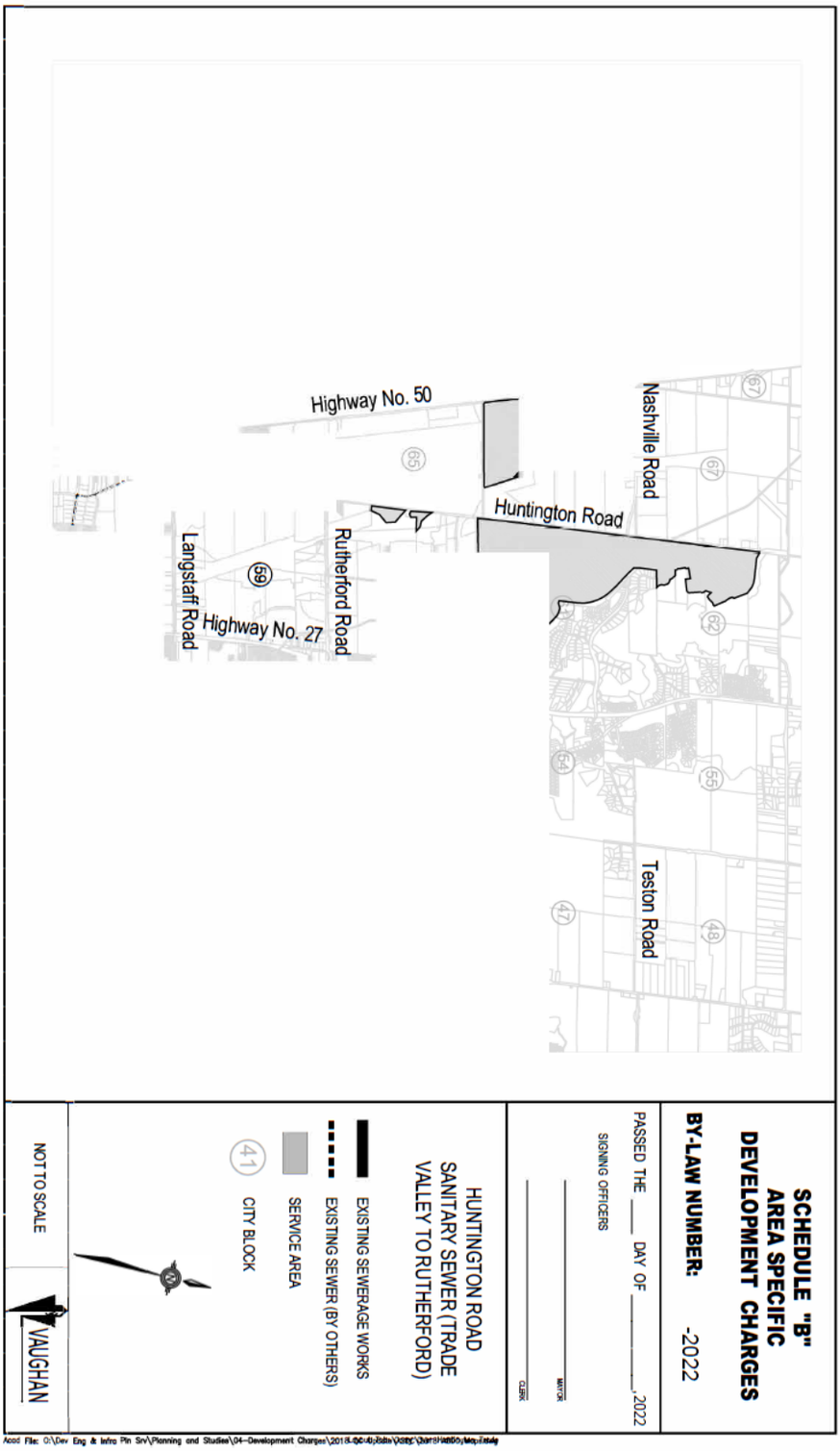
Authorized by Item No. 2 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

Schedule A:

Area Specific Development Charge Calculation

Service	Net Capital Cost	Net Area (ha)	Rate Per Net Area ($/ha)
Huntington Road Sanitary Sub-Trunk – Trade Valley to Rutherford	$2,187,453	255.21	$8,571

Schedule B:


SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES
BY-LAW NUMBER: -2022
PASSED THE ____ DAY OF _____, 2022
SIGNING OFFICERS
MAYOR
CLERK
HUNTINGTON ROAD
SANITARY SEWER (TRADE
VALLEY TO RUTHERFORD)
EXISTING SEWERAGE WORKS
EXISTING SEWER (BY OTHERS)
SERVICE AREA
CITY BLOCK
NOT TO SCALE
VAUGHAN
Nashville Road
Huntington Road
Teston Road
Highway No. 50
Rutherford Road
Langstaff Road
Highway No. 27

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2022

A By-law to impose Area Specific Development Charges – VMC Interchange SWM Pond Retrofit Works.

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (the "**Act**") provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area for which the by-law applies;

AND WHEREAS, at the direction of Council of The Corporation of the City of Vaughan (the "**Council**"), Hemson Consulting Ltd. has prepared a Development Charge Background Study entitled "2022 City-Wide Development Charges Background Study", dated March 29, 2022 (the "**Background Study**"), which indicated that the development of any land within the City of Vaughan will increase the need for services as defined therein;

AND WHEREAS as of April 12, 2022, Council made the Background Study and draft version of this By-law available to the public in accordance with the Act;

AND WHEREAS on May 10, 2022, Council held a public meeting at which all persons in attendance were provided with an opportunity to make representations relating to the draft by-law in respect of the 2022 City-Wide Development Charges Background Study in accordance with the Act;

AND WHEREAS notice of the public meeting was given on April 20, 2022 in accordance with the Act and Ontario Regulation 82/98;

AND WHEREAS on June 28, 2022, Council by resolution adopted the Background Study and determined that it was not necessary to hold any further public meetings in respect of this By-law;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACT AS FOLLOWS:

DEFINITIONS

1. For the following words and phrases if used in this By-law:

(1) **“accessory use”** means the use of any building or structure that is naturally and normally:

(a) incidental;

(b) subordinate to; and

(c) devoted exclusively to the main use on the same lot; and for the purpose of this By-law, detached buildings or structures which are accessory uses shall not exceed 100 square metres of gross floor area.

(2) **“agreement”** means a contract between the City and an owner and any amendment thereto.

(3) **“agricultural use”** means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed, or intended for use for the purpose of a bona fide farming operation, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities, and any other activities customarily carried on in the field of agriculture; but does not include a commercial use or a marijuana operation.

(4) **“air supported structure”** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure.

(5) **“apartment building”** means a residential use building, or the residential use portion of a mixed-use building, other than a townhouse or stacked townhouse containing four or more dwelling units each of which shall have access to above grade common halls, stairs, elevators, and yards.

(6) **“area specific development charge”** and **“special service area development charge”** mean a charge imposed with respect to growth-related net capital costs against a defined land area or per unit for specified services under the applicable by-law.

(7) **“atrium”** means a large open space extending through several floors in a building that is open to the ceiling.

(8) **"basement"** means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor of the underside of the floor joist is below the finished grade.

(9) **"building or structure"** means a permanent enclosed structure occupying an area greater than 10 square metres, consisting of a wall, roof, and/or floor, or any of them, or a structural system serving the function thereof, which includes, but is not limited to, air-supported structures or industrial tents; a canopy however shall not be considered a building or structure for the purpose of this By-law and shall not attract development charges.

(10) **"building permit"** means a permit issued under the *Building Code Act, 1992,* which permits the construction of a building or structure, or which permits the construction of the foundation of a building or structure.

(11) **"canopy"** means an overhanging, projection, or covering connected to a principal use on the lands, such as over a gas bar or outdoor storage.

(12) **"capital cost"** means costs incurred or proposed to be incurred by the City or a local board directly or by others on behalf of, and as authorized by, a Municipality or Local Board under an agreement, required for the provision of services designated in the By-law within or outside the City:

(a) to acquire land or an interest in land, including a leasehold interest;

(b) to improve land;

(c) to acquire, lease, construct, or improve buildings and structures;

(d) to acquire, lease, construct, or improve facilities including:

(i) rolling stock with an estimated useful life of seven (7) years or more years;

(ii) furniture and equipment, other than computer equipment; and

(iii) materials acquired for circulation, reference, or information purposes by a library board as defined in the *Public Libraries Act*, RSO 1990, c. P. 44;

(e) to undertake studies in connection with any of the matters in clauses (a) to (d);

(f) of the development charge background study required before enactment of this By-law; and

(g) of interest on money borrowed to pay for costs described in any of the matters in clauses (a) to (d).

(13) **"cellar"** means the portion of a building below the lowest storey which has more than one-half of its height from the floor to the underside of the floor joists below the finished grade.

(14) **"City"** means The Corporation of the City of Vaughan.

(15) **"college"** means a board of governors of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*, SO 2002, c 8, Sched F.

(16) **"development"** means the construction, erection, or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, and includes redevelopment.

(17) **"development charge"** means a charge imposed with respect to growth-related net capital costs against land under this By-law.

(18) **"duplex"** means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade.

(19) **"dwelling unit"** means a room or suite of two or more rooms, designed or intended for use by a single household in which sanitary conveniences are provided, and in which facilities are provided for cooking or the installation of cooking equipment.

(20) **"engineering services"** means services related to a highway, and may include water supply services, waste water services, and storm water drainage and control services.

(21) **"existing industrial building"** means an existing building or structure to be used, or designed or intended for:

(a) manufacturing, producing, processing, storing, or distributing something;

(b) research or development in connection with manufacturing, producing, or processing something;

(c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;

(d) office or administrative purposes, if they are:

(i) carried out with respect to manufacturing, producing, processing, storage, or distributing of something; and

(ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution.

(22) **"funeral home"** means a building or structure with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services.

(23) **"future development"** means development which requires a subsequent planning approval, in addition to a building permit, which planning approval shall include a site plan approval or the approval of a plan of condominium.

(24) **"grade finished"** means the average elevation of the finished ground level at the wall(s).

(25) **"gross floor area"** means, in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and a residential use and

(a) includes the floor area of a mezzanine and the space occupied by interior walls and partitions;

(b) excludes, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium;

(c) excludes the area of any self-contained structural self and rack storage facility approved by the Building Materials Commission under the *Building Code Act,1992,* SO 1992, c 23;

(d) excludes the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the building or structure, or any part thereof, is a retail motor vehicle establishment or a standalone motor vehicle storage facility or a commercial public parking structure;

(e) exclude the surface area of swimming pools or the playing surfaces of indoor sport fields including but not limited to hockey arenas, and basketball courts; and

(f) for the purposes of this definition, notwithstanding any other section of this By-law, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.

(26) **"growth-related net capital cost"** means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of the City.

(27) **"heritage property"** means a property that contains cultural heritage value as defined under the *Ontario Heritage Act*, RSO 1990, c O.18.

(28) **"home occupation"** means an occupation permitted in a dwelling unit and which:

(a) is clearly secondary to the use of the dwelling unit;

(b) does not change the external character of the dwelling unit; and

(c) does not create or become a public nuisance, in particular in respect to noise, traffic, or parking.

(29) **"large apartment"** means a dwelling unit in an apartment building or plex or stacked townhouse that is 700 square feet or larger in size.

(30) **"live-work unit"** means a unit intended for both residential and non-residential uses concurrently.

(31) **“local board”** means a local board as defined in section 1 of the *Municipal Affairs Act*, RSO 1990, c M.46 other than a board as defined in subsection 1(1) of the *Education Act* RSO 1990, c E.2.

(32) **“lot”** means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the *Planning Act*, RSO, 1990 c P.13.

(33) **“marijuana operation”** means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus Cannabis (marijuana) with a license for sale as authorized under the *Cannabis Act*, SC 2018, c. 16.

(34) **“mixed-use building”** means a building or structure containing a residential and non-residential use other than a home occupation.

(35) **“mezzanine”** means a mezzanine as defined in the *Building Code Act, 1992*, SO 1992 c 23.

(36) **“multiple unit dwelling”** includes townhouses, and all other residential uses that are not included in the definition of apartment, single detached dwelling, or semi-detached dwelling.

(37) **“net area”** means the gross area of land less the area of lands conveyed or to be conveyed into public ownership for the purpose of open space, parks, woodlots, storm water management facilities, buffers and road widenings along Regional Roads, and Ontario Hydro utility corridors, and less the area of any wood lots in private ownership if zoned as such, but shall include the area of all road allowances dedicated to the City.

(38) **“net capital cost”** means the capital cost less capital grants, subsidies, and other contributions made to the City, or that the Council of the City anticipates will be made, including conveyances or payments under sections 42, 51, and 53 of the *Planning Act*, RSO 1990, c P.13 in respect of the capital cost.

(39) **“owner”** means the owner of the land or a person who has made an application for an approval of the development of the land upon which a development charge or an area specific development charge is imposed.

(40) **“place of worship”** means a building used for the gathering of a religious or faith-based organization for spiritual purposes.

(41) **“plex”** means a duplex, a semi-detached duplex, a triplex, or a semi-detached triplex.

(42) **“redevelopment”** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land or changing the use from a residential to non-residential use or from a non-residential to residential use or from one residential use to another form of residential use.

(43) **“retail motor vehicle establishment”** means a building or structure used or designed or intended to be used for the sale, rental or servicing of motor vehicles, or any other function associated with the sale, rental or servicing of motor vehicles including but not limited to detailing, leasing and brokerage of motor vehicles, and short or long-term storage of customer motor vehicles. For a retail motor vehicle establishment, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City.

(44) **“semi-detached duplex”** means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall.

(45) **“semi-detached dwelling”** means a building divided vertically into two dwelling units.

(46) **“semi-detached triplex”** means one of a pair of triplexes divided vertically one from the other by a party wall.

(47) **“services”** means services designated in this By-law.

(48) **“single detached dwelling”** and **“single detached”** means a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by

footings only shall be considered a single-family dwelling for the purposes of this By-law.

(49) **"small apartment"** means a dwelling unit in an apartment building or a plex or stacked townhouse that is less than 700 square feet in size.

(50) **"stacked townhouse"** means a building, other than a townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally, and each dwelling unit having an entrance to grade shared with no more than 3 other units.

(51) **"storey"** means the portion of a building other than the cellar or unfinished attic which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres.

(52) **"standalone motor vehicle storage facility"** means a building or structure used or designed or intended for use for the storage or warehousing of motor vehicles that is separate from a retail motor vehicle establishment. For a standalone motor vehicle storage facility, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City;

(53) **"subdivision"** includes condominium.

(54) "**temporary sales centre**" means a Building, including a trailer, that is designed or intended to be temporary, or intended to be removed from the land or demolished after use and which is used exclusively as an office or presentation centre, or both, for new building sales;

(55) **"triplex"** means a building comprising 3 dwelling units, each of which has a separate entrance to grade.

(56) **"university"** has the same meaning as defined in Section 171.1 of the *Education Act*, RSO 1990 c E.2.

(57) **“use, commercial”** means the use of any land, building or structure for the purpose of buying and selling commodities or supplying services as distinguished from such uses as manufacturing or assembly of goods, warehousing, and construction.

(58) **“use, industrial”** means the use of any land, building or structure for construction, warehousing, manufacturing, processing, or assembly of materials to finished products or byproducts, including the storage of such materials and products.

(59) **“use, institutional”** means the use of any land, building or structure by any organization owned or operated for religious, educational, charitable, recreational, or governmental purposes, whether or not supported in whole or in part by public funds.

(60) **“use, non-residential”** means the use of any land, building or structure, or any part thereof, for use other than a residential use, and shall include commercial use, industrial use, and institutional use.

(61) **“use, residential”** means the use of any land, building or structure for a single detached dwelling, semi-detached dwelling, multiple unit dwelling, apartment, or any other type of household or dwelling unit.

Rules – Application, Exemptions and Exceptions

2.

(1) This By-Law applies to all land within the Service Area on Schedule “B” and to all uses of any land, building or structure within the Service Area on Schedule “B” whether or not the land, building or structure, or use thereof, is exempt from taxation under Section 3 of the *Assessment Act*, RSO 1990, c A.31;

(2) Despite subsection (1), this By-Law does not apply to any land, building or structure within the Service Area on Schedule “B” owned by and used for the purposes of:

(a) a local board;

(b) a board of education as defined in section 1(1) of the *Education Act,* RSO 1990, c E.2;

(c) the City or any of its local boards including land leased by these entities from the Crown in right of Canada or Ontario;

(d) lands, buildings or structures owned by Metrolinx and used for transit related purposes;

(e) any area municipality within the Regional Municipality of York;

(f) the Regional Municipality of York or any of its local boards;

(g) a public hospital receiving aid under the *Public Hospitals Act* RSO 1990 c P.40; and

(h) lands vested in or leased to a university or college that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development for which charges under this By-law would otherwise be payable is intended to be occupied and used by the university or college.

(3) Development charges for the services identified in Schedule “A” shall be imposed upon the Service Area in Schedule B, at the rate specified in Schedule “A”, and shall be collected in accordance with this By-Law on development for residential use or non-residential use purposes.

(4) For determining development charges under this By-law, any residential dwelling that is less than 700 square feet of total gross floor area shall be deemed a small apartment and pay the corresponding development charge set out in Schedule “A”.

(5) Development charges provided for in subsection (3) apply where the development requires:

(a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*, RSO 1990, c.P.13;

(b) the approval of a minor variance under Section 45 of the *Planning Act*, RSO 1990, c.P.13;

(c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, RSO 1990, c.P.13 applies;

(d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, RSO 1990, c.P.13;

(e) a consent under Section 53 of the *Planning Act*, RSO 1990, c.P.13;

(f) the approval of a description under Section 50 of the *Condominium Act*, 1998, S.O. 1998, c.19; or

(g) the issuing of a permit under the *Building Code* Act, 1992, S.O. 1992 c.23 in relation to a building or structure.

(6) The City shall not apply more than one development charge provided for in this By-Law on land even though two or more of the actions described in subsection 2(5) are required before the land can be developed.

(7) Despite subsection 2(6), if two or more of the actions described in subsection 2(5) occur at different times and if the subsequent action or actions has the effect of increasing the need for services, a development charge shall be imposed, calculated, and collected pursuant to subsection 2(3) limited to the increase.

(8) Notwithstanding any other provisions of this By-law, a building or structure shall be exempt from the payment of development charges provided that it is for:

(a) a temporary use permitted under a zoning by-law enacted under Section 39 of the *Planning Act*, RSO 1990, c.P.13;

(b) an accessory use and, without restricting the generality of the foregoing, including a tent or canopy used on a temporary or seasonal basis;

(c) a home occupation;

(d) an agricultural use;

(e) a renovation of an existing building which does not alter, if a residential use, the number of units, or, if a non-residential use, the gross floor area thereof;

(f) a temporary sales centre;

(g) the relocation of a built heritage structure that is listed under Section 27 of the *Ontario Heritage Act* RSO 1990 c O.18 or designated under Part IV or V of the *Ontario Heritage Act* RSO 1990 c O.18; or

(h) Land, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act or any successor thereto, including mausoleums and columbariums, but excluding funeral homes; or

(i) Buildings or structures owned by and used for the purpose of a conservation authority, unless such buildings or structures are used primarily for, or in connection with (i) recreational purposes for which the conservation authority charges admission, or (ii) any commercial use.

(9) Area specific development charges paid hereunder shall be maintained in a separate reserve fund or funds and shall be used only for the services specified in Schedule “A”.

Places of Worship

(10) Despite subsection 2(3), development charges shall not be imposed in respect of the gross floor area of a place of worship to a maximum of 5,000 square feet (or 464.5 square metres) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.

Mixed Use

(11) Development charges applicable to a mixed-use building shall be the aggregate of the amount applicable to the residential use component and the amount applicable to the gross floor area of the non-residential use component.

(12) Live-work units will be assessed at the residential rate based on the assigned class and the non-residential rate for the gross floor area related to the non-residential use.

ADMINISTRATION

Development Charge Payment and Calculation Date

3.

(1) All development charges payable shall be paid by certified funds to the City Treasurer.

(2) Subject to subsections 3(3), 3(4) and 3(5) of this By-law, development charges imposed shall be calculated as of, and shall be payable on, the date a building permit is issued in respect of a building or structure on land to which a development charge applies, and no building permit shall be issued until the development charge is paid in full.

(3) Notwithstanding subsection 3(2) of this By-law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-law, the development charge shall be payable, subject to any applicable exemptions or reductions contained in this By-law:

(a) In respect of an approval of a plan of subdivision pursuant to section 51 of the *Planning Act*, RSO 1990, c.P.13, immediately upon entering into the subdivision agreement; and

(b) In respect of the granting of a consent pursuant to section 53 of the *Planning Act,* RSO 1990, c.P.13, immediately upon entering into an agreement made as a condition of the granting of such consent.

(4) Where the City and owner(s) of the land have entered into an agreement pursuant to section 27 of the Act in respect of the timing of the payment of a development charge or a portion thereof, the terms of such agreement shall prevail over the provisions of this By-law, including subsections 3(2), 3(3) and 3(5) of this By-Law.

(5) Notwithstanding subsections 3(2) and 3(3) of this By-law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-law, developments that are eligible pursuant to sections 26.1 or 26.2 of the Act shall have development charges calculated and payable in accordance with section 26.1 and/or 26.2 of the Act and interest thereon shall be calculated and payable in accordance with the City's policy, entitled "DC Interest Policy Under Sections 26.1 and 26.2 of the Development Charges Act, 1997", as amended from time to time;

(6) If a use of any land, building or structure that constitutes development does not require the issuing of a building permit but requires one or more of the actions listed in subsection 2(5) inclusive, a development charge shall be

payable and shall be calculated and collected on the earliest of any of the actions listed in subsection 2(5) required, or on a date set by agreement;

(7) Nothing in this By-law shall prevent Council from requiring, as a condition of any approval pursuant to the *Planning Act,* RSO 1990, c.P.13, that the owner(s) of land install such local services as Council may require in accordance with the City's policy in respect of local services.

Credits

4.

(1) Where the City permits the provision of services in lieu of the payment of all or any portion of a development charge, the City shall give a credit for an amount equal to the reasonable cost to the owner of providing the services, as determined by the City, provided such credit shall relate only to the portion of the development charge attributable to the services provided, unless otherwise agreed by the City.

(2) The City may by agreement permit an owner to provide services additional to or of a greater size or capacity than is required, and the City may give a credit for an amount up to the reasonable cost to the owner of providing the services as determined by the City, provided that no such credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service described in Paragraph 4 of Subsection 5(1) of the Act.

Annual Adjustment

5.

(1) The development charges established pursuant to Section 2 of this By-law shall be adjusted annually, without amendment to this By-law, as of the 1st day of July in each year, commencing on July 1, 2023, in accordance with the most recent change in the Statistics Canada Quarterly, Non-Residential Building Construction Price Index for Toronto (Table 18-10-0135-01 or any successor table);

<u>GENERAL</u>

Term

6.

(1) This By-law shall come into force and effect on July 1, 2022.

(2) This By-law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent by-law.

(3) Nothing in this By-law shall be construed so as to commit or require the City to authorize or proceed with any specific capital project at any specific time.

Transitional Provisions

7. If before the coming into force of this By-law an owner or previous owner has made a payment for services described in this By-law, or provided services in lieu thereof, no payment as required under this By-law and no credits or refunds shall apply.

Schedules

8. Schedules “A” and “B” are attached hereto and form part of this By-law.

Repeal

9. By-law 090-2018 shall be and is hereby repealed effective on the date that this By-law comes into force and effect.

Registration

10. A certified copy of this By-law may be registered in the By-law register in the York Region Land Registry Office and/or against the title to any land to which this By-law applies;

Severability

11. In the event that any provision of this By-law is found by a court or tribunal of competent jurisdiction to be invalid, such provision shall be deemed to be severed, and the remaining provisions of this By-law shall remain in full force and effect.

Headings

12. The headings inserted in this By-law are for convenience of reference only and shall not affect the interpretation of this By-law.

Short Title

13. This By-law may be cited as the “Area Specific Development Charges By-Law – VMC Interchange SWM Pond Retrofit Works”.

Enacted by City of Vaughan Council this 28th day of June, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

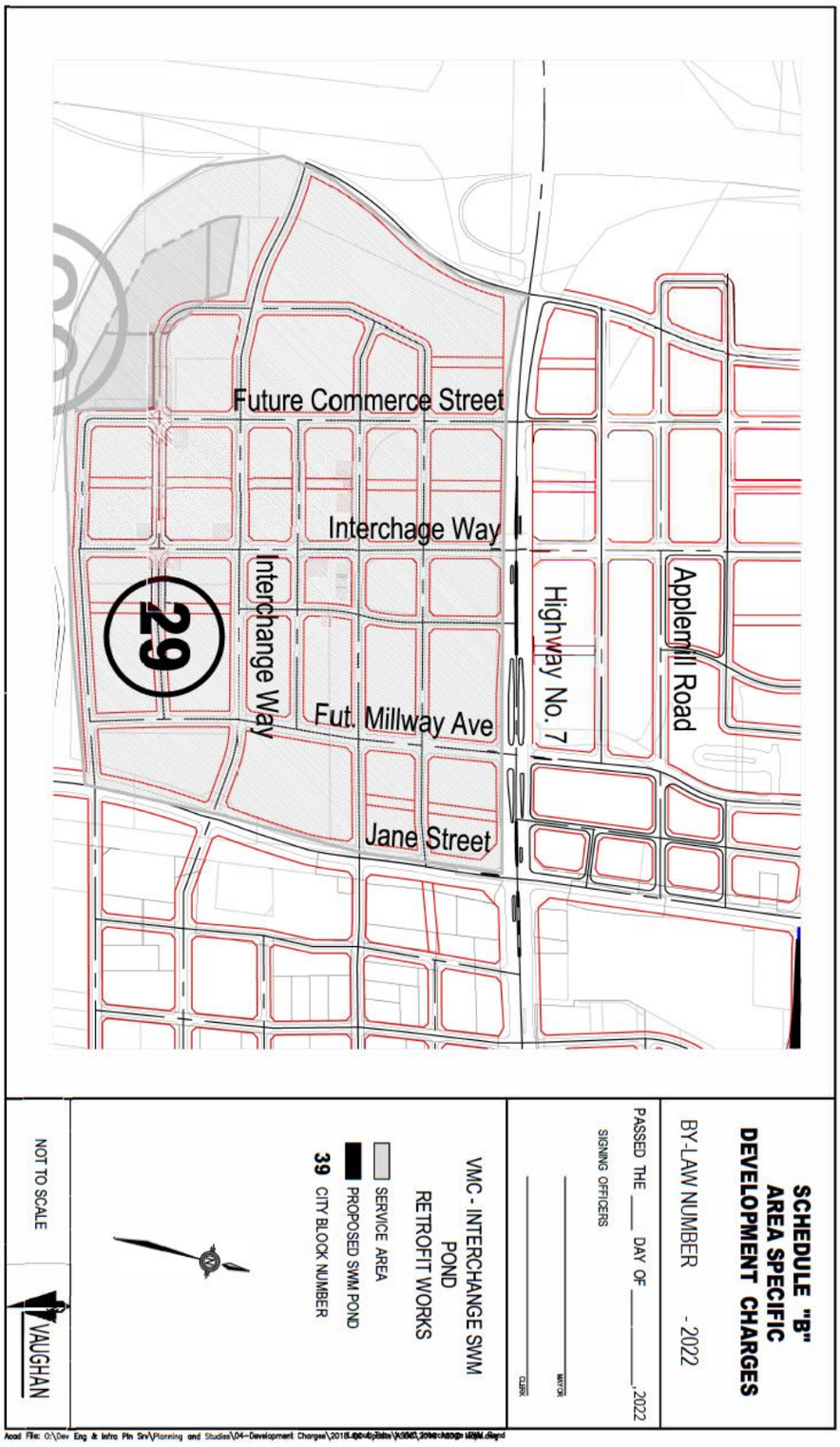
Authorized by Item No. 2 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

Schedule "A":

Area Specific Development Charge Calculation

Service	Net Capital Cost	Net Area (ha)	Rate Per Net Area ($/ha)
VMC Interchange SWM Pond Retrofit Works	$82,323,126	54.43	$1,512,542

Schedule "B":


Applemill Road
Highway No. 7
Future Commerce Street
Interchange Way
Interchange Way
Fut. Millway Ave
Jane Street
29
SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES
BY-LAW NUMBER - 2022
PASSED THE ____ DAY OF _____, 2022
SIGNING OFFICERS
MAYOR
CLERK
VMC - INTERCHANGE SWM POND RETROFIT WORKS
SERVICE AREA
PROPOSED SWM POND
39 CITY BLOCK NUMBER
NOT TO SCALE
VAUGHAN

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2022

A By-law to impose Area Specific Development Charges – Steeles West Sanitary Sewer Improvement Works.

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (the "**Act**") provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area for which the by-law applies;

AND WHEREAS, at the direction of Council of The Corporation of the City of Vaughan (the "**Council**"), Hemson Consulting Ltd. has prepared a Development Charge Background Study entitled "2022 City-Wide Development Charges Background Study", dated March 29, 2022 (the "**Background Study**"), which indicated that the development of any land within the City of Vaughan will increase the need for services as defined therein;

AND WHEREAS as of April 12, 2022, Council made the Background Study and draft version of this By-law available to the public in accordance with the Act;

AND WHEREAS on May 10, 2022, Council held a public meeting at which all persons in attendance were provided with an opportunity to make representations relating to the draft By-law in respect of the 2022 City-Wide Development Charges Background Study in accordance with the Act;

AND WHEREAS notice of the public meeting was given on April 20, 2022 in accordance with the Act and Ontario Regulation 82/98;

AND WHEREAS on June 28, 2022, Council by resolution adopted the Background Study and determined that it was not necessary to hold any further public meetings in respect of this By-law;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

DEFINITIONS

1. For the following words and phrases if used in this By-law:

(1) **“accessory use”** means the use of any building or structure that is naturally and normally:

(a) incidental;

(b) subordinate to; and

(c) devoted exclusively to the main use on the same lot; and for the purpose of this By-law, detached buildings or structures which are accessory uses shall not exceed 100 square metres of gross floor area.

(2) **“agreement”** means a contract between the City and an owner and any amendment thereto.

(3) **“agricultural use”** means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed, or intended for use for the purpose of a bona fide farming operation, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities, and any other activities customarily carried on in the field of agriculture; but does not include a commercial use or a marijuana operation.

(4) **“air supported structure”** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure.

(5) **“apartment building”** means a residential use building, or the residential use portion of a mixed-use building, other than a townhouse or stacked townhouse containing four or more dwelling units each of which shall have access to above grade common halls, stairs, elevators, and yards.

(6) **“area specific development charge”** and **“special service area development charge”** mean a charge imposed with respect to growth-related net capital costs against a defined land area or per unit for specified services under the applicable By-law.

(7) **“atrium”** means a large open space extending through several floors in a building that is open to the ceiling.

(8) **"basement"** means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor of the underside of the floor joist is below the finished grade.

(9) **"building or structure"** means a permanent enclosed structure occupying an area greater than 10 square metres, consisting of a wall, roof, and/or floor, or any of them, or a structural system serving the function thereof, which includes, but is not limited to, air-supported structures or industrial tents; a canopy however shall not be considered a building or structure for the purpose of this By-law and shall not attract development charges.

(10) **"building permit"** means a permit issued under the *Building Code Act, 1992,* which permits the construction of a building or structure, or which permits the construction of the foundation of a building or structure.

(11) **"canopy"** means an overhanging, projection, or covering connected to a principal use on the lands, such as over a gas bar or outdoor storage.

(12) **"capital cost"** means costs incurred or proposed to be incurred by the City or a local board directly or by others on behalf of, and as authorized by, a Municipality or Local Board under an agreement, required for the provision of services designated in the By-law within or outside the City:

(a) to acquire land or an interest in land, including a leasehold interest;

(b) to improve land;

(c) to acquire, lease, construct, or improve buildings and structures;

(d) to acquire, lease, construct, or improve facilities including:

(i) rolling stock with an estimated useful life of seven (7) years or more years;

(ii) furniture and equipment, other than computer equipment; and

(iii) materials acquired for circulation, reference, or information purposes by a library board as defined in the *Public Libraries Act*, RSO 1990, c. P. 44;

(e) to undertake studies in connection with any of the matters in clauses (a) to (d);

(f) of the development charge background study required before enactment of this By-law; and

(g) of interest on money borrowed to pay for costs described in any of the matters in clauses (a) to (d).

(13) **"cellar"** means the portion of a building below the lowest storey which has more than one-half of its height from the floor to the underside of the floor joists below the finished grade.

(14) **"City"** means The Corporation of the City of Vaughan.

(15) **"college"** means a board of governors of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*, SO 2002, c 8, Sched F.

(16) **"development"** means the construction, erection, or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, and includes redevelopment.

(17) **"development charge"** means a charge imposed with respect to growth-related net capital costs against land under this By-law.

(18) **"duplex"** means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade.

(19) **"dwelling unit"** means a room or suite of two or more rooms, designed or intended for use by a single household in which sanitary conveniences are provided, and in which facilities are provided for cooking or the installation of cooking equipment.

(20) **"engineering services"** means services related to a highway, and may include water supply services, waste water services, and storm water drainage and control services.

(21) **"existing industrial building"** means an existing building or structure to be used, or designed or intended for:

(a) manufacturing, producing, processing, storing, or distributing something;

(b) research or development in connection with manufacturing, producing, or processing something;

(c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;

(d) office or administrative purposes, if they are:

(i) carried out with respect to manufacturing, producing, processing, storage, or distributing of something; and

(ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution.

(22) **"funeral home"** means a building or structure with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services.

(23) **"future development"** means development which requires a subsequent planning approval, in addition to a building permit, which planning approval shall include a site plan approval or the approval of a plan of condominium.

(24) **"grade finished"** means the average elevation of the finished ground level at the wall(s).

(25) **"gross floor area"** means, in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and a residential use and

(a) includes the floor area of a mezzanine and the space occupied by interior walls and partitions;

(b) excludes, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium;

(c) excludes the area of any self-contained structural self and rack storage facility approved by the Building Materials Commission under the *Building Code Act,1992,* SO 1992, c 23;

(d) excludes the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the building or structure, or any part thereof, is a retail motor vehicle establishment or a standalone motor vehicle storage facility or a commercial public parking structure;

(e) exclude the surface area of swimming pools or the playing surfaces of indoor sport fields including but not limited to hockey arenas, and basketball courts; and

(f) for the purposes of this definition, notwithstanding any other section of this By-law, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.

(26) **"growth-related net capital cost"** means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of the City.

(27) **"heritage property"** means a property that contains cultural heritage value as defined under the *Ontario Heritage Act*, RSO 1990, c O.18.

(28) **"home occupation"** means an occupation permitted in a dwelling unit and which:

(a) is clearly secondary to the use of the dwelling unit;

(b) does not change the external character of the dwelling unit; and

(c) does not create or become a public nuisance, in particular in respect to noise, traffic, or parking.

(29) **"large apartment"** means a dwelling unit in an apartment building or plex or stacked townhouse that is 700 square feet or larger in size.

(30) **"live-work unit"** means a unit intended for both residential and non-residential uses concurrently.

(31) **“local board”** means a local board as defined in section 1 of the *Municipal Affairs Act*, RSO 1990, c M.46 other than a board as defined in subsection 1(1) of the *Education Act* RSO 1990, c E.2.

(32) **“lot”** means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the *Planning Act*, RSO, 1990 c P.13.

(33) **“marijuana operation”** means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus Cannabis (marijuana) with a license for sale as authorized under the *Cannabis Act*, SC 2018, c. 16.

(34) **“mixed-use building”** means a building or structure containing a residential and non-residential use other than a home occupation.

(35) **“mezzanine”** means a mezzanine as defined in the *Building Code Act, 1992*, SO 1992 c 23.

(36) **“multiple unit dwelling”** includes townhouses, and all other residential uses that are not included in the definition of apartment, single detached dwelling, or semi-detached dwelling.

(37) **“net area”** means the gross area of land less the area of lands conveyed or to be conveyed into public ownership for the purpose of open space, parks, woodlots, storm water management facilities, buffers and road widenings along Regional Roads, and Ontario Hydro utility corridors, and less the area of any wood lots in private ownership if zoned as such, but shall include the area of all road allowances dedicated to the City.

(38) **“net capital cost”** means the capital cost less capital grants, subsidies, and other contributions made to the City, or that the Council of the City anticipates will be made, including conveyances or payments under sections 42, 51, and 53 of the *Planning Act*, RSO 1990, c P.13 in respect of the capital cost.

(39) **“owner”** means the owner of the land or a person who has made an application for an approval of the development of the land upon which a development charge or an area specific development charge is imposed.

(40) **“place of worship”** means a building used for the gathering of a religious or faith-based organization for spiritual purposes.

(41) **“plex”** means a duplex, a semi-detached duplex, a triplex, or a semi-detached triplex.

(42) **“redevelopment”** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land or changing the use from a residential to non-residential use or from a non-residential to residential use or from one residential use to another form of residential use.

(43) **“retail motor vehicle establishment”** means a building or structure used or designed or intended to be used for the sale, rental or servicing of motor vehicles, or any other function associated with the sale, rental or servicing of motor vehicles including but not limited to detailing, leasing and brokerage of motor vehicles, and short or long-term storage of customer motor vehicles. For a retail motor vehicle establishment, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City.

(44) **“semi-detached duplex”** means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall.

(45) **“semi-detached dwelling”** means a building divided vertically into two dwelling units.

(46) **“semi-detached triplex”** means one of a pair of triplexes divided vertically one from the other by a party wall.

(47) **“services”** means services designated in this By-law.

(48) **“single detached dwelling”** and **“single detached”** means a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by

footings only shall be considered a single-family dwelling for the purposes of this By-law.

(49) **"small apartment"** means a dwelling unit in an apartment building or a plex or stacked townhouse that is less than 700 square feet in size.

(50) **"stacked townhouse"** means a building, other than a townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally, and each dwelling unit having an entrance to grade shared with no more than 3 other units.

(51) **"storey"** means the portion of a building other than the cellar or unfinished attic which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres.

(52) **"standalone motor vehicle storage facility"** means a building or structure used or designed or intended for use for the storage or warehousing of motor vehicles that is separate from a retail motor vehicle establishment. For a standalone motor vehicle storage facility, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City;

(53) **"subdivision"** includes condominium.

(54) "**temporary sales centre**" means a Building, including a trailer, that is designed or intended to be temporary, or intended to be removed from the land or demolished after use and which is used exclusively as an office or presentation centre, or both, for new building sales;

(55) **"triplex"** means a building comprising 3 dwelling units, each of which has a separate entrance to grade.

(56) **"university"** has the same meaning as defined in Section 171.1 of the *Education Act*, RSO 1990 c E.2.

(57) **"use, commercial"** means the use of any land, building or structure for the purpose of buying and selling commodities or supplying services as distinguished from such uses as manufacturing or assembly of goods, warehousing, and construction.

(58) **"use, industrial"** means the use of any land, building or structure for construction, warehousing, manufacturing, processing, or assembly of materials to finished products or byproducts, including the storage of such materials and products.

(59) **"use, institutional"** means the use of any land, building or structure by any organization owned or operated for religious, educational, charitable, recreational, or governmental purposes, whether or not supported in whole or in part by public funds.

(60) **"use, non-residential"** means the use of any land, building or structure, or any part thereof, for use other than a residential use, and shall include commercial use, industrial use, and institutional use.

(61) **"use, residential"** means the use of any land, building or structure for a single detached dwelling, semi-detached dwelling, multiple unit dwelling, apartment, or any other type of household or dwelling unit.

Rules – Application, Exemptions and Exceptions

2.

(1) This By-law applies to all land within the Service Area on Schedule "B" and to all uses of any land, building or structure within the Service Area whether or not the land, building or structure, or use thereof, is exempt from taxation under Section 3 of the *Assessment Act*, RSO 1990, c A.31;

(2) Despite subsection (1), this By-law does not apply to any land, building or structure within the Service Area owned by and used for the purposes of:

(a) a local board;

(b) a board of education as defined in section 1(1) of the *Education Act,* RSO 1990, c E.2;

(c) the City or any of its local boards including land leased by these entities from the Crown in right of Canada or Ontario;

(d) lands, buildings or structures owned by Metrolinx and used for transit related purposes;

(e) any area municipality within the Regional Municipality of York;

(f) the Regional Municipality of York or any of its local boards;

(g) a public hospital receiving aid under the *Public Hospitals Act* RSO 1990 c P.40; and

(h) lands vested in or leased to a university or college that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development for which charges under this By-law would otherwise be payable is intended to be occupied and used by the university or college.

(3) Development charges for the services designated in Schedule “A” shall be imposed upon the Service Area in Schedule “B”, at the rate specified in Schedule “A”, and shall be collected in accordance with this By-law on development for residential use or non-residential use purposes;

(4) For determining development charges under this By-law, any residential dwelling that is less than 700 square feet of total gross floor area shall be deemed a small apartment and pay the corresponding development charge set out in Schedule “A”.

(5) Development charges provided for in subsection (3) apply where the development requires:

(a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*, RSO 1990, c.P.13;

(b) the approval of a minor variance under Section 45 of the *Planning Act*, RSO 1990, c.P.13;

(c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, RSO 1990, c.P.13 applies;

(d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, RSO 1990, c.P.13;

(e) a consent under Section 53 of the *Planning Act*, RSO 1990, c.P.13;

(f) the approval of a description under Section 50 of the *Condominium Act*, 1998, S.O. 1998, c.19; or

(g) the issuing of a permit under the *Building Code Act*, *1992*, SO 1992 c.23 in relation to a building or structure.

(6) The City shall not apply more than one development charge provided for in this By-law on land even though two or more of the actions described in subsection 2(5) are required before the land can be developed.

(7) Despite subsection 2(6), if two or more of the actions described in subsection 2(5) occur at different times and if the subsequent action or actions has the effect of increasing the need for services, a development charge shall be imposed, calculated, and collected pursuant to subsection 2(3) limited to the increase.

(8) Notwithstanding any other provisions of this By-law, a building or structure shall be exempt from the payment of development charges provided that it is for:

(a) a temporary use permitted under a zoning by-law enacted under Section 39 of the *Planning Act*, RSO 1990, c.P.13;

(b) an accessory use and, without restricting the generality of the foregoing, including a tent or canopy used on a temporary or seasonal basis;

(c) a home occupation;

(d) an agricultural use;

(e) a renovation of an existing building which does not alter, if a residential use, the number of units, or, if a non-residential use, the gross floor area thereof;

(f) a temporary sales centre;

(g) the relocation of a built heritage structure that is listed under Section 27 of the *Ontario Heritage Act* RSO 1990 c O.18 or designated under Part IV or V of the *Ontario Heritage Act* RSO 1990 c O.18; or

(h) Land, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the

Assessment Act RSO 1990 c A.31 or any successor thereto, including mausoleums and columbariums, but excluding funeral homes; or

(i) Buildings or structures owned by and used for the purpose of a conservation authority, unless such buildings or structures are used primarily for, or in connection with (i) recreational purposes for which the conservation authority charges admission, or (ii) any commercial use.

(9) Area specific development charges paid hereunder shall be maintained in a separate reserve fund or funds and shall be used only for the services specified in Schedule "A".

Places of Worship

(10) Despite subsection 2(3), development charges shall not be imposed in respect of the gross floor area of a place of worship to a maximum of 5,000 square feet (or 464.5 square metres) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.

Mixed Use

(11) Development charges applicable to a mixed-use building shall be the aggregate of the amount applicable to the residential use component and the amount applicable to the gross floor area of the non-residential use component.

(12) Live-work units will be assessed at the residential rate based on the assigned class and the non-residential rate for the gross floor area related to the non-residential use.

ADMINISTRATION

Development Charge Payment and Calculation Date

3.

(1) All development charges payable shall be paid by certified funds to the City Treasurer.

(2) Subject to subsections 3(3), 3(4) and 3(5) of this By-law, development charges imposed shall be calculated as of, and shall be payable on, the

date a building permit is issued in respect of a building or structure on land to which a development charge applies, and no building permit shall be issued until the development charge is paid in full.

(3) Notwithstanding subsection 3(2) of this By-law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-law, the development charge shall be payable, subject to any applicable exemptions or reductions contained in this By-law:

(a) In respect of an approval of a plan of subdivision pursuant to section 51 of the *Planning Act*, RSO 1990, c.P.13, immediately upon entering into the subdivision agreement; and

(b) In respect of the granting of a consent pursuant to section 53 of the *Planning Act,* RSO 1990, c.P.13, immediately upon entering into an agreement made as a condition of the granting of such consent.

(4) Where the City and owner(s) of the land have entered into an agreement pursuant to section 27 of the Act in respect of the timing of the payment of a development charge or a portion thereof, the terms of such agreement shall prevail over the provisions of this By-law, including subsections 3(2), 3(3) and 3(5) of this By-law.

(5) Notwithstanding subsections 3(2) and 3(3) of this By-law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-law, developments that are eligible pursuant to sections 26.1 or 26.2 of the Act shall have development charges calculated and payable in accordance with section 26.1 and/or 26.2 of the Act and interest thereon shall be calculated and payable in accordance with the City's policy, entitled "DC Interest Policy Under Sections 26.1 and 26.2 of the Development Charges Act, 1997", as amended from time to time.

(6) If a use of any land, building or structure that constitutes development does not require the issuing of a building permit but requires one or more of the actions listed in subsection 2(5) inclusive, a development charge shall be payable and shall be calculated and collected on the earliest of any of the actions listed in subsection 2(5) required, or on a date set by agreement.

(7) Nothing in this By-law shall prevent Council from requiring, as a condition of any approval pursuant to the *Planning Act,* RSO 1990, c.P.13, that the owner(s) of land install such local services as Council may require in accordance with the City's policy in respect of local services.

Credits

4.

(1) Where the City permits the provision of services in lieu of the payment of all or any portion of a development charge, the City shall give a credit for an amount equal to the reasonable cost to the owner of providing the services, as determined by the City, provided such credit shall relate only to the portion of the development charge attributable to the services provided, unless otherwise agreed by the City.

(2) The City may by agreement permit an owner to provide services additional to or of a greater size or capacity than is required, and the City may give a credit for an amount up to the reasonable cost to the owner of providing the services as determined by the City, provided that no such credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service described in Paragraph 4 of Subsection 5(1) of the Act.

Annual Adjustment

5. The development charges established pursuant to Section 2 of this By-law shall be adjusted annually, without amendment to this By-law, as of the 1st day of July in each year, commencing on July 1, 2023, in accordance with the most recent change in the Statistics Canada Quarterly, Non-Residential Building Construction Price Index for Toronto (Table 18-10-0135-01 or any successor table).

<u>GENERAL</u>

Term

6.

(1) This By-law shall come into force and effect on July 1, 2022.

(2) This By-law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent By-law.

(3) Nothing in this By-law shall be construed so as to commit or require the City to authorize or proceed with any specific capital project at any specific time.

Transitional Provisions

7. If before the coming into force of this By-law an owner or previous owner has made a payment for services described in this By-law, or provided services in lieu thereof, no payment as required under this By-law and no credits or refunds shall apply.

Schedules

8. Schedules “A” and “B” are attached hereto and form part of this By-law.

Repeal

9. By-law 091-2018 shall be and is hereby repealed effective on the date that this By-law comes into force and effect.

Registration

10. A certified copy of this By-law may be registered in the By-law register in the York Region Land Registry Office and/or against the title to any land to which this By-law applies.

Severability

11. In the event that any provision of this By-law is found by a court or tribunal of competent jurisdiction to be invalid, such provision shall be deemed to be severed, and the remaining provisions of this By-law shall remain in full force and effect.

Headings

12. The headings inserted in this By-law are for convenience of reference only and shall not affect the interpretation of this By-law.

Short Title

13. This By-law may be cited as the “Area Specific Development Charges By-law – Steeles West Sanitary Sewer Improvement Works”.

Enacted by City of Vaughan Council this 28th day of June, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

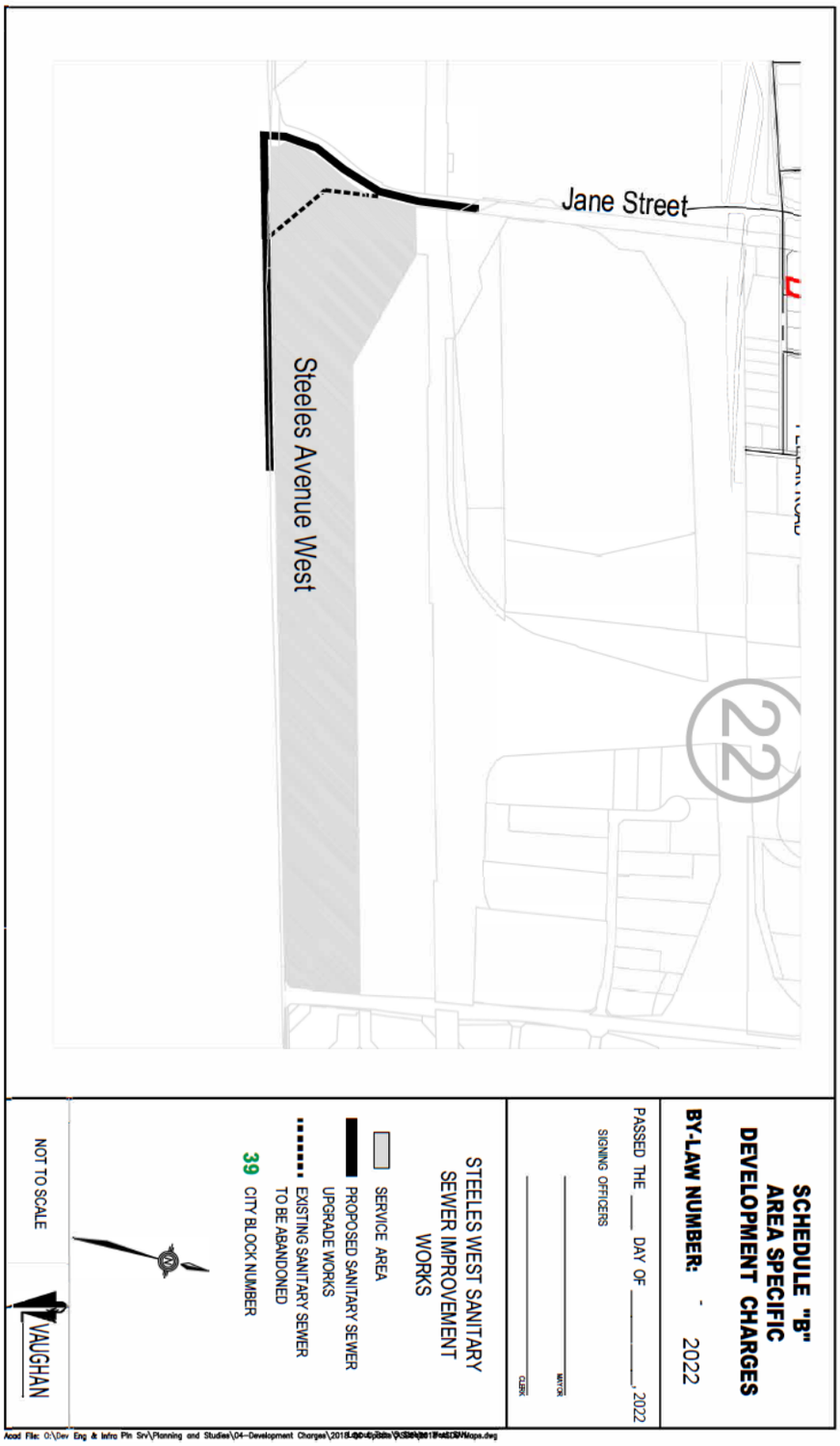
Authorized by Item No. 2 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

Schedule "A":

Area Specific Development Charge Calculation

Service	Net Capital Cost	Net Area (ha)	Rate Per Net Area ($/ha)
Steeles West Sanitary Sewer Improvement Works	$2,695,700	37.60	$71,687

Schedule “B”:


Jane Street
Steeles Avenue West
22
SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES
BY-LAW NUMBER: - 2022
PASSED THE ____ DAY OF _____, 2022
SIGNING OFFICERS
MAYOR
CLERK
STEELES WEST SANITARY
SEWER IMPROVEMENT
WORKS
SERVICE AREA
PROPOSED SANITARY SEWER
UPGRADE WORKS
EXISTING SANITARY SEWER
TO BE ABANDONED
39 CITY BLOCK NUMBER
NOT TO SCALE
VAUGHAN

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2022

A By-law to impose Area Specific Development Charges – Steeles West Stormwater Management Works.

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (the "**Act**") provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area for which the by-law applies;

AND WHEREAS, at the direction of Council of The Corporation of the City of Vaughan (the "**Council**"), Hemson Consulting Ltd. has prepared a Development Charge Background Study entitled "2022 City-Wide Development Charges Background Study", dated March 29, 2022 (the "**Background Study**"), which indicated that the development of any land within the City of Vaughan will increase the need for services as defined therein;

AND WHEREAS as of April 12, 2022, Council made the Background Study and draft version of this By-law available to the public in accordance with the Act;

AND WHEREAS on May 10, 2022, Council held a public meeting at which all persons in attendance were provided with an opportunity to make representations relating to the draft By-law in respect of the 2022 City-Wide Development Charges Background Study in accordance with the Act;

AND WHEREAS notice of the public meeting was given on April 20, 2022 in accordance with the Act and Ontario Regulation 82/98;

AND WHEREAS on June 28, 2022, Council by resolution adopted the Background Study and determined that it was not necessary to hold any further public meetings in respect of this By-law;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

DEFINITIONS

1. For the following words and phrases if used in this By-law:

(1) **“accessory use”** means the use of any building or structure that is naturally and normally:

(a) incidental;

(b) subordinate to; and

(c) devoted exclusively to the main use on the same lot; and for the purpose of this By-law, detached buildings or structures which are accessory uses shall not exceed 100 square metres of gross floor area.

(2) **“agreement”** means a contract between the City and an owner and any amendment thereto.

(3) **“agricultural use”** means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed, or intended for use for the purpose of a bona fide farming operation, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities, and any other activities customarily carried on in the field of agriculture; but does not include a commercial use or a marijuana operation.

(4) **“air supported structure”** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure.

(5) **“apartment building”** means a residential use building, or the residential use portion of a mixed-use building, other than a townhouse or stacked townhouse containing four or more dwelling units each of which shall have access to above grade common halls, stairs, elevators, and yards.

(6) **“area specific development charge”** and **“special service area development charge”** mean a charge imposed with respect to growth-related net capital costs against a defined land area or per unit for specified services under the applicable By-law.

(7) **“atrium”** means a large open space extending through several floors in a building that is open to the ceiling.

(8) **"basement"** means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor of the underside of the floor joist is below the finished grade.

(9) **"building or structure"** means a permanent enclosed structure occupying an area greater than 10 square metres, consisting of a wall, roof, and/or floor, or any of them, or a structural system serving the function thereof, which includes, but is not limited to, air-supported structures or industrial tents; a canopy however shall not be considered a building or structure for the purpose of this By-law and shall not attract development charges.

(10) **"building permit"** means a permit issued under the *Building Code Act, 1992,* which permits the construction of a building or structure, or which permits the construction of the foundation of a building or structure.

(11) **"canopy"** means an overhanging, projection, or covering connected to a principal use on the lands, such as over a gas bar or outdoor storage.

(12) **"capital cost"** means costs incurred or proposed to be incurred by the City or a local board directly or by others on behalf of, and as authorized by, a Municipality or Local Board under an agreement, required for the provision of services designated in the By-law within or outside the City:

(a) to acquire land or an interest in land, including a leasehold interest;

(b) to improve land;

(c) to acquire, lease, construct, or improve buildings and structures;

(d) to acquire, lease, construct, or improve facilities including:

(i) rolling stock with an estimated useful life of seven (7) years or more years;

(ii) furniture and equipment, other than computer equipment; and

(iii) materials acquired for circulation, reference, or information purposes by a library board as defined in the *Public Libraries Act*, RSO 1990, c. P. 44;

(e) to undertake studies in connection with any of the matters in clauses (a) to (d);

(f) of the development charge background study required before enactment of this By-law; and

(g) of interest on money borrowed to pay for costs described in any of the matters in clauses (a) to (d).

(13) **"cellar"** means the portion of a building below the lowest storey which has more than one-half of its height from the floor to the underside of the floor joists below the finished grade.

(14) **"City"** means The Corporation of the City of Vaughan.

(15) **"college"** means a board of governors of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*, SO 2002, c 8, Sched F.

(16) **"development"** means the construction, erection, or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, and includes redevelopment.

(17) **"development charge"** means a charge imposed with respect to growth-related net capital costs against land under this By-law.

(18) **"duplex"** means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade.

(19) **"dwelling unit"** means a room or suite of two or more rooms, designed or intended for use by a single household in which sanitary conveniences are provided, and in which facilities are provided for cooking or the installation of cooking equipment.

(20) **"engineering services"** means services related to a highway, and may include water supply services, waste water services, and storm water drainage and control services.

(21) **"existing industrial building"** means an existing building or structure to be used, or designed or intended for:

(a) manufacturing, producing, processing, storing, or distributing something;

(b) research or development in connection with manufacturing, producing, or processing something;

(c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;

(d) office or administrative purposes, if they are:

(i) carried out with respect to manufacturing, producing, processing, storage, or distributing of something; and

(ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution.

(22) **"funeral home"** means a building or structure with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services.

(23) **"future development"** means development which requires a subsequent planning approval, in addition to a building permit, which planning approval shall include a site plan approval or the approval of a plan of condominium.

(24) **"grade finished"** means the average elevation of the finished ground level at the wall(s).

(25) **"gross floor area"** means, in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and a residential use and

(a) includes the floor area of a mezzanine and the space occupied by interior walls and partitions;

(b) excludes, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium;

(c) excludes the area of any self-contained structural self and rack storage facility approved by the Building Materials Commission under the *Building Code Act,1992,* SO 1992, c 23;

(d) excludes the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the building or structure, or any part thereof, is a retail motor vehicle establishment or a standalone motor vehicle storage facility or a commercial public parking structure;

(e) exclude the surface area of swimming pools or the playing surfaces of indoor sport fields including but not limited to hockey arenas, and basketball courts; and

(f) for the purposes of this definition, notwithstanding any other section of this By-law, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.

(26) **"growth-related net capital cost"** means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of the City.

(27) **"heritage property"** means a property that contains cultural heritage value as defined under the *Ontario Heritage Act*, RSO 1990, c O.18.

(28) **"home occupation"** means an occupation permitted in a dwelling unit and which:

(a) is clearly secondary to the use of the dwelling unit;

(b) does not change the external character of the dwelling unit; and

(c) does not create or become a public nuisance, in particular in respect to noise, traffic, or parking.

(29) **"large apartment"** means a dwelling unit in an apartment building or plex or stacked townhouse that is 700 square feet or larger in size.

(30) **"live-work unit"** means a unit intended for both residential and non-residential uses concurrently.

(31) **“local board”** means a local board as defined in section 1 of the *Municipal Affairs Act*, RSO 1990, c M.46 other than a board as defined in subsection 1(1) of the *Education Act* RSO 1990, c E.2.

(32) **“lot”** means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the *Planning Act*, RSO, 1990 c P.13.

(33) **“marijuana operation”** means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus Cannabis (marijuana) with a license for sale as authorized under the *Cannabis Act*, SC 2018, c. 16.

(34) **“mixed-use building”** means a building or structure containing a residential and non-residential use other than a home occupation.

(35) **“mezzanine”** means a mezzanine as defined in the *Building Code Act, 1992*, SO 1992 c 23.

(36) **“multiple unit dwelling”** includes townhouses, and all other residential uses that are not included in the definition of apartment, single detached dwelling, or semi-detached dwelling.

(37) **“net area”** means the gross area of land less the area of lands conveyed or to be conveyed into public ownership for the purpose of open space, parks, woodlots, storm water management facilities, buffers and road widenings along Regional Roads, and Ontario Hydro utility corridors, and less the area of any wood lots in private ownership if zoned as such, but shall include the area of all road allowances dedicated to the City.

(38) **“net capital cost”** means the capital cost less capital grants, subsidies, and other contributions made to the City, or that the Council of the City anticipates will be made, including conveyances or payments under sections 42, 51, and 53 of the *Planning Act*, RSO 1990, c P.13 in respect of the capital cost.

(39) **“owner”** means the owner of the land or a person who has made an application for an approval of the development of the land upon which a development charge or an area specific development charge is imposed.

(40) **“place of worship”** means a building used for the gathering of a religious or faith-based organization for spiritual purposes.

(41) **“plex”** means a duplex, a semi-detached duplex, a triplex, or a semi-detached triplex.

(42) **“redevelopment”** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land or changing the use from a residential to non-residential use or from a non-residential to residential use or from one residential use to another form of residential use.

(43) **“retail motor vehicle establishment”** means a building or structure used or designed or intended to be used for the sale, rental or servicing of motor vehicles, or any other function associated with the sale, rental or servicing of motor vehicles including but not limited to detailing, leasing and brokerage of motor vehicles, and short or long-term storage of customer motor vehicles. For a retail motor vehicle establishment, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City.

(44) **“semi-detached duplex”** means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall.

(45) **“semi-detached dwelling”** means a building divided vertically into two dwelling units.

(46) **“semi-detached triplex”** means one of a pair of triplexes divided vertically one from the other by a party wall.

(47) **“services”** means services designated in this By-law.

(48) **“single detached dwelling”** and **“single detached”** means a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by

footings only shall be considered a single-family dwelling for the purposes of this By-law.

(49) **"small apartment"** means a dwelling unit in an apartment building or a plex or stacked townhouse that is less than 700 square feet in size.

(50) **"stacked townhouse"** means a building, other than a townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally, and each dwelling unit having an entrance to grade shared with no more than 3 other units.

(51) **"storey"** means the portion of a building other than the cellar or unfinished attic which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres.

(52) **"standalone motor vehicle storage facility"** means a building or structure used or designed or intended for use for the storage or warehousing of motor vehicles that is separate from a retail motor vehicle establishment. For a standalone motor vehicle storage facility, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City;

(53) **"subdivision"** includes condominium.

(54) "**temporary sales centre**" means a Building, including a trailer, that is designed or intended to be temporary, or intended to be removed from the land or demolished after use and which is used exclusively as an office or presentation centre, or both, for new building sales;

(55) **"triplex"** means a building comprising 3 dwelling units, each of which has a separate entrance to grade.

(56) **"university"** has the same meaning as defined in Section 171.1 of the *Education Act*, RSO 1990 c E.2.

(57) **“use, commercial”** means the use of any land, building or structure for the purpose of buying and selling commodities or supplying services as distinguished from such uses as manufacturing or assembly of goods, warehousing, and construction.

(58) **“use, industrial”** means the use of any land, building or structure for construction, warehousing, manufacturing, processing, or assembly of materials to finished products or byproducts, including the storage of such materials and products.

(59) **“use, institutional”** means the use of any land, building or structure by any organization owned or operated for religious, educational, charitable, recreational, or governmental purposes, whether or not supported in whole or in part by public funds.

(60) **“use, non-residential”** means the use of any land, building or structure, or any part thereof, for use other than a residential use, and shall include commercial use, industrial use, and institutional use.

(61) **“use, residential”** means the use of any land, building or structure for a single detached dwelling, semi-detached dwelling, multiple unit dwelling, apartment, or any other type of household or dwelling unit.

Rules – Application, Exemptions and Exceptions

2.

(1) This By-law applies to all land within the Service Area on Schedule “B” and to all uses of any land, building or structure within the Service Area on Schedule “B” whether or not the land, building or structure, or use thereof, is exempt from taxation under Section 3 of the *Assessment Act*, RSO 1990, c A.31;

(2) Despite subsection (1), this By-law does not apply to any land, building or structure within the Service Area on Schedule “B” owned by and used for the purposes of:

(a) a local board;

(b) a board of education as defined in section 1(1) of the *Education Act,* RSO 1990, c E.2;

(c) the City or any of its local boards including land leased by these entities from the Crown in right of Canada or Ontario;

(d) lands, buildings or structures owned by Metrolinx and used for transit related purposes;

(e) any area municipality within the Regional Municipality of York;

(f) the Regional Municipality of York or any of its local boards;

(g) a public hospital receiving aid under the *Public Hospitals Act* RSO 1990 c P.40; and

(h) lands vested in or leased to a university/college that receives regular and ongoing operating funds from the government for the purposes of post-secondary education, if the development in respect of which the development charges would otherwise be payable is intended to be occupied and used by the university.

(3) Development charges for the services identified in Schedule “A” shall be imposed upon the Service Area in Schedule “B”, at the specified rate in Schedule “A”, and shall be collected in accordance with this By-law on development for residential use or non-residential use purposes.

(4) For determining development charges under this By-law, any residential dwelling that is less than 700 square feet of total gross floor area shall be deemed a small apartment and pay the corresponding development charge set out in Schedule “A”.

(5) Development charges provided for in subsection (3) apply where the development requires:

(a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*, RSO 1990, c.P.13;

(b) the approval of a minor variance under Section 45 of the *Planning Act*, RSO 1990, c.P.13;

(c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, RSO. 1990, c.P.13 applies;

(d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, RSO 1990, c.P.13;

(e) a consent under Section 53 of the *Planning Act*, R.S.O. 1990, c.P.13;

(f) the approval of a description under Section 50 of the *Condominium Act*, 1998, S.O. 1998, c.19; or

(g) the issuing of a permit under the *Building Code Act*, *1992*, SO 1992 c.23 in relation to a building or structure.

(6) The City shall not apply more than one development charge provided for in this By-law on land even though two or more of the actions described in subsection 2(5) are required before the land can be developed.

(7) Despite subsection 2(6), if two or more of the actions described in subsection 2(5) occur at different times and if the subsequent action or actions has the effect of increasing the need for services, a development charge shall be imposed, calculated, and collected pursuant to subsection 2(3) limited to the increase.

(8) Notwithstanding any other provisions of this By-law, a building or structure shall be exempt from the payment of development charges provided that it is for:

(a) a temporary use permitted under a zoning by-law enacted under Section 39 of the *Planning Act*, RSO 1990, c.P.13;

(b) an accessory use and, without restricting the generality of the foregoing, including a tent or canopy used on a temporary or seasonal basis;

(c) a home occupation;

(d) an agricultural use;

(e) a renovation of an existing building which does not alter, if a residential use, the number of units, or, if a non-residential use, the gross floor area thereof;

(f) a temporary sales centre;

(g) the relocation of a built heritage structure that is listed under Section 27 of the *Ontario Heritage Act,* RSO 1990 c O.18 or designated under Part IV or V of the *Ontario Heritage Act,* RSO 1990 c O.18; or

(h) Land, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act or any successor thereto, including mausoleums and columbariums, but excluding funeral homes; or

(i) Buildings or structures owned by and used for the purpose of a conservation authority, unless such buildings or structures are used primarily for, or in connection with (i) recreational purposes for which the conservation authority charges admission, or (ii) any commercial use.

(9) Area specific development charges paid hereunder shall be maintained in a separate reserve fund or funds and shall be used only for the services specified in Schedule “A”.

Places of Worship

(10) Despite subsection 2(3), development charges shall not be imposed in respect of the gross floor area of a place of worship to a maximum of 5,000 square feet (or 464.5 square metres) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.

Mixed Use

(11) Development charges applicable to a mixed-use building shall be the aggregate of the amount applicable to the residential use component and the amount applicable to the gross floor area of the non-residential use component.

(12) Live-work units will be assessed at the residential rate based on the assigned class and the non-residential rate for the gross floor area related to the non-residential use.

ADMINISTRATION

Development Charge Payment and Calculation Date

3.

(1) All development charges payable shall be paid by certified funds to the City Treasurer.

(2) Subject to subsections 3(3), 3(4) and 3(5) of this By-law, development charges imposed shall be calculated as of, and shall be payable on, the date a building permit is issued in respect of a building or structure on land to which a development charge applies, and no building permit shall be issued until the development charge is paid in full.

(3) Notwithstanding subsection 3(2) of this By-law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-law, the development charge shall be payable, subject to any applicable exemptions or reductions contained in this By-law:

(a) In respect of an approval of a plan of subdivision pursuant to section 51 of the *Planning Act*, RSO 1990, c.P.13, immediately upon entering into the subdivision agreement; and

(b) In respect of the granting of a consent pursuant to section 53 of the *Planning Act,* RSO 1990, c.P.13, immediately upon entering into an agreement made as a condition of the granting of such consent.

(4) Where the City and owner(s) of the land have entered into an agreement pursuant to section 27 of the Act in respect of the timing of the payment of a development charge or a portion thereof, the terms of such agreement shall prevail over the provisions of this By-law, including subsections 3(2), 3(3) and 3(5) of this By-law.

(5) Notwithstanding subsections 3(2) and 3(3) of this By-law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-law, developments that are eligible pursuant to sections 26.1 or 26.2 of the Act shall have development charges calculated and payable in accordance with section 26.1 and/or 26.2 of the Act and interest thereon shall be calculated and payable in accordance with the City's policy, entitled "DC Interest Policy Under Sections 26.1 and 26.2 of the Development Charges Act, 1997", as amended from time to time.

(6) If a use of any land, building or structure that constitutes development does not require the issuing of a building permit but requires one or more of the actions listed in subsection 2(5) inclusive, a development charge shall be

payable and shall be calculated and collected on the earliest of any of the actions listed in subsection 2(5) required, or on a date set by agreement.

(7) Nothing in this By-law shall prevent Council from requiring, as a condition of any approval pursuant to the *Planning Act,* RSO 1990, c.P.13, that the owner(s) of land install such local services as Council may require in accordance with the City's policy in respect of local services.

Credits

4.

(1) Where the City permits the provision of services in lieu of the payment of all or any portion of a development charge, the City shall give a credit for an amount equal to the reasonable cost to the owner of providing the services, as determined by the City, provided such credit shall relate only to the portion of the development charge attributable to the services provided, unless otherwise agreed by the City.

(2) The City may by agreement permit an owner to provide services additional to or of a greater size or capacity than is required, and the City may give a credit for an amount up to the reasonable cost to the owner of providing the services as determined by the City, provided that no such credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service described in Paragraph 4 of Subsection 5(1) of the Act.

Annual Adjustment

5. The development charges established pursuant to Section 2 of this By-law shall be adjusted annually, without amendment to this By-law, as of the 1st day of July in each year, commencing on July 1, 2023, in accordance with the most recent change in the Statistics Canada Quarterly, Non-Residential Building Construction Price Index for Toronto (Table 18-10-0135-01 or any successor table).

<u>GENERAL</u>

Term

6.

(1) This By-law shall come into force and effect on July 1, 2022.

(2) This By-law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent by-law.

(3) Nothing in this By-law shall be construed so as to commit or require the City to authorize or proceed with any specific capital project at any specific time.

Transitional Provisions

7. If before the coming into force of this By-law an owner or previous owner has made a payment for services described in this By-law, or provided services in lieu thereof, no payment as required under this By-law and no credits or refunds shall apply.

Schedules

8. Schedules “A” and “B” are attached hereto and form part of this By-law.

Repeal

9. By-law 092-2018 shall be and is hereby repealed effective on the date that this By-law comes into force and effect.

Registration

10. A certified copy of this By-law may be registered in the By-law register in the York Region Land Registry Office and/or against the title to any land to which this By-law applies.

Severability

11. In the event that any provision of this By-law is found by a court or tribunal of competent jurisdiction to be invalid, such provision shall be deemed to be severed, and the remaining provisions of this By-law shall remain in full force and effect.

Headings

12. The headings inserted in this By-law are for convenience of reference only and shall not affect the interpretation of this By-law.

Short Title

13. This By-law may be cited as the “Area Specific Development Charges By-law – Steeles West Stormwater Management Works”.

Enacted by City of Vaughan Council this 28th day of June, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

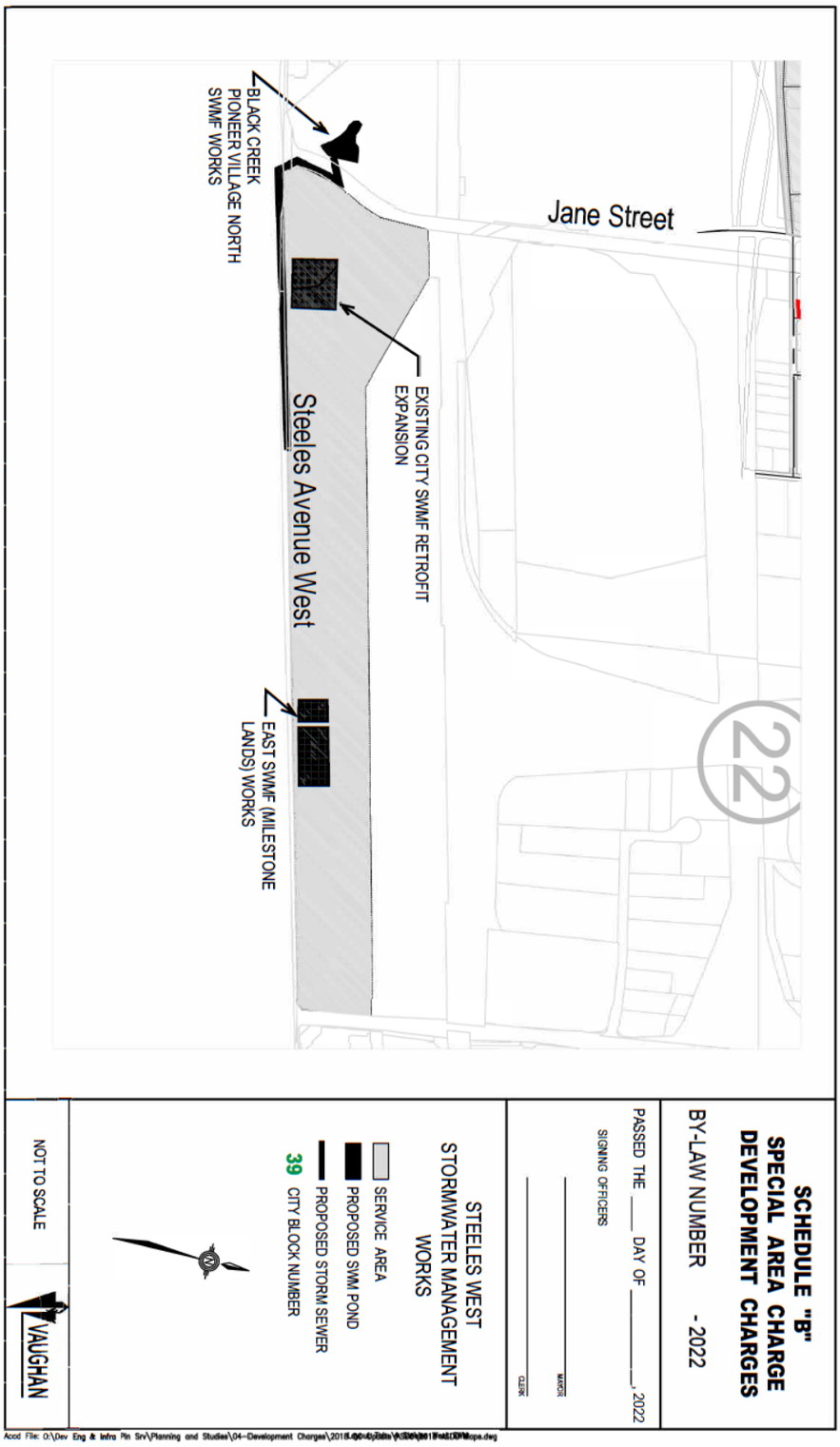
Authorized by Item No. 2 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

Schedule "A":

Area Specific Development Charge Calculation

Service	Net Capital Cost	Net Area (ha)	Rate Per Net Area ($/ha)
Steeles West Stormwater Management Works	$46,426,284	37.60	$1,234,757

Schedule "B":


SCHEDULE "B"
SPECIAL AREA CHARGE
DEVELOPMENT CHARGES
BY-LAW NUMBER - 2022
PASSED THE ____ DAY OF _____, 2022
SIGNING OFFICERS
MAYOR
CLERK
STEELES WEST
STORMWATER MANAGEMENT
WORKS
SERVICE AREA
PROPOSED SWM POND
PROPOSED STORM SEWER
39 CITY BLOCK NUMBER
NOT TO SCALE
VAUGHAN
Jane Street
Steeles Avenue West
EXISTING CITY SWMF RETROFIT
EXPANSION
BLACK CREEK
PIONEER VILLAGE NORTH
SWMF WORKS
EAST SWMF (MILESTONE
LANDS) WORKS

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2022

A By-Law to impose Area Specific Development Charges – Woodbridge Avenue Sanitary Sewer Improvements.

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (the "**Act**") provides that the council of a municipality may by By-Law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area for which the By-Law applies;

AND WHEREAS, at the direction of Council of The Corporation of the City of Vaughan (the "**Council**"), Hemson Consulting Ltd. has prepared a Development Charge Background Study entitled "2022 City-Wide Development Charges Background Study", dated March 29, 2022 (the "**Background Study**"), which indicated that the development of any land within The Corporation of the City of Vaughan will increase the need for services as defined therein;

AND WHEREAS as of April 12, 2022, Council made the Background Study and draft version of this By-Law available to the public in accordance with the Act;

AND WHEREAS on May 10, 2022, Council held a public meeting at which all persons in attendance were provided with an opportunity to make representations relating to the draft By-Law in respect of the 2022 City-Wide Development Charges Background Study in accordance with the Act;

AND WHEREAS notice of the public meeting was given on April 20, 2022 in accordance with the Act and Ontario Regulation 82/98;

AND WHEREAS on June 28, 2022, Council by resolution adopted the Background Study and determined that it was not necessary to hold any further public meetings in respect of this By-Law;

AND WHEREAS Council passed a By-Law to impose and provide for payment of area specific development charges for the Woodbridge Avenue Sanitary Sewer Improvements;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

DEFINITIONS

1. For the following words and phrases if used in this By-Law:

(1) **"accessory use"** means the use of any building or structure that is naturally and normally:

(a) incidental;

(b) subordinate to; and

(c) devoted exclusively to the main use on the same lot; and for the purpose of this By-Law, detached buildings or structures which are accessory uses shall not exceed 100 square metres of gross floor area.

(2) **"agreement"** means a contract between the City and an owner and any amendment thereto.

(3) **"agricultural use"** means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed, or intended for use for the purpose of a bona fide farming operation, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities, and any other activities customarily carried on in the field of agriculture; but does not include a commercial use or a marijuana operation.

(4) **"air supported structure"** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure.

(5) **"apartment building"** means a residential use building, or the residential use portion of a mixed-use building, other than a townhouse or stacked townhouse containing four or more dwelling units each of which shall have access to above grade common halls, stairs, elevators, and yards.

(6) **"area specific development charge"** and **"special service area development charge"** mean a charge imposed with respect to growth-related net capital costs against a defined land area or per unit for specified services under the applicable By-Law.

(7) **"atrium"** means a large open space extending through several floors in a building that is open to the ceiling.

(8) **"basement"** means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor of the underside of the floor joist is below the finished grade.

(9) **"building or structure"** means a permanent enclosed structure occupying an area greater than 10 square metres, consisting of a wall, roof, and/or floor, or any of them, or a structural system serving the function thereof, which includes, but is not limited to, air-supported structures or industrial tents; a canopy however shall not be considered a building or structure for the purpose of this By-Law and shall not attract development charges.

(10) **"building permit"** means a permit issued under the *Building Code Act, 1992,* which permits the construction of a building or structure, or which permits the construction of the foundation of a building or structure.

(11) **"canopy"** means an overhanging, projection, or covering connected to a principal use on the lands, such as over a gas bar or outdoor storage.

(12) **"capital cost"** means costs incurred or proposed to be incurred by the City or a local board directly or by others on behalf of, and as authorized by, a Municipality or Local Board under an agreement, required for the provision of services designated in the By-Law within or outside the City:

(a) to acquire land or an interest in land, including a leasehold interest;

(b) to improve land;

(c) to acquire, lease, construct, or improve buildings and structures;

(d) to acquire, lease, construct, or improve facilities including:

(i) rolling stock with an estimated useful life of seven (7) years or more years;

(ii) furniture and equipment, other than computer equipment; and

(iii) materials acquired for circulation, reference, or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, c. P. 44;

(e) to undertake studies in connection with any of the matters in clauses (a) to (d);

(f) of the development charge background study required before enactment of this By-Law; and

(g) of interest on money borrowed to pay for costs described in any of the matters in clauses (a) to (d).

(13) **"cellar"** means the portion of a building below the lowest storey which has more than one-half of its height from the floor to the underside of the floor joists below the finished grade.

(14) **"City"** means The Corporation of the City of Vaughan.

(15) **"college"** means a board of governors of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*, SO 2002, c 8, Sched F.

(16) **"development"** means the construction, erection, or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, and includes redevelopment.

(17) **"development charge"** means a charge imposed with respect to growth-related net capital costs against land under this By-Law.

(18) **"duplex"** means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade.

(19) **"dwelling unit"** means a room or suite of two or more rooms, designed or intended for use by a single household in which sanitary conveniences are provided, and in which facilities are provided for cooking or the installation of cooking equipment.

(20) **"engineering services"** means services related to a highway, and may include water supply services, waste water services, and storm water drainage and control services.

(21) **"existing industrial building"** means an existing building or structure to be used, or designed or intended for:

(a) manufacturing, producing, processing, storing, or distributing something;

(b) research or development in connection with manufacturing, producing, or processing something;

(c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;

(d) office or administrative purposes, if they are:

(i) carried out with respect to manufacturing, producing, processing, storage, or distributing of something; and

(ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution.

(22) **"funeral home"** means a building or structure with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services.

(23) **"future development"** means development which requires a subsequent planning approval, in addition to a building permit, which planning approval shall include a site plan approval or the approval of a plan of condominium.

(24) **"grade finished"** means the average elevation of the finished ground level at the wall(s).

(25) **"gross floor area"** means, in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and a residential use and

(a) includes the floor area of a mezzanine and the space occupied by interior walls and partitions;

(b) excludes, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium;

(c) excludes the area of any self-contained structural self and rack storage facility approved by the Building Materials Commission under the *Building Code Act,1992,* SO 1992, c 23;

(d) excludes the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the building or structure, or any part thereof, is a retail motor vehicle establishment or a standalone motor vehicle storage facility or a commercial public parking structure;

(e) exclude the surface area of swimming pools or the playing surfaces of indoor sport fields including but not limited to hockey arenas, and basketball courts; and

(f) for the purposes of this definition, notwithstanding any other section of this By-law, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.

(26) **"growth-related net capital cost"** means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of the City.

(27) **"heritage property"** means a property that contains cultural heritage value as defined under the *Ontario Heritage Act*, RSO 1990, c O.18.

(28) **"home occupation"** means an occupation permitted in a dwelling unit and which:

(a) is clearly secondary to the use of the dwelling unit;

(b) does not change the external character of the dwelling unit; and

(c) does not create or become a public nuisance, in particular in respect to noise, traffic, or parking.

(29) **“large apartment”** means a dwelling unit in an apartment building or plex or stacked townhouse that is 700 square feet or larger in size.

(30) **“live-work unit”** means a unit intended for both residential and non-residential uses concurrently.

(31) **“local board”** means a local board as defined in section 1 of the *Municipal Affairs Act*, RSO 1990, c M.46 other than a board as defined in subsection 1(1) of the *Education Act* RSO 1990, c E.2.

(32) **“lot”** means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the *Planning Act*, RSO, 1990 c P.13.

(33) **“marijuana operation”** means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus Cannabis (marijuana) with a license for sale as authorized under the *Cannabis Act*, SC 2018, c. 16.

(34) **“mixed-use building”** means a building or structure containing a residential and non-residential use other than a home occupation.

(35) **“mezzanine”** means a mezzanine as defined in the *Building Code Act,* 1992, SO 1992 c 23.

(36) **“multiple unit dwelling”** includes townhouses, and all other residential uses that are not included in the definition of apartment, single detached dwelling, or semi-detached dwelling.

(37) **“net area”** means the gross area of land less the area of lands conveyed or to be conveyed into public ownership for the purpose of open space, parks, woodlots, storm water management facilities, buffers and road widenings along Regional Roads, and Ontario Hydro utility corridors, and less the area of any wood lots in private ownership if zoned as such, but shall include the area of all road allowances dedicated to the City.

(38) **“net capital cost”** means the capital cost less capital grants, subsidies, and other contributions made to the City, or that the Council of the City anticipates will be made, including conveyances or payments under sections 42, 51, and 53 of the *Planning Act*, RSO 1990, c P.13 in respect of the capital cost.

(39) **“owner”** means the owner of the land or a person who has made an application for an approval of the development of the land upon which a development charge or an area specific development charge is imposed.

(40) **“place of worship”** means a building used for the gathering of a religious or faith-based organization for spiritual purposes.

(41) **“plex”** means a duplex, a semi-detached duplex, a triplex, or a semi-detached triplex.

(42) **“redevelopment”** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land or changing the use from a residential to non-residential use or from a non-residential to residential use or from one residential use to another form of residential use.

(43) **“retail motor vehicle establishment”** means a building or structure used or designed or intended to be used for the sale, rental or servicing of motor vehicles, or any other function associated with the sale, rental or servicing of motor vehicles including but not limited to detailing, leasing and brokerage of motor vehicles, and short or long-term storage of customer motor vehicles. For a retail motor vehicle establishment, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City.

(44) **“semi-detached duplex”** means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall.

(45) **“semi-detached dwelling”** means a building divided vertically into two dwelling units.

(46) **“semi-detached triplex”** means one of a pair of triplexes divided vertically one from the other by a party wall.

(47) **“services”** means services designated in this By-Law.

(48) **“single detached dwelling”** and **“single detached”** means a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by footings only shall be considered a single-family dwelling for the purposes of this By-Law.

(49) **“small apartment”** means a dwelling unit in an apartment building or a plex or stacked townhouse that is less than 700 square feet in size.

(50) **“stacked townhouse”** means a building, other than a townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally, and each dwelling unit having an entrance to grade shared with no more than 3 other units.

(51) **“storey”** means the portion of a building other than the cellar or unfinished attic which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres.

(52) **“standalone motor vehicle storage facility”** means a building or structure used or designed or intended for use for the storage or warehousing of motor vehicles that is separate from a retail motor vehicle establishment. For a standalone motor vehicle storage facility, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City;

(53) **“subdivision”** includes condominium.

(54) “**temporary sales centre**” means a Building, including a trailer, that is designed or intended to be temporary, or intended to be removed from the land or demolished after use and which is used exclusively as an office or presentation centre, or both, for new building sales;

(55) **"triplex"** means a building comprising 3 dwelling units, each of which has a separate entrance to grade.

(56) **"university"** has the same meaning as defined in Section 171.1 of the *Education Act*, RSO 1990 c E.2.

(57) **"use, commercial"** means the use of any land, building or structure for the purpose of buying and selling commodities or supplying services as distinguished from such uses as manufacturing or assembly of goods, warehousing, and construction.

(58) **"use, industrial"** means the use of any land, building or structure for construction, warehousing, manufacturing, processing, or assembly of materials to finished products or byproducts, including the storage of such materials and products.

(59) **"use, institutional"** means the use of any land, building or structure by any organization owned or operated for religious, educational, charitable, recreational, or governmental purposes, whether or not supported in whole or in part by public funds.

(60) **"use, non-residential"** means the use of any land, building or structure, or any part thereof, for use other than a residential use, and shall include commercial use, industrial use, and institutional use.

(61) **"use, residential"** means the use of any land, building or structure for a single detached dwelling, semi-detached dwelling, multiple unit dwelling, apartment, or any other type of household or dwelling unit.

Rules – Application, Exemptions and Exceptions

2.

(1) This By-Law applies to all land and to all uses of any land, building or structure within the City whether or not the land, building or structure, or use thereof, is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31;

(2) Despite subsection (1), this By-Law does not apply to any land, building or structure within the City owned by and used for the purposes of:

(a) a local board;

(b) a board of education as defined in section 1(1) of the *Education Act,* RSO 1990, c E.2;

(c) the City or any of its local boards including land leased by these entities from the Crown in right of Canada or Ontario;

(d) lands, buildings or structures owned by Metrolinx and used for transit related purposes;

(e) any area municipality within the Regional Municipality of York;

(f) the Regional Municipality of York or any of its local boards;

(g) a public hospital receiving aid under the *Public Hospitals Act* RSO 1990 c P.40; and

(h) lands vested in or leased to a university or college that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development for which charges under this By-law would otherwise be payable is intended to be occupied and used by the university or college.

(3) Development charges for the services designated in Schedule A shall be imposed upon the service area in Schedule B, specified in Schedule A, and shall be collected in accordance with this By-Law on development for residential use or non-residential use purposes;

(4) For determining development charges under this bylaw, any residential dwelling that is less than 700 square feet of total gross floor area shall be deemed a small apartment and pay the corresponding development charge set out in Schedule B.

(5) Development charges provided for in subsection (3) apply where the development requires:

(a) the passing of a zoning By-Law or of an amendment thereto under Section 34 of the *Planning Act*, RSO 1990, c.P.13;

(b) the approval of a minor variance under Section 45 of the *Planning Act*, RSO 1990, c.P.13;

(c) a conveyance of land to which a By-Law passed under subsection 50(7) of the *Planning Act*, RSO 1990, c.P.13 applies;

(d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, RSO 1990, c.P.13;

(e) a consent under Section 53 of the *Planning Act*, RSO 1990, c.P.13;

(f) the approval of a description under Section 50 of the *Condominium Act*, 1998, S.O. 1998, c.19; or

(g) the issuing of a permit under the *Building Code Act*, 1992, SO 1992 c.23 in relation to a building or structure.

(6) The City shall not apply more than one development charge provided for in this By-Law on land even though two or more of the actions described in subsection 2(5) are required before the land can be developed.

(7) Despite subsection 2(6), if two or more of the actions described in subsection 2(5) occur at different times and if the subsequent action or actions has the effect of increasing the need for services, a development charge shall be imposed, calculated, and collected pursuant to subsection 2(3) limited to the increase.

(8) Notwithstanding any other provisions of this By-Law, a building or structure shall be exempt from the payment of development charges provided that it is for:

(a) a temporary use permitted under a zoning By-Law enacted under Section 39 of the *Planning Act*, RSO 1990, c.P.13;

(b) an accessory use and, without restricting the generality of the foregoing, including a tent or canopy used on a temporary or seasonal basis;

(c) a home occupation;

(d) an agricultural use;

(e) a renovation of an existing building which does not alter, if a residential use, the number of units, or, if a non-residential use, the gross floor area thereof;

(f) a temporary sales centre;

(g) the relocation of a built heritage structure that is listed under Section 27 of the *Ontario Heritage Act* or designated under Part IV or V of the *Ontario Heritage Act* RSO 1990 c O.18; or

(h) Land, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act or any successor thereto, including mausoleums and columbariums, but excluding funeral homes; or

(i) Buildings or structures owned by and used for the purpose of a conservation authority, unless such buildings or structures are used primarily for, or in connection with (i) recreational purposes for which the conservation authority charges admission, or (ii) any commercial use.

(9) Area specific development charges paid hereunder shall be maintained in a separate reserve fund or funds and shall be used only for the services specified in Schedule A.

Places of Worship

(10) Despite subsection 2(3), development charges shall not be imposed in respect of the gross floor area of a place of worship to a maximum of 5,000 square feet (or 464.5 square metres) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.

Mixed Use

(11) Development charges applicable to a mixed-use building shall be the aggregate of the amount applicable to the residential use component and the amount applicable to the gross floor area of the non-residential use component.

(12) Live-work units will be assessed at the residential rate based on the assigned class and the non-residential rate for the gross floor area related to the non-residential use.

ADMINISTRATION

Development Charge Payment and Calculation Date

3.

(1) All development charges payable shall be paid by certified funds to the City Treasurer;

(2) Subject to subsections 3(3), 3(4) and 3(5) of this By-Law, development charges imposed shall be calculated as of, and shall be payable on, the date a building permit is issued in respect of a building or structure on land to which a development charge applies, and no building permit shall be issued until the development charge is paid in full;

(3) Notwithstanding subsection 3(2) of this By-Law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-Law, the development charge shall be payable, subject to any applicable exemptions or reductions contained in this By-Law:

(a) In respect of an approval of a plan of subdivision pursuant to section 51 of the *Planning Act*, *1990* RSO 1990, c.P.13, immediately upon entering into the subdivision agreement; and

(b) In respect of the granting of a consent pursuant to section 53 of the *Planning Act, 1990* RSO 1990, c.P.13, immediately upon entering into an agreement made as a condition of the granting of such consent;

(4) Where the City and owner(s) of the land have entered into an agreement pursuant to section 27 of the Act in respect of the timing of the payment of a development charge or a portion thereof, the terms of such agreement shall prevail over the provisions of this By-Law, including subsections 3(2), 3(3) and 3(5) of this By-Law;

(5) Notwithstanding subsections 3(2) and 3(3) of this By-Law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-Law, developments that are eligible pursuant to sections 26.1 or 26.2 of the Act shall have development charges calculated and payable in accordance with section 26.1 and/or 26.2 of the Act and interest thereon shall be calculated and payable in accordance with

the City's policy, entitled "DC Interest Policy Under Sections 26.1 and 26.2 of the Development Charges Act, 1997", as amended from time to time;

(6) If a use of any land, building or structure that constitutes development does not require the issuing of a building permit but requires one or more of the actions listed in subsection 2(5) inclusive, a development charge shall be payable and shall be calculated and collected on the earliest of any of the actions listed in subsection 2(5) required, or on a date set by agreement;

(7) Nothing in this By-Law shall prevent Council from requiring, as a condition of any approval pursuant to the *Planning Act, 1990* RSO 1990, c.P.13, that the owner(s) of land install such local services as Council may require in accordance with the City's policy in respect of local services;

Credits

4.

(1) Where the City permits the provision of services in lieu of the payment of all or any portion of a development charge, the City shall give a credit for an amount equal to the reasonable cost to the owner of providing the services, as determined by the City, provided such credit shall relate only to the portion of the development charge attributable to the services provided, unless otherwise agreed by the City;

(2) The City may by agreement permit an owner to provide services additional to or of a greater size or capacity than is required, and the City may give a credit for an amount up to the reasonable cost to the owner of providing the services as determined by the City, provided that no such credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service described in Paragraph 4 of Subsection 5(1) of the *Development Charges Act*, 1997;

Annual Adjustment

5.

(1) The development charges established pursuant to Section 2 of this By-Law shall be adjusted annually, without amendment to this By-Law, as of the 1st day of July in each year, commencing on July 1, 2023, in accordance with the most recent change in the Statistics Canada Quarterly, Non-Residential

Building Construction Price Index for Toronto (Table 18-10-0135-01 or any successor table);

GENERAL

Term

6.

(1) This By-Law shall come into force and effect on July 1, 2022;

(2) This By-Law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent By-Law;

(3) Nothing in this By-Law shall be construed so as to commit or require the City to authorize or proceed with any specific capital project at any specific time;

Transitional Provisions

7.

(1) If before the coming into force of this By-Law an owner or previous owner has made a payment for services described in this By-Law, or provided services in lieu thereof, no payment as required under this By-Law and no credits or refunds shall apply;

Schedules

8.

(1) Schedules A and B are attached hereto and form part of this By-Law;

Repeal

9.

(1) By-Law 093-2018 shall be and is hereby repealed effective on the date that this By-Law comes into force and effect;

Registration

10.

(1) A certified copy of this By-Law may be registered in the By-Law register in the York Region Land Registry Office and/or against the title to any land to which this By-Law applies;

Severability

11.

(1) In the event that any provision of this By-Law is found by a court or tribunal of competent jurisdiction to be invalid, such provision shall be

deemed to be severed, and the remaining provisions of this By-Law shall remain in full force and effect;

Headings

12.

(1) The headings inserted in this By-Law are for convenience of reference only and shall not affect the interpretation of this By-Law;

Short Title

13.

(1) This By-Law may be cited as the Area Specific Development Charges By-Law – Woodbridge Avenue Sanitary Sewer Improvements.

Enacted by City of Vaughan Council this 28th day of June, 2022.

_____

Hon. Maurizio Bevilacqua, Mayor

_____

Todd Coles, City Clerk

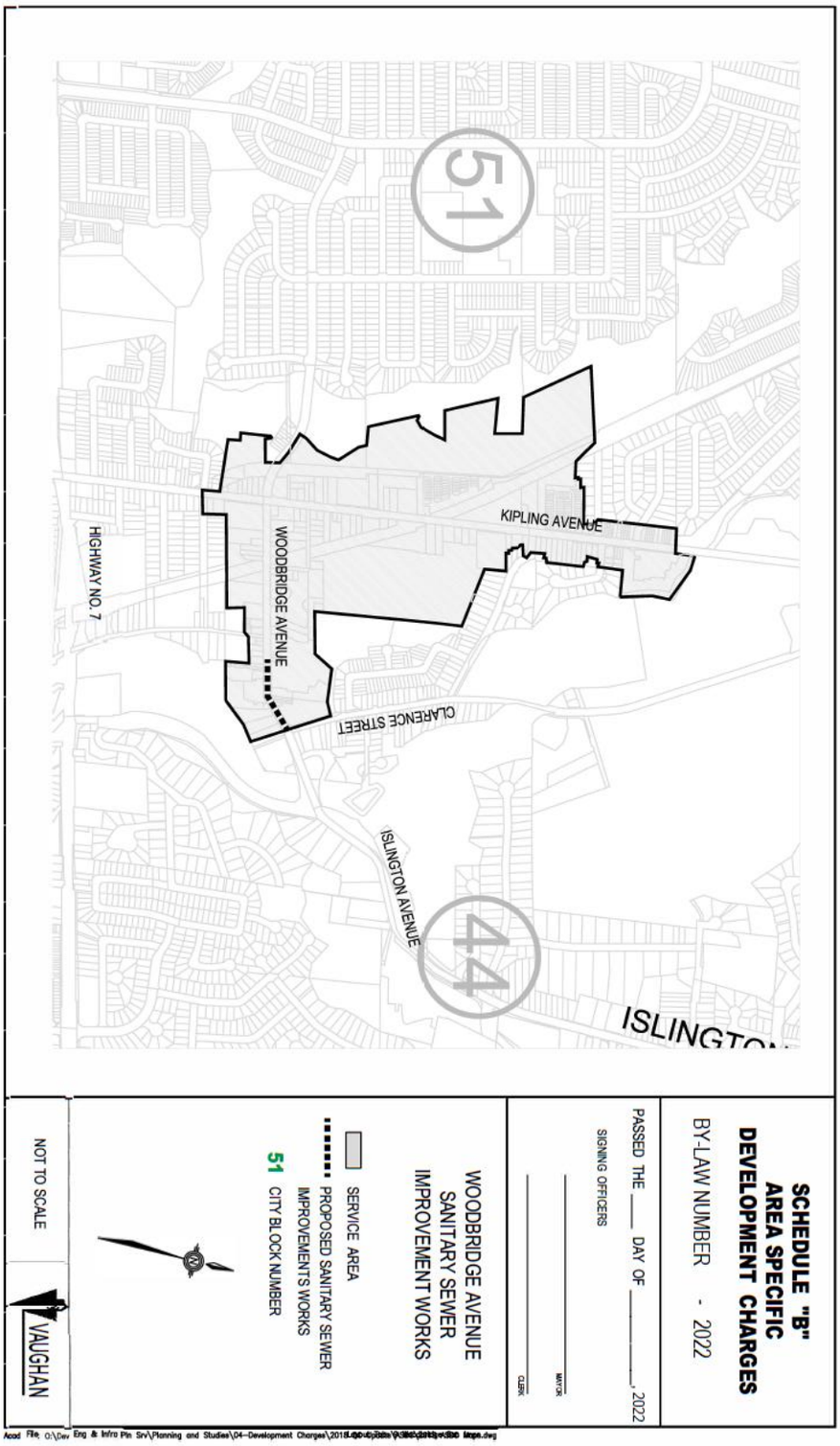
Authorized by Item No. 2 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

Schedule A:

Area Specific Development Charge Calculation

Service	Net Capital Cost	Net Area (ha)	Rate Per Net Area ($/ha)
Woodbridge Avenue Sanitary Sewer Improvements	$667,626	22.26	$29,991

Schedule B:


SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES
BY-LAW NUMBER - 2022
PASSED THE ____ DAY OF _____, 2022
SIGNING OFFICERS
MAYOR
CLERK
WOODBRIDGE AVENUE
SANITARY SEWER
IMPROVEMENT WORKS
SERVICE AREA
PROPOSED SANITARY SEWER
IMPROVEMENTS WORKS
51 CITY BLOCK NUMBER
NOT TO SCALE
VAUGHAN
51
44
KIPLING AVENUE
WOODBRIDGE AVENUE
CLARENCE STREET
ISLINGTON AVENUE
HIGHWAY NO. 7
ISLINGTON

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2022

A By-Law to impose Area Specific Development Charges – Rainbow Creek Milani Blvd Sanitary Sub-Trunk.

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (the "**Act**") provides that the council of a municipality may by By-Law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area for which the By-Law applies;

AND WHEREAS, at the direction of Council of The Corporation of the City of Vaughan (the "**Council**"), Hemson Consulting Ltd. has prepared a Development Charge Background Study entitled "2022 City-Wide Development Charges Background Study", dated March 29, 2022 (the "**Background Study**"), which indicated that the development of any land within The Corporation of the City of Vaughan will increase the need for services as defined therein;

AND WHEREAS as of April 12, 2022, Council made the Background Study and draft version of this By-Law available to the public in accordance with the Act;

AND WHEREAS on May 10, 2022, Council held a public meeting at which all persons in attendance were provided with an opportunity to make representations relating to the draft By-Law in respect of the 2022 City-Wide Development Charges Background Study in accordance with the Act;

AND WHEREAS notice of the public meeting was given on April 20, 2022 in accordance with the Act and Ontario Regulation 82/98;

AND WHEREAS on June 28, 2022, Council by resolution adopted the Background Study and determined that it was not necessary to hold any further public meetings in respect of this By-Law;

AND WHEREAS Council passed a By-Law to impose and provide for payment of area specific development charges for the Rainbow Creek Sanitary Sub-Trunk;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

DEFINITIONS

1. For the following words and phrases if used in this By-Law:

(1) **"accessory use"** means the use of any building or structure that is naturally and normally:

(a) incidental;

(b) subordinate to; and

(c) devoted exclusively to the main use on the same lot; and for the purpose of this By-Law, detached buildings or structures which are accessory uses shall not exceed 100 square metres of gross floor area.

(2) **"agreement"** means a contract between the City and an owner and any amendment thereto.

(3) **"agricultural use"** means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed, or intended for use for the purpose of a bona fide farming operation, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities, and any other activities customarily carried on in the field of agriculture; but does not include a commercial use or a marijuana operation.

(4) **"air supported structure"** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure.

(5) **"apartment building"** means a residential use building, or the residential use portion of a mixed-use building, other than a townhouse or stacked townhouse containing four or more dwelling units each of which shall have access to above grade common halls, stairs, elevators, and yards.

(6) **"area specific development charge"** and **"special service area development charge"** mean a charge imposed with respect to growth-related net capital costs against a defined land area or per unit for specified services under the applicable By-Law.

(7) **"atrium"** means a large open space extending through several floors in a building that is open to the ceiling.

(8) **"basement"** means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor of the underside of the floor joist is below the finished grade.

(9) **"building or structure"** means a permanent enclosed structure occupying an area greater than 10 square metres, consisting of a wall, roof, and/or floor, or any of them, or a structural system serving the function thereof, which includes, but is not limited to, air-supported structures or industrial tents; a canopy however shall not be considered a building or structure for the purpose of this By-Law and shall not attract development charges.

(10) **"building permit"** means a permit issued under the *Building Code Act, 1992,* which permits the construction of a building or structure, or which permits the construction of the foundation of a building or structure.

(11) **"canopy"** means an overhanging, projection, or covering connected to a principal use on the lands, such as over a gas bar or outdoor storage.

(12) **"capital cost"** means costs incurred or proposed to be incurred by the City or a local board directly or by others on behalf of, and as authorized by, a Municipality or Local Board under an agreement, required for the provision of services designated in the By-Law within or outside the City:

(a) to acquire land or an interest in land, including a leasehold interest;

(b) to improve land;

(c) to acquire, lease, construct, or improve buildings and structures;

(d) to acquire, lease, construct, or improve facilities including:

(i) rolling stock with an estimated useful life of seven (7) years or more years;

(ii) furniture and equipment, other than computer equipment; and

(iii) materials acquired for circulation, reference, or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, c. P. 44;

(e) to undertake studies in connection with any of the matters in clauses (a) to (d);

(f) of the development charge background study required before enactment of this By-Law; and

(g) of interest on money borrowed to pay for costs described in any of the matters in clauses (a) to (d).

(13) **"cellar"** means the portion of a building below the lowest storey which has more than one-half of its height from the floor to the underside of the floor joists below the finished grade.

(14) **"City"** means The Corporation of the City of Vaughan.

(15) **"college"** means a board of governors of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*, SO 2002, c 8, Sched F.

(16) **"development"** means the construction, erection, or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, and includes redevelopment.

(17) **"development charge"** means a charge imposed with respect to growth-related net capital costs against land under this By-Law.

(18) **"duplex"** means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade.

(19) **"dwelling unit"** means a room or suite of two or more rooms, designed or intended for use by a single household in which sanitary conveniences are provided, and in which facilities are provided for cooking or the installation of cooking equipment.

(20) **"engineering services"** means services related to a highway, and may include water supply services, waste water services, and storm water drainage and control services.

(21) **"existing industrial building"** means an existing building or structure to be used, or designed or intended for:

(a) manufacturing, producing, processing, storing, or distributing something;

(b) research or development in connection with manufacturing, producing, or processing something;

(c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;

(d) office or administrative purposes, if they are:

(i) carried out with respect to manufacturing, producing, processing, storage, or distributing of something; and

(ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution.

(22) **"funeral home"** means a building or structure with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services.

(23) **"future development"** means development which requires a subsequent planning approval, in addition to a building permit, which planning approval shall include a site plan approval or the approval of a plan of condominium.

(24) **"grade finished"** means the average elevation of the finished ground level at the wall(s).

(25) **"gross floor area"** means, in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and a residential use and

(a) includes the floor area of a mezzanine and the space occupied by interior walls and partitions;

(b) excludes, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium;

(c) excludes the area of any self-contained structural self and rack storage facility approved by the Building Materials Commission under the *Building Code Act,1992,* SO 1992, c 23;

(d) excludes the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the building or structure, or any part thereof, is a retail motor vehicle establishment or a standalone motor vehicle storage facility or a commercial public parking structure;

(e) exclude the surface area of swimming pools or the playing surfaces of indoor sport fields including but not limited to hockey arenas, and basketball courts; and

(f) for the purposes of this definition, notwithstanding any other section of this By-law, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.

(26) **"growth-related net capital cost"** means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of the City.

(27) **"heritage property"** means a property that contains cultural heritage value as defined under the *Ontario Heritage Act*, RSO 1990, c O.18.

(28) **"home occupation"** means an occupation permitted in a dwelling unit and which:

(a) is clearly secondary to the use of the dwelling unit;

(b) does not change the external character of the dwelling unit; and

(c) does not create or become a public nuisance, in particular in respect to noise, traffic, or parking.

(29) **“large apartment”** means a dwelling unit in an apartment building or plex or stacked townhouse that is 700 square feet or larger in size.

(30) **“live-work unit”** means a unit intended for both residential and non-residential uses concurrently.

(31) **“local board”** means a local board as defined in section 1 of the *Municipal Affairs Act*, RSO 1990, c M.46 other than a board as defined in subsection 1(1) of the *Education Act* RSO 1990, c E.2.

(32) **“lot”** means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the *Planning Act*, RSO, 1990 c P.13.

(33) **“marijuana operation”** means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus Cannabis (marijuana) with a license for sale as authorized under the *Cannabis Act*, SC 2018, c. 16.

(34) **“mixed-use building”** means a building or structure containing a residential and non-residential use other than a home occupation.

(35) **“mezzanine”** means a mezzanine as defined in the *Building Code Act,* 1992, SO 1992 c 23.

(36) **“multiple unit dwelling”** includes townhouses, and all other residential uses that are not included in the definition of apartment, single detached dwelling, or semi-detached dwelling.

(37) **“net area”** means the gross area of land less the area of lands conveyed or to be conveyed into public ownership for the purpose of open space, parks, woodlots, storm water management facilities, buffers and road widenings along Regional Roads, and Ontario Hydro utility corridors, and less the area of any wood lots in private ownership if zoned as such, but shall include the area of all road allowances dedicated to the City.

(38) **“net capital cost”** means the capital cost less capital grants, subsidies, and other contributions made to the City, or that the Council of the City anticipates will be made, including conveyances or payments under sections 42, 51, and 53 of the *Planning Act*, RSO 1990, c P.13 in respect of the capital cost.

(39) **“owner”** means the owner of the land or a person who has made an application for an approval of the development of the land upon which a development charge or an area specific development charge is imposed.

(40) **“place of worship”** means a building used for the gathering of a religious or faith-based organization for spiritual purposes.

(41) **“plex”** means a duplex, a semi-detached duplex, a triplex, or a semi-detached triplex.

(42) **“redevelopment”** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land or changing the use from a residential to non-residential use or from a non-residential to residential use or from one residential use to another form of residential use.

(43) **“retail motor vehicle establishment”** means a building or structure used or designed or intended to be used for the sale, rental or servicing of motor vehicles, or any other function associated with the sale, rental or servicing of motor vehicles including but not limited to detailing, leasing and brokerage of motor vehicles, and short or long-term storage of customer motor vehicles. For a retail motor vehicle establishment, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City.

(44) **“semi-detached duplex”** means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall.

(45) **“semi-detached dwelling”** means a building divided vertically into two dwelling units.

(46) **“semi-detached triplex”** means one of a pair of triplexes divided vertically one from the other by a party wall.

(47) **“services”** means services designated in this By-Law.

(48) **“single detached dwelling”** and **“single detached”** means a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by footings only shall be considered a single-family dwelling for the purposes of this By-Law.

(49) **“small apartment”** means a dwelling unit in an apartment building or a plex or stacked townhouse that is less than 700 square feet in size.

(50) **“stacked townhouse”** means a building, other than a townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally, and each dwelling unit having an entrance to grade shared with no more than 3 other units.

(51) **“storey”** means the portion of a building other than the cellar or unfinished attic which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres.

(52) **“standalone motor vehicle storage facility”** means a building or structure used or designed or intended for use for the storage or warehousing of motor vehicles that is separate from a retail motor vehicle establishment. For a standalone motor vehicle storage facility, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City;

(53) **“subdivision”** includes condominium.

(54) “**temporary sales centre**” means a Building, including a trailer, that is designed or intended to be temporary, or intended to be removed from the land or demolished after use and which is used exclusively as an office or presentation centre, or both, for new building sales;

(55) **"triplex"** means a building comprising 3 dwelling units, each of which has a separate entrance to grade.

(56) **"university"** has the same meaning as defined in Section 171.1 of the *Education Act*, RSO 1990 c E.2.

(57) **"use, commercial"** means the use of any land, building or structure for the purpose of buying and selling commodities or supplying services as distinguished from such uses as manufacturing or assembly of goods, warehousing, and construction.

(58) **"use, industrial"** means the use of any land, building or structure for construction, warehousing, manufacturing, processing, or assembly of materials to finished products or byproducts, including the storage of such materials and products.

(59) **"use, institutional"** means the use of any land, building or structure by any organization owned or operated for religious, educational, charitable, recreational, or governmental purposes, whether or not supported in whole or in part by public funds.

(60) **"use, non-residential"** means the use of any land, building or structure, or any part thereof, for use other than a residential use, and shall include commercial use, industrial use, and institutional use.

(61) **"use, residential"** means the use of any land, building or structure for a single detached dwelling, semi-detached dwelling, multiple unit dwelling, apartment, or any other type of household or dwelling unit.

Rules – Application, Exemptions and Exceptions

2.

(1) This By-Law applies to all land and to all uses of any land, building or structure within the City whether or not the land, building or structure, or use thereof, is exempt from taxation under Section 3 of the *Assessment Act*, RSO 1990, c.A.31;

(2) Despite subsection (1), this By-Law does not apply to any land, building or structure within the City owned by and used for the purposes of:

(a) a local board;

(b) a board of education as defined in section 1(1) of the *Education Act,* RSO 1990, c E.2;

(c) the City or any of its local boards including land leased by these entities from the Crown in right of Canada or Ontario;

(d) lands, buildings or structures owned by Metrolinx and used for transit related purposes;

(e) any area municipality within the Regional Municipality of York;

(f) the Regional Municipality of York or any of its local boards;

(g) a public hospital receiving aid under the *Public Hospitals Act* RSO 1990 c P.40; and

(h) lands vested in or leased to a university or college that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development for which charges under this By-law would otherwise be payable is intended to be occupied and used by the university or college.

(3) Development charges for the services designated in Schedule A shall be imposed upon the service area in Schedule B, specified in Schedule A, and shall be collected in accordance with this By-Law on development for residential use or non-residential use purposes;

(4) For determining development charges under this bylaw, any residential dwelling that is less than 700 square feet of total gross floor area shall be deemed a small apartment and pay the corresponding development charge set out in Schedule B.

(5) Development charges provided for in subsection (3) apply where the development requires:

(a) the passing of a zoning By-Law or of an amendment thereto under Section 34 of the *Planning Act*, RSO 1990, c.P.13;

(b) the approval of a minor variance under Section 45 of the *Planning Act*, RSO 1990, c.P.13;

(c) a conveyance of land to which a By-Law passed under subsection 50(7) of the *Planning Act*, RSO 1990, c.P.13 applies;

(d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, RSO 1990, c.P.13;

(e) a consent under Section 53 of the *Planning Act*, RSO 1990, c.P.13;

(f) the approval of a description under Section 50 of the *Condominium Act*, 1998, S.O. 1998, c.19; or

(g) the issuing of a permit under the *Building Code Act*, 1992, SO 1992 c.23 in relation to a building or structure.

(6) The City shall not apply more than one development charge provided for in this By-Law on land even though two or more of the actions described in subsection 2(5) are required before the land can be developed.

(7) Despite subsection 2(6), if two or more of the actions described in subsection 2(5) occur at different times and if the subsequent action or actions has the effect of increasing the need for services, a development charge shall be imposed, calculated, and collected pursuant to subsection 2(3) limited to the increase.

(8) Notwithstanding any other provisions of this By-Law, a building or structure shall be exempt from the payment of development charges provided that it is for:

(a) a temporary use permitted under a zoning By-Law enacted under Section 39 of the *Planning Act*, RSO 1990, c.P.13;

(b) an accessory use and, without restricting the generality of the foregoing, including a tent or canopy used on a temporary or seasonal basis;

(c) a home occupation;

(d) an agricultural use;

(e) a renovation of an existing building which does not alter, if a residential use, the number of units, or, if a non-residential use, the gross floor area thereof;

(f) a temporary sales centre;

(g) the relocation of a built heritage structure that is listed under Section 27 of the *Ontario Heritage Act* or designated under Part IV or V of the *Ontario Heritage Act* RSO 1990 c O.18; or

(h) Land, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act or any successor thereto, including mausoleums and columbariums, but excluding funeral homes; or

(i) Buildings or structures owned by and used for the purpose of a conservation authority, unless such buildings or structures are used primarily for, or in connection with (i) recreational purposes for which the conservation authority charges admission, or (ii) any commercial use.

(9) Area specific development charges paid hereunder shall be maintained in a separate reserve fund or funds and shall be used only for the services specified in Schedule A.

Places of Worship

(10) Despite subsection 2(3), development charges shall not be imposed in respect of the gross floor area of a place of worship to a maximum of 5,000 square feet (or 464.5 square metres) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.

Mixed Use

(11) Development charges applicable to a mixed-use building shall be the aggregate of the amount applicable to the residential use component and the amount applicable to the gross floor area of the non-residential use component.

(12) Live-work units will be assessed at the residential rate based on the assigned class and the non-residential rate for the gross floor area related to the non-residential use.

ADMINISTRATION

Development Charge Payment and Calculation Date

3.

(1) All development charges payable shall be paid by certified funds to the City Treasurer;

(2) Subject to subsections 3(3), 3(4) and 3(5) of this By-Law, development charges imposed shall be calculated as of, and shall be payable on, the date a building permit is issued in respect of a building or structure on land to which a development charge applies, and no building permit shall be issued until the development charge is paid in full;

(3) Notwithstanding subsection 3(2) of this By-Law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-Law, the development charge shall be payable, subject to any applicable exemptions or reductions contained in this By-Law:

(a) In respect of an approval of a plan of subdivision pursuant to section 51 of the *Planning Act*, *1990* RSO 1990, c.P.13, immediately upon entering into the subdivision agreement; and

(b) In respect of the granting of a consent pursuant to section 53 of the *Planning Act, 1990* RSO 1990, c.P.13, immediately upon entering into an agreement made as a condition of the granting of such consent;

(4) Where the City and owner(s) of the land have entered into an agreement pursuant to section 27 of the Act in respect of the timing of the payment of a development charge or a portion thereof, the terms of such agreement shall prevail over the provisions of this By-Law, including subsections 3(2), 3(3) and 3(5) of this By-Law;

(5) Notwithstanding subsections 3(2) and 3(3) of this By-Law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-Law, developments that are eligible pursuant to sections 26.1 or 26.2 of the Act shall have development charges calculated and payable in accordance with section 26.1 and/or 26.2 of the Act and interest thereon shall be calculated and payable in accordance with

the City's policy, entitled "DC Interest Policy Under Sections 26.1 and 26.2 of the Development Charges Act, 1997", as amended from time to time;

(6) If a use of any land, building or structure that constitutes development does not require the issuing of a building permit but requires one or more of the actions listed in subsection 2(5) inclusive, a development charge shall be payable and shall be calculated and collected on the earliest of any of the actions listed in subsection 2(5) required, or on a date set by agreement;

(7) Nothing in this By-Law shall prevent Council from requiring, as a condition of any approval pursuant to the *Planning Act, 1990* RSO 1990, c.P.13, that the owner(s) of land install such local services as Council may require in accordance with the City's policy in respect of local services;

Credits

4.

(1) Where the City permits the provision of services in lieu of the payment of all or any portion of a development charge, the City shall give a credit for an amount equal to the reasonable cost to the owner of providing the services, as determined by the City, provided such credit shall relate only to the portion of the development charge attributable to the services provided, unless otherwise agreed by the City;

(2) The City may by agreement permit an owner to provide services additional to or of a greater size or capacity than is required, and the City may give a credit for an amount up to the reasonable cost to the owner of providing the services as determined by the City, provided that no such credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service described in Paragraph 4 of Subsection 5(1) of the *Development Charges Act*, 1997;

Annual Adjustment

5.

(1) The development charges established pursuant to Section 2 of this By-Law shall be adjusted annually, without amendment to this By-Law, as of the 1st day of July in each year, commencing on July 1, 2023, in accordance with the most recent change in the Statistics Canada Quarterly, Non-Residential

Building Construction Price Index for Toronto (Table 18-10-0135-01 or any successor table);

GENERAL

Term

6.

(1) This By-Law shall come into force and effect on July 1, 2022;

(2) This By-Law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent By-Law;

(3) Nothing in this By-Law shall be construed so as to commit or require the City to authorize or proceed with any specific capital project at any specific time;

Transitional Provisions

7.

(1) If before the coming into force of this By-Law an owner or previous owner has made a payment for services described in this By-Law, or provided services in lieu thereof, no payment as required under this By-Law and no credits or refunds shall apply;

Schedules

8.

(1) Schedules A and B are attached hereto and form part of this By-Law;

Registration

9.

(1) A certified copy of this By-Law may be registered in the By-Law register in the York Region Land Registry Office and/or against the title to any land to which this By-Law applies;

Severability

10.

(1) In the event that any provision of this By-Law is found by a court or tribunal of competent jurisdiction to be invalid, such provision shall be deemed to be severed, and the remaining provisions of this By-Law shall remain in full force and effect;

Headings

11.

(1) The headings inserted in this By-Law are for convenience of reference only and shall not affect the interpretation of this By-Law;

Short Title

12.

(1) This By-Law may be cited as the Area Specific Development Charges By-Law – Rainbow Creek Sanitary Sub-Trunk.

Enacted by City of Vaughan Council this 28th day of June, 2022.

_____

Hon. Maurizio Bevilacqua, Mayor

_____

Todd Coles, City Clerk

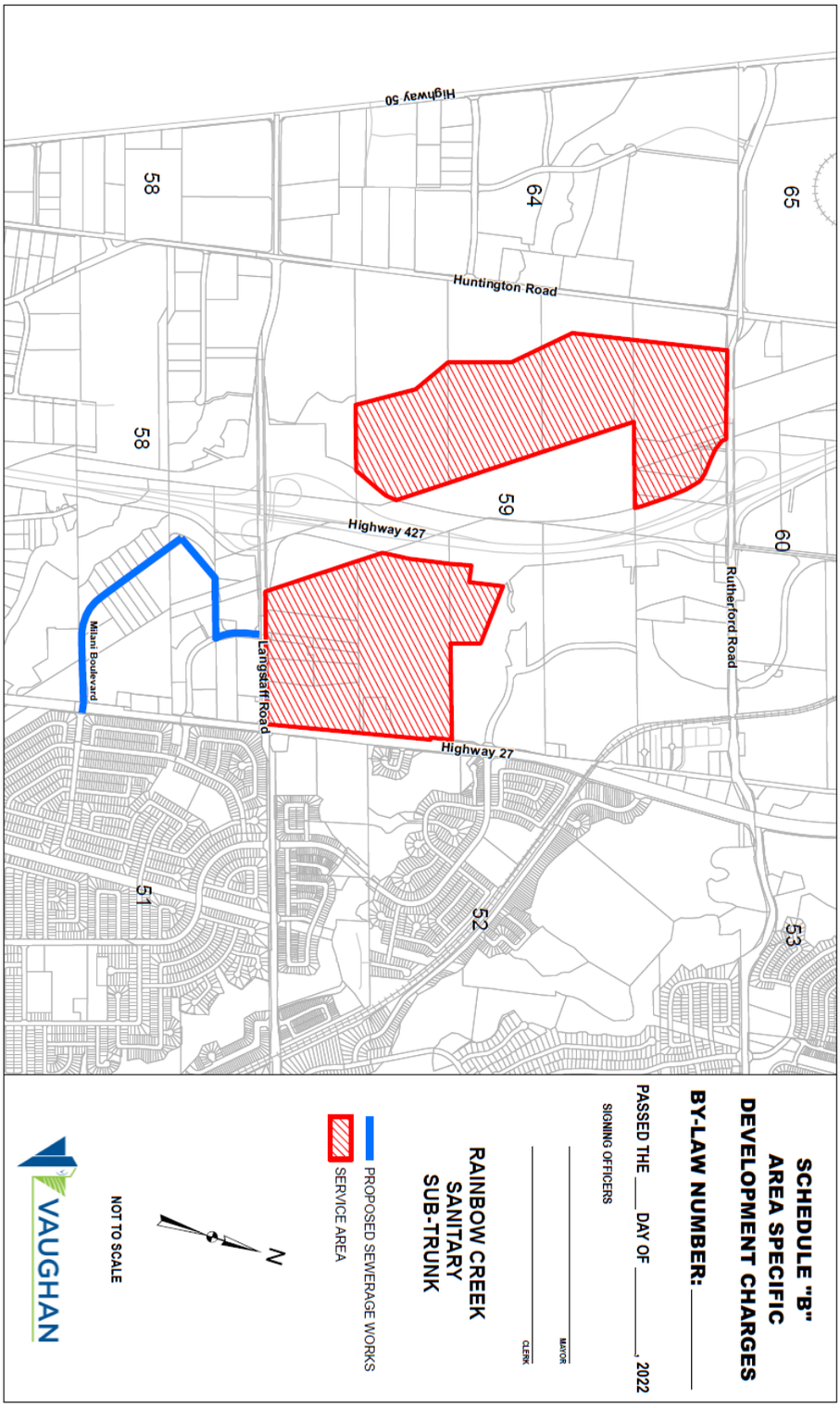
Authorized by Item No. 2 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

Schedule A:

Area Specific Development Charge Calculation

Service	Net Capital Cost	Net Area (ha)	Rate Per Net Area ($/ha)
Rainbow Creek Sanitary Sub-Trunk	$378,329	119.48	$3,167

Schedule B:


SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES
BY-LAW NUMBER: _____
PASSED THE ____ DAY OF _____, 2022
SIGNING OFFICERS
MAYOR
CLERK
RAINBOW CREEK
SANITARY
SUB-TRUNK
PROPOSED SEWERAGE WORKS
SERVICE AREA
N
NOT TO SCALE
VAUGHAN
Highway 50
Huntington Road
Highway 427
Rutherford Road
Langstaff Road
Highway 27
Milani Boulevard
65
64
60
59
58
58
53
52
51

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2022

A By-law to impose Area Specific Development Charges – VMC SE Doughton Sanitary Sewer Improvements.

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (the "**Act**") provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area for which the by-law applies;

AND WHEREAS, at the direction of Council of The Corporation of the City of Vaughan (the "**Council**"), Hemson Consulting Ltd. has prepared a Development Charge Background Study entitled "2022 City-Wide Development Charges Background Study", dated March 29, 2022 (the "**Background Study**"), which indicated that the development of any land within the City of Vaughan will increase the need for services as defined therein;

AND WHEREAS as of April 12, 2022, Council made the Background Study and draft version of this By-law available to the public in accordance with the Act;

AND WHEREAS on May 10, 2022, Council held a public meeting at which all persons in attendance were provided with an opportunity to make representations relating to the draft By-law in respect of the 2022 City-Wide Development Charges Background Study in accordance with the Act;

AND WHEREAS notice of the public meeting was given on April 20, 2022 in accordance with the Act and Ontario Regulation 82/98;

AND WHEREAS on June 28, 2022, Council by resolution adopted the Background Study and determined that it was not necessary to hold any further public meetings in respect of this By-law;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

DEFINITIONS

1. For the following words and phrases if used in this By-law:

(1) **“accessory use”** means the use of any building or structure that is naturally and normally:

(a) incidental;

(b) subordinate to; and

(c) devoted exclusively to the main use on the same lot; and for the purpose of this By-law, detached buildings or structures which are accessory uses shall not exceed 100 square metres of gross floor area.

(2) **“agreement”** means a contract between the City and an owner and any amendment thereto.

(3) **“agricultural use”** means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed, or intended for use for the purpose of a bona fide farming operation, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities, and any other activities customarily carried on in the field of agriculture; but does not include a commercial use or a marijuana operation.

(4) **“air supported structure”** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure.

(5) **“apartment building”** means a residential use building, or the residential use portion of a mixed-use building, other than a townhouse or stacked townhouse containing four or more dwelling units each of which shall have access to above grade common halls, stairs, elevators, and yards.

(6) **“area specific development charge”** and **“special service area development charge”** mean a charge imposed with respect to growth-related net capital costs against a defined land area or per unit for specified services under the applicable By-law.

(7) **“atrium”** means a large open space extending through several floors in a building that is open to the ceiling.

(8) **"basement"** means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor of the underside of the floor joist is below the finished grade.

(9) **"building or structure"** means a permanent enclosed structure occupying an area greater than 10 square metres, consisting of a wall, roof, and/or floor, or any of them, or a structural system serving the function thereof, which includes, but is not limited to, air-supported structures or industrial tents; a canopy however shall not be considered a building or structure for the purpose of this By-law and shall not attract development charges.

(10) **"building permit"** means a permit issued under the *Building Code Act, 1992,* which permits the construction of a building or structure, or which permits the construction of the foundation of a building or structure.

(11) **"canopy"** means an overhanging, projection, or covering connected to a principal use on the lands, such as over a gas bar or outdoor storage.

(12) **"capital cost"** means costs incurred or proposed to be incurred by the City or a local board directly or by others on behalf of, and as authorized by, a Municipality or Local Board under an agreement, required for the provision of services designated in the By-law within or outside the City:

(a) to acquire land or an interest in land, including a leasehold interest;

(b) to improve land;

(c) to acquire, lease, construct, or improve buildings and structures;

(d) to acquire, lease, construct, or improve facilities including:

(i) rolling stock with an estimated useful life of seven (7) years or more years;

(ii) furniture and equipment, other than computer equipment; and

(iii) materials acquired for circulation, reference, or information purposes by a library board as defined in the *Public Libraries Act*, RSO 1990, c. P. 44;

(e) to undertake studies in connection with any of the matters in clauses (a) to (d);

(f) of the development charge background study required before enactment of this By-law; and

(g) of interest on money borrowed to pay for costs described in any of the matters in clauses (a) to (d).

(13) **"cellar"** means the portion of a building below the lowest storey which has more than one-half of its height from the floor to the underside of the floor joists below the finished grade.

(14) **"City"** means The Corporation of The City of Vaughan.

(15) **"college"** means a board of governors of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*, SO 2002, c 8, Sched F.

(16) **"development"** means the construction, erection, or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, and includes redevelopment.

(17) **"development charge"** means a charge imposed with respect to growth-related net capital costs against land under this By-law.

(18) **"duplex"** means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade.

(19) **"dwelling unit"** means a room or suite of two or more rooms, designed or intended for use by a single household in which sanitary conveniences are provided, and in which facilities are provided for cooking or the installation of cooking equipment.

(20) **"engineering services"** means services related to a highway, and may include water supply services, waste water services, and storm water drainage and control services.

(21) **"existing industrial building"** means an existing building or structure to be used, or designed or intended for:

(a) manufacturing, producing, processing, storing, or distributing something;

(b) research or development in connection with manufacturing, producing, or processing something;

(c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;

(d) office or administrative purposes, if they are:

(i) carried out with respect to manufacturing, producing, processing, storage, or distributing of something; and

(ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution.

(22) **"funeral home"** means a building or structure with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services.

(23) **"future development"** means development which requires a subsequent planning approval, in addition to a building permit, which planning approval shall include a site plan approval or the approval of a plan of condominium.

(24) **"grade finished"** means the average elevation of the finished ground level at the wall(s).

(25) **"gross floor area"** means, in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and a residential use and

(a) includes the floor area of a mezzanine and the space occupied by interior walls and partitions;

(b) excludes, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium;

(c) excludes the area of any self-contained structural self and rack storage facility approved by the Building Materials Commission under the *Building Code Act,1992,* SO 1992, c 23;

(d) excludes the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the building or structure, or any part thereof, is a retail motor vehicle establishment or a standalone motor vehicle storage facility or a commercial public parking structure;

(e) exclude the surface area of swimming pools or the playing surfaces of indoor sport fields including but not limited to hockey arenas, and basketball courts; and

(f) for the purposes of this definition, notwithstanding any other section of this By-law, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.

(26) **"growth-related net capital cost"** means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of the City.

(27) **"heritage property"** means a property that contains cultural heritage value as defined under the *Ontario Heritage Act*, RSO 1990, c O.18.

(28) **"home occupation"** means an occupation permitted in a dwelling unit and which:

(a) is clearly secondary to the use of the dwelling unit;

(b) does not change the external character of the dwelling unit; and

(c) does not create or become a public nuisance, in particular in respect to noise, traffic, or parking.

(29) **"large apartment"** means a dwelling unit in an apartment building or plex or stacked townhouse that is 700 square feet or larger in size.

(30) **"live-work unit"** means a unit intended for both residential and non-residential uses concurrently.

(31) **“local board”** means a local board as defined in section 1 of the *Municipal Affairs Act*, RSO 1990, c M.46 other than a board as defined in subsection 1(1) of the *Education Act* RSO 1990, c E.2.

(32) **“lot”** means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the *Planning Act*, RSO, 1990 c P.13.

(33) **“marijuana operation”** means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus Cannabis (marijuana) with a license for sale as authorized under the *Cannabis Act*, SC 2018, c. 16.

(34) **“mixed-use building”** means a building or structure containing a residential and non-residential use other than a home occupation.

(35) **“mezzanine”** means a mezzanine as defined in the *Building Code Act, 1992*, SO 1992 c 23.

(36) **“multiple unit dwelling”** includes townhouses, and all other residential uses that are not included in the definition of apartment, single detached dwelling, or semi-detached dwelling.

(37) **“net area”** means the gross area of land less the area of lands conveyed or to be conveyed into public ownership for the purpose of open space, parks, woodlots, storm water management facilities, buffers and road widenings along Regional Roads, and Ontario Hydro utility corridors, and less the area of any wood lots in private ownership if zoned as such, but shall include the area of all road allowances dedicated to the City.

(38) **“net capital cost”** means the capital cost less capital grants, subsidies, and other contributions made to the City, or that the Council of the City anticipates will be made, including conveyances or payments under sections 42, 51, and 53 of the *Planning Act*, RSO 1990, c P.13 in respect of the capital cost.

(39) **“owner”** means the owner of the land or a person who has made an application for an approval of the development of the land upon which a development charge or an area specific development charge is imposed.

(40) **“place of worship”** means a building used for the gathering of a religious or faith-based organization for spiritual purposes.

(41) **“plex”** means a duplex, a semi-detached duplex, a triplex, or a semi-detached triplex.

(42) **“redevelopment”** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land or changing the use from a residential to non-residential use or from a non-residential to residential use or from one residential use to another form of residential use.

(43) **“retail motor vehicle establishment”** means a building or structure used or designed or intended to be used for the sale, rental or servicing of motor vehicles, or any other function associated with the sale, rental or servicing of motor vehicles including but not limited to detailing, leasing and brokerage of motor vehicles, and short or long-term storage of customer motor vehicles. For a retail motor vehicle establishment, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City.

(44) **“semi-detached duplex”** means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall.

(45) **“semi-detached dwelling”** means a building divided vertically into two dwelling units.

(46) **“semi-detached triplex”** means one of a pair of triplexes divided vertically one from the other by a party wall.

(47) **“services”** means services designated in this By-law.

(48) **“single detached dwelling”** and **“single detached”** means a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by

footings only shall be considered a single-family dwelling for the purposes of this By-law.

(49) **"small apartment"** means a dwelling unit in an apartment building, a plex or stacked townhouse that is less than 700 square feet in size.

(50) **"stacked townhouse"** means a building, other than a townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally, and each dwelling unit having an entrance to grade shared with no more than 3 other units.

(51) **"storey"** means the portion of a building other than the cellar or unfinished attic which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres.

(52) **"standalone motor vehicle storage facility"** means a building or structure used or designed or intended for use for the storage or warehousing of motor vehicles that is separate from a retail motor vehicle establishment. For a standalone motor vehicle storage facility, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City;

(53) **"subdivision"** includes condominium.

(54) "**temporary sales centre**" means a Building, including a trailer, that is designed or intended to be temporary, or intended to be removed from the land or demolished after use and which is used exclusively as an office or presentation centre, or both, for new building sales;

(55) **"triplex"** means a building comprising 3 dwelling units, each of which has a separate entrance to grade.

(56) **"university"** has the same meaning as defined in Section 171.1 of the *Education Act*, RSO 1990 c E.2.

(57) **“use, commercial”** means the use of any land, building or structure for the purpose of buying and selling commodities or supplying services as distinguished from such uses as manufacturing or assembly of goods, warehousing, and construction.

(58) **“use, industrial”** means the use of any land, building or structure for construction, warehousing, manufacturing, processing, or assembly of materials to finished products or byproducts, including the storage of such materials and products.

(59) **“use, institutional”** means the use of any land, building or structure by any organization owned or operated for religious, educational, charitable, recreational, or governmental purposes, whether or not supported in whole or in part by public funds.

(60) **“use, non-residential”** means the use of any land, building or structure, or any part thereof, for use other than a residential use, and shall include commercial use, industrial use, and institutional use.

(61) **“use, residential”** means the use of any land, building or structure for a single detached dwelling, semi-detached dwelling, multiple unit dwelling, apartment, or any other type of household or dwelling unit.

Rules – Application, Exemptions and Exceptions

2.

(1) This By-law applies to all land within the Service Area identified on Schedule “B” and to all uses of any land, building or structure within the City whether or not the land, building or structure, or use thereof, is exempt from taxation under Section 3 of the *Assessment Act*, RSO 1990, c.A.31;

(2) Despite subsection (1), this By-law does not apply to any land, building or structure within the Service Area owned by and used for the purposes of:

(a) a local board;

(b) a board of education as defined in section 1(1) of the *Education Act,* RSO 1990, c E.2;

(c) the City or any of its local boards including land leased by these entities from the Crown in right of Canada or Ontario;

(d) lands, buildings or structures owned by Metrolinx and used for transit related purposes;

(e) any area municipality within the Regional Municipality of York;

(f) the Regional Municipality of York or any of its local boards;

(g) a public hospital receiving aid under the *Public Hospitals Act* RSO 1990 c P.40; and

(h) lands vested in or leased to a university or college that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development for which charges under this By-law would otherwise be payable is intended to be occupied and used by the university or college.

(3) Development charges for the services designated in Schedule “A” shall be imposed upon the Service Area in Schedule “B”, as specified in Schedule “A”, and shall be collected in accordance with this By-law on development for residential use or non-residential use purposes;

(4) For determining development charges under this By-law, any residential dwelling that is less than 700 square feet of total gross floor area shall be deemed a small apartment and pay the corresponding development charge set out in Schedule “A”.

(5) Development charges provided for in subsection (3) apply where the development requires:

(a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*, RSO 1990, c.P.13;

(b) the approval of a minor variance under Section 45 of the *Planning Act*, RSO 1990, c.P.13;

(c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, RSO 1990, c.P.13 applies;

(d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, RSO 1990, c.P.13;

(e) a consent under Section 53 of the *Planning Act*, RSO 1990, c.P.13;

(f) the approval of a description under Section 50 of the *Condominium Act*, 1998, S.O. 1998, c.19; or

(g) the issuing of a permit under the *Building Code* Act, 1992, SO 1992 c.23 in relation to a building or structure.

(6) The City shall not apply more than one development charge provided for in this By-law on land even though two or more of the actions described in subsection 2(5) are required before the land can be developed.

(7) Despite subsection 2(6), if two or more of the actions described in subsection 2(5) occur at different times and if the subsequent action or actions has the effect of increasing the need for services, a development charge shall be imposed, calculated, and collected pursuant to subsection 2(3) limited to the increase.

(8) Notwithstanding any other provisions of this By-law, a building or structure shall be exempt from the payment of development charges provided that it is for:

(a) a temporary use permitted under a zoning by-law enacted under Section 39 of the *Planning Act*, RSO 1990, c.P.13;

(b) an accessory use and, without restricting the generality of the foregoing, including a tent or canopy used on a temporary or seasonal basis;

(c) a home occupation;

(d) an agricultural use;

(e) a renovation of an existing building which does not alter, if a residential use, the number of units, or, if a non-residential use, the gross floor area thereof;

(f) a temporary sales centre;

(g) the relocation of a built heritage structure that is listed under Section 27 of the *Ontario Heritage Act,* RSO 1990 cO.18 or designated under Part IV or V of the *Ontario Heritage Act* RSO 1990 c O.18; or

(h) Land, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the

Assessment Act, RSO 1990, c A.31 or any successor thereto, including mausoleums and columbariums, but excluding funeral homes; or

(i) Buildings or structures owned by and used for the purpose of a conservation authority, unless such buildings or structures are used primarily for, or in connection with (i) recreational purposes for which the conservation authority charges admission, or (ii) any commercial use.

(9) Area specific development charges paid hereunder shall be maintained in a separate reserve fund or funds and shall be used only for the services specified in Schedule "A".

Places of Worship

(10) Despite subsection 2(3), development charges shall not be imposed in respect of the gross floor area of a place of worship to a maximum of 5,000 square feet (or 464.5 square metres) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.

Mixed Use

(11) Development charges applicable to a mixed-use building shall be the aggregate of the amount applicable to the residential use component and the amount applicable to the gross floor area of the non-residential use component.

(12) Live-work units will be assessed at the residential rate based on the assigned class and the non-residential rate for the gross floor area related to the non-residential use.

<u>ADMINISTRATION</u>

Development Charge Payment and Calculation Date

3.

(1) All development charges payable shall be paid by certified funds to the City Treasurer.

(2) Subject to subsections 3(3), 3(4) and 3(5) of this By-law, development charges imposed shall be calculated as of, and shall be payable on, the

date a building permit is issued in respect of a building or structure on land to which a development charge applies, and no building permit shall be issued until the development charge is paid in full.

(3) Notwithstanding subsection 3(2) of this By-law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-law, the development charge shall be payable, subject to any applicable exemptions or reductions contained in this By-law:

(a) In respect of an approval of a plan of subdivision pursuant to section 51 of the *Planning Act*, *1990* RSO 1990, c.P.13, immediately upon entering into the subdivision agreement; and

(b) In respect of the granting of a consent pursuant to section 53 of the *Planning Act, 1990* RSO 1990, c.P.13, immediately upon entering into an agreement made as a condition of the granting of such consent.

(4) Where the City and owner(s) of the land have entered into an agreement pursuant to section 27 of the Act in respect of the timing of the payment of a development charge or a portion thereof, the terms of such agreement shall prevail over the provisions of this By-law, including subsections 3(2), 3(3) and 3(5) of this By-law.

(5) Notwithstanding subsections 3(2) and 3(3) of this By-law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to section 27 of the Act, developments that are eligible pursuant to sections 26.1 or 26.2 of the Act shall have development charges calculated and payable in accordance with section 26.1 and/or 26.2 of the Act and interest thereon shall be calculated and payable in accordance with the City's policy, entitled "DC Interest Policy Under Sections 26.1 and 26.2 of the Development Charges Act, 1997", as amended from time to time.

(6) If a use of any land, building or structure that constitutes development does not require the issuing of a building permit but requires one or more of the actions listed in subsection 2(5) inclusive, a development charge shall be

payable and shall be calculated and collected on the earliest of any of the actions listed in subsection 2(5) required, or on a date set by agreement.

(7) Nothing in this By-law shall prevent Council from requiring, as a condition of any approval pursuant to the *Planning Act, 1990* RSO 1990, c.P.13, that the owner(s) of land install such local services as Council may require in accordance with the City's policy in respect of local services.

Credits

4.

(1) Where the City permits the provision of services in lieu of the payment of all or any portion of a development charge, the City shall give a credit for an amount equal to the reasonable cost to the owner of providing the services, as determined by the City, provided such credit shall relate only to the portion of the development charge attributable to the services provided, unless otherwise agreed by the City.

(2) The City may by agreement permit an owner to provide services additional to or of a greater size or capacity than is required, and the City may give a credit for an amount up to the reasonable cost to the owner of providing the services as determined by the City, provided that no such credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service described in Paragraph 4 of Subsection 5(1) of the *Development Charges Act*, 1997.

Annual Adjustment

5. The development charges established pursuant to Section 2 of this By-law shall be adjusted annually, without amendment to this By-law, as of the 1st day of July in each year, commencing on July 1, 2023, in accordance with the most recent change in the Statistics Canada Quarterly, Non-Residential Building Construction Price Index for Toronto (Table 18-10-0135-01 or any successor table).

<u>GENERAL</u>

Term

6.

(1) This By-law shall come into force and effect on July 1, 2022.

(2) This By-law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent by-law.

(3) Nothing in this By-law shall be construed so as to commit or require the City to authorize or proceed with any specific capital project at any specific time.

Transitional Provisions

7. If before the coming into force of this By-law an owner or previous owner has made a payment for services described in this By-law, or provided services in lieu thereof, no payment as required under this By-law and no credits or refunds shall apply.

Schedules

8. Schedules A and B are attached hereto and form part of this By-law.

Repeal

9. By-law 095-2018 shall be and is hereby repealed effective on the date that this By-law comes into force and effect.

Registration

10. A certified copy of this By-law may be registered in the by-law register in the York Region Land Registry Office and/or against the title to any land to which this By-law applies.

Severability

11. In the event that any provision of this By-law is found by a court or tribunal of competent jurisdiction to be invalid, such provision shall be deemed to be severed, and the remaining provisions of this By-law shall remain in full force and effect.

Headings

12. The headings inserted in this By-law are for convenience of reference only and shall not affect the interpretation of this By-law.

Short Title

13. This By-law may be cited as the “Area Specific Development Charges By-law – VMC SE Doughton Sanitary Sewer Improvements”.

Enacted by City of Vaughan Council this 28th day of June, 2022.

_____

Hon. Maurizio Bevilacqua, Mayor

_____

Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

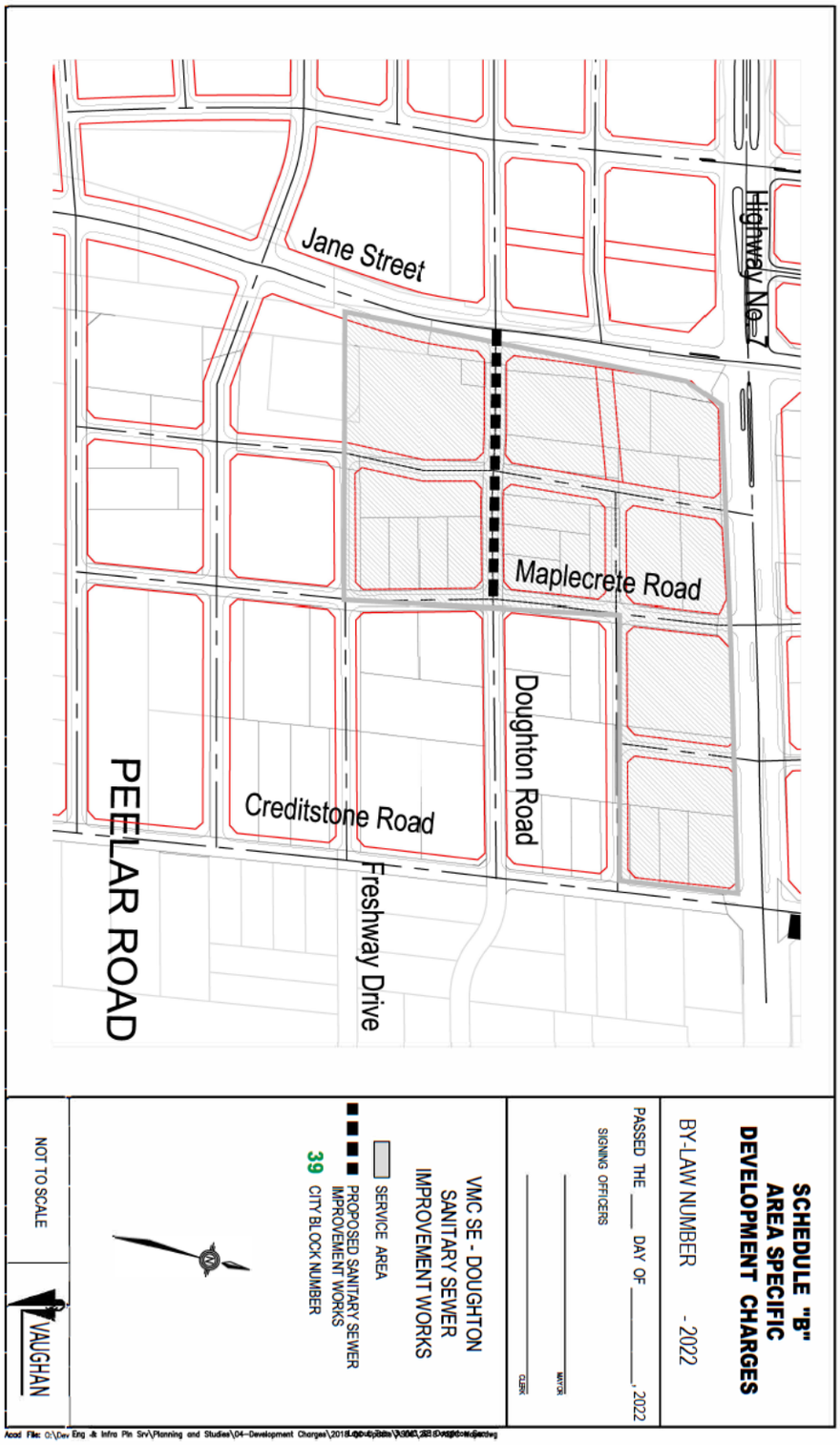
Schedule "A":

Area Specific Development Charge Calculation

Service	Net Capital Cost
VMC SE Doughton Sanitary Sewer Improvements	$590,620

Rate per Singles/Semis	Rate Per Townhouses & Multiples	Rate Per Large Apt	Rate Per Small Apt	Rate Per M^2 Non-Residential
$709	$584	$441	$318	$6.98

Schedule B:


SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES
BY-LAW NUMBER - 2022
PASSED THE ____ DAY OF _____, 2022
SIGNING OFFICERS
MAYOR
CLERK
VMC SE - DOUGHTON
SANITARY SEWER
IMPROVEMENT WORKS
SERVICE AREA
PROPOSED SANITARY SEWER IMPROVEMENT WORKS
39 CITY BLOCK NUMBER
NOT TO SCALE
VAUGHAN
Highway No. 7
Jane Street
Maplecrete Road
Doughton Road
Creditstone Road
Freshway Drive
PEELAR ROAD

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2022

A By-Law to impose Area Specific Development Charges – VMC Jane Street Sanitary Trunk Sewer Improvements.

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (the "**Act**") provides that the council of a municipality may by By-Law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area for which the By-Law applies;

AND WHEREAS, at the direction of Council of The Corporation of the City of Vaughan (the "**Council**"), Hemson Consulting Ltd. has prepared a Development Charge Background Study entitled "2022 City-Wide Development Charges Background Study", dated March 29, 2022 (the "**Background Study**"), which indicated that the development of any land within The Corporation of the City of Vaughan will increase the need for services as defined therein;

AND WHEREAS as of April 12, 2022, Council made the Background Study and draft version of this By-Law available to the public in accordance with the Act;

AND WHEREAS on May 10, 2022, Council held a public meeting at which all persons in attendance were provided with an opportunity to make representations relating to the draft By-Law in respect of the 2022 City-Wide Development Charges Background Study in accordance with the Act;

AND WHEREAS notice of the public meeting was given on April 20, 2022 in accordance with the Act and Ontario Regulation 82/98;

AND WHEREAS on June 28, 2022, Council by resolution adopted the Background Study and determined that it was not necessary to hold any further public meetings in respect of this By-Law;

AND WHEREAS Council passed a By-Law to impose and provide for payment of area specific development charges for the VMC Jane Street Sanitary Trunk Sewer Improvements;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

DEFINITIONS

1. For the following words and phrases if used in this By-Law:

(1) **"accessory use"** means the use of any building or structure that is naturally and normally:

(a) incidental;

(b) subordinate to; and

(c) devoted exclusively to the main use on the same lot; and for the purpose of this By-Law, detached buildings or structures which are accessory uses shall not exceed 100 square metres of gross floor area.

(2) **"agreement"** means a contract between the City and an owner and any amendment thereto.

(3) **"agricultural use"** means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed, or intended for use for the purpose of a bona fide farming operation, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities, and any other activities customarily carried on in the field of agriculture; but does not include a commercial use or a marijuana operation.

(4) **"air supported structure"** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure.

(5) **"apartment building"** means a residential use building, or the residential use portion of a mixed-use building, other than a townhouse or stacked townhouse containing four or more dwelling units each of which shall have access to above grade common halls, stairs, elevators, and yards.

(6) **"area specific development charge"** and **"special service area development charge"** mean a charge imposed with respect to growth-

related net capital costs against a defined land area or per unit for specified services under the applicable By-Law.

(7) **"atrium"** means a large open space extending through several floors in a building that is open to the ceiling.

(8) **"basement"** means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor of the underside of the floor joist is below the finished grade.

(9) **"building or structure"** means a permanent enclosed structure occupying an area greater than 10 square metres, consisting of a wall, roof, and/or floor, or any of them, or a structural system serving the function thereof, which includes, but is not limited to, air-supported structures or industrial tents; a canopy however shall not be considered a building or structure for the purpose of this By-Law and shall not attract development charges.

(10) **"building permit"** means a permit issued under the *Building Code Act, 1992,* which permits the construction of a building or structure, or which permits the construction of the foundation of a building or structure.

(11) **"canopy"** means an overhanging, projection, or covering connected to a principal use on the lands, such as over a gas bar or outdoor storage.

(12) **"capital cost"** means costs incurred or proposed to be incurred by the City or a local board directly or by others on behalf of, and as authorized by, a Municipality or Local Board under an agreement, required for the provision of services designated in the By-Law within or outside the City:

(a) to acquire land or an interest in land, including a leasehold interest;

(b) to improve land;

(c) to acquire, lease, construct, or improve buildings and structures;

(d) to acquire, lease, construct, or improve facilities including:

(i) rolling stock with an estimated useful life of seven (7) years or more years;

(ii) furniture and equipment, other than computer equipment; and

(iii) materials acquired for circulation, reference, or information purposes by a library board as defined in the Public Libraries Act, RSO 1990, c. P. 44;

(e) to undertake studies in connection with any of the matters in clauses (a) to (d);

(f) of the development charge background study required before enactment of this By-Law; and

(g) of interest on money borrowed to pay for costs described in any of the matters in clauses (a) to (d).

(13) **"cellar"** means the portion of a building below the lowest storey which has more than one-half of its height from the floor to the underside of the floor joists below the finished grade.

(14) **"City"** means The Corporation of the City of Vaughan.

(15) **"college"** means a board of governors of a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*, SO 2002, c 8, Sched F.

(16) **"development"** means the construction, erection, or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, and includes redevelopment.

(17) **"development charge"** means a charge imposed with respect to growth-related net capital costs against land under this By-Law.

(18) **"duplex"** means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade.

(19) **"dwelling unit"** means a room or suite of two or more rooms, designed or intended for use by a single household in which sanitary conveniences are provided, and in which facilities are provided for cooking or the installation of cooking equipment.

(20) **"engineering services"** means services related to a highway, and may include water supply services, waste water services, and storm water drainage and control services.

(21) **“existing industrial building”** means an existing building or structure to be used, or designed or intended for:

(a) manufacturing, producing, processing, storing, or distributing something;

(b) research or development in connection with manufacturing, producing, or processing something;

(c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;

(d) office or administrative purposes, if they are:

(i) carried out with respect to manufacturing, producing, processing, storage, or distributing of something; and

(ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution.

(22) **“funeral home”** means a building or structure with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services.

(23) **“future development”** means development which requires a subsequent planning approval, in addition to a building permit, which planning approval shall include a site plan approval or the approval of a plan of condominium.

(24) **“grade finished”** means the average elevation of the finished ground level at the wall(s).

(25) **“gross floor area”** means, in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and a residential use and

(a) includes the floor area of a mezzanine and the space occupied by interior walls and partitions;

(b) excludes, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium;

(c) excludes the area of any self-contained structural self and rack storage facility approved by the Building Materials Commission under the *Building Code Act,1992,* SO 1992, c 23;

(d) excludes the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the building or structure, or any part thereof, is a retail motor vehicle establishment or a standalone motor vehicle storage facility or a commercial public parking structure;

(e) exclude the surface area of swimming pools or the playing surfaces of indoor sport fields including but not limited to hockey arenas, and basketball courts; and

(f) for the purposes of this definition, notwithstanding any other section of this By-law, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.

(26) **"growth-related net capital cost"** means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of the City.

(27) **"heritage property"** means a property that contains cultural heritage value as defined under the *Ontario Heritage Act*, RSO 1990, c O.18.

(28) **"home occupation"** means an occupation permitted in a dwelling unit and which:

(a) is clearly secondary to the use of the dwelling unit;

(b) does not change the external character of the dwelling unit; and

(c) does not create or become a public nuisance, in particular in respect to noise, traffic, or parking.

(29) **"large apartment"** means a dwelling unit in an apartment building or plex or stacked townhouse that is 700 square feet or larger in size.

(30) **"live-work unit"** means a unit intended for both residential and non-residential uses concurrently.

(31) **"local board"** means a local board as defined in section 1 of the *Municipal Affairs Act*, RSO 1990, c M.46 other than a board as defined in subsection 1(1) of the *Education Act* RSO 1990, c E.2.

(32) **"lot"** means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the *Planning Act*, RSO, 1990 c P.13.

(33) **"marijuana operation"** means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus Cannabis (marijuana) with a license for sale as authorized under the *Cannabis Act*, SC 2018, c. 16.

(34) **"mixed-use building"** means a building or structure containing a residential and non-residential use other than a home occupation.

(35) **"mezzanine"** means a mezzanine as defined in the *Building Code Act,* 1992, SO 1992 c 23.

(36) **"multiple unit dwelling"** includes townhouses, and all other residential uses that are not included in the definition of apartment, single detached dwelling, or semi-detached dwelling.

(37) **"net area"** means the gross area of land less the area of lands conveyed or to be conveyed into public ownership for the purpose of open space, parks, woodlots, storm water management facilities, buffers and road widenings along Regional Roads, and Ontario Hydro utility corridors, and less the area of any wood lots in private ownership if zoned as such, but shall include the area of all road allowances dedicated to the City.

(38) **"net capital cost"** means the capital cost less capital grants, subsidies, and other contributions made to the City, or that the Council of the City anticipates will be made, including conveyances or payments under

sections 42, 51, and 53 of the *Planning Act*, RSO 1990, c P.13 in respect of the capital cost.

(39) **"owner"** means the owner of the land or a person who has made an application for an approval of the development of the land upon which a development charge or an area specific development charge is imposed.

(40) **"place of worship"** means a building used for the gathering of a religious or faith-based organization for spiritual purposes.

(41) **"plex"** means a duplex, a semi-detached duplex, a triplex, or a semi-detached triplex.

(42) **"redevelopment"** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land or changing the use from a residential to non-residential use or from a non-residential to residential use or from one residential use to another form of residential use.

(43) **"retail motor vehicle establishment"** means a building or structure used or designed or intended to be used for the sale, rental or servicing of motor vehicles, or any other function associated with the sale, rental or servicing of motor vehicles including but not limited to detailing, leasing and brokerage of motor vehicles, and short or long-term storage of customer motor vehicles. For a retail motor vehicle establishment, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City.

(44) **"semi-detached duplex"** means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall.

(45) **"semi-detached dwelling"** means a building divided vertically into two dwelling units.

(46) **"semi-detached triplex"** means one of a pair of triplexes divided vertically one from the other by a party wall.

(47) **“services”** means services designated in this By-Law.

(48) **“single detached dwelling”** and **“single detached”** means a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by footings only shall be considered a single-family dwelling for the purposes of this By-Law.

(49) **“small apartment”** means a dwelling unit in an apartment building, a plex or stacked townhouse that is less than 700 square feet in size.

(50) **“stacked townhouse”** means a building, other than a townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally, and each dwelling unit having an entrance to grade shared with no more than 3 other units.

(51) **“storey”** means the portion of a building other than the cellar or unfinished attic which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres.

(52) **“standalone motor vehicle storage facility”** means a building or structure used or designed or intended for use for the storage or warehousing of motor vehicles that is separate from a retail motor vehicle establishment. For a standalone motor vehicle storage facility, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the City;

(53) **“subdivision”** includes condominium.

(54) “**temporary sales centre**” means a Building, including a trailer, that is designed or intended to be temporary, or intended to be removed from the

land or demolished after use and which is used exclusively as an office or presentation centre, or both, for new building sales;

(55) **"triplex"** means a building comprising 3 dwelling units, each of which has a separate entrance to grade.

(56) **"university"** has the same meaning as defined in Section 171.1 of the *Education Act*, RSO 1990 c E.2.

(57) **"use, commercial"** means the use of any land, building or structure for the purpose of buying and selling commodities or supplying services as distinguished from such uses as manufacturing or assembly of goods, warehousing, and construction.

(58) **"use, industrial"** means the use of any land, building or structure for construction, warehousing, manufacturing, processing, or assembly of materials to finished products or byproducts, including the storage of such materials and products.

(59) **"use, institutional"** means the use of any land, building or structure by any organization owned or operated for religious, educational, charitable, recreational, or governmental purposes, whether or not supported in whole or in part by public funds.

(60) **"use, non-residential"** means the use of any land, building or structure, or any part thereof, for use other than a residential use, and shall include commercial use, industrial use, and institutional use.

(61) **"use, residential"** means the use of any land, building or structure for a single detached dwelling, semi-detached dwelling, multiple unit dwelling, apartment, or any other type of household or dwelling unit.

Rules – Application, Exemptions and Exceptions

2.

(1) This By-Law applies to all land and to all uses of any land, building or structure within the City whether or not the land, building or structure, or use thereof, is exempt from taxation under Section 3 of the *Assessment Act*, RSO 1990, c.A.31;

(2) Despite subsection (1), this By-Law does not apply to any land, building or structure within the City owned by and used for the purposes of:

(a) a local board;

(b) a board of education as defined in section 1(1) of the *Education Act,* RSO 1990, c E.2;

(c) the City or any of its local boards including land leased by these entities from the Crown in right of Canada or Ontario;

(d) lands, buildings or structures owned by Metrolinx and used for transit related purposes;

(e) any area municipality within the Regional Municipality of York;

(f) the Regional Municipality of York or any of its local boards;

(g) a public hospital receiving aid under the *Public Hospitals Act* RSO 1990 c P.40; and

(h) lands vested in or leased to a university or college that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development for which charges under this By-law would otherwise be payable is intended to be occupied and used by the university or college.

(3) Development charges for the services designated in Schedule A shall be imposed upon the service area in Schedule B, specified in Schedule A, and shall be collected in accordance with this By-Law on development for residential use or non-residential use purposes;

(4) For determining development charges under this bylaw, any residential dwelling that is less than 700 square feet of total gross floor area shall be deemed a small apartment and pay the corresponding development charge set out in Schedule B.

(5) Development charges provided for in subsection (3) apply where the development requires:

(a) the passing of a zoning By-Law or of an amendment thereto under Section 34 of the *Planning Act*, RSO 1990, c.P.13;

(b) the approval of a minor variance under Section 45 of the *Planning Act*, RSO 1990, c.P.13;

(c) a conveyance of land to which a By-Law passed under subsection 50(7) of the *Planning Act*, RSO 1990, c.P.13 applies;

(d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, RSO 1990, c.P.13;

(e) a consent under Section 53 of the *Planning Act*, RSO 1990, c.P.13;

(f) the approval of a description under Section 50 of the *Condominium Act*, 1998, S.O. 1998, c.19; or

(g) the issuing of a permit under the *Building Code Act*, 1992, SO 1992 c.23 in relation to a building or structure.

(6) The City shall not apply more than one development charge provided for in this By-Law on land even though two or more of the actions described in subsection 2(5) are required before the land can be developed.

(7) Despite subsection 2(6), if two or more of the actions described in subsection 2(5) occur at different times and if the subsequent action or actions has the effect of increasing the need for services, a development charge shall be imposed, calculated, and collected pursuant to subsection 2(3) limited to the increase.

(8) Notwithstanding any other provisions of this By-Law, a building or structure shall be exempt from the payment of development charges provided that it is for:

(a) a temporary use permitted under a zoning By-Law enacted under Section 39 of the *Planning Act*, RSO 1990, c.P.13;

(b) an accessory use and, without restricting the generality of the foregoing, including a tent or canopy used on a temporary or seasonal basis;

(c) a home occupation;

(d) an agricultural use;

(e) a renovation of an existing building which does not alter, if a residential use, the number of units, or, if a non-residential use, the gross floor area thereof;

(f) a temporary sales centre;

(g) the relocation of a built heritage structure that is listed under Section 27 of the *Ontario Heritage Act* or designated under Part IV or V of the *Ontario Heritage Act* RSO 1990 c O.18; or

(h) Land, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act or any successor thereto, including mausoleums and columbariums, but excluding funeral homes; or

(i) Buildings or structures owned by and used for the purpose of a conservation authority, unless such buildings or structures are used primarily for, or in connection with (i) recreational purposes for which the conservation authority charges admission, or (ii) any commercial use.

(9) Area specific development charges paid hereunder shall be maintained in a separate reserve fund or funds and shall be used only for the services specified in Schedule A.

Places of Worship

(10) Despite subsection 2(3), development charges shall not be imposed in respect of the gross floor area of a place of worship to a maximum of 5,000 square feet (or 464.5 square metres) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.

Mixed Use

(11) Development charges applicable to a mixed-use building shall be the aggregate of the amount applicable to the residential use component and the amount applicable to the gross floor area of the non-residential use component.

(12) Live-work units will be assessed at the residential rate based on the assigned class and the non-residential rate for the gross floor area related to the non-residential use.

ADMINISTRATION

Development Charge Payment and Calculation Date

3.

(1) All development charges payable shall be paid by certified funds to the City Treasurer;

(2) Subject to subsections 3(3), 3(4) and 3(5) of this By-Law, development charges imposed shall be calculated as of, and shall be payable on, the date a building permit is issued in respect of a building or structure on land to which a development charge applies, and no building permit shall be issued until the development charge is paid in full;

(3) Notwithstanding subsection 3(2) of this By-Law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-Law, the development charge shall be payable, subject to any applicable exemptions or reductions contained in this By-Law:

(a) In respect of an approval of a plan of subdivision pursuant to section 51 of the *Planning Act*, *1990* RSO 1990, c.P.13, immediately upon entering into the subdivision agreement; and

(b) In respect of the granting of a consent pursuant to section 53 of the *Planning Act, 1990* RSO 1990, c.P.13, immediately upon entering into an agreement made as a condition of the granting of such consent;

(4) Where the City and owner(s) of the land have entered into an agreement pursuant to section 27 of the Act in respect of the timing of the payment of a development charge or a portion thereof, the terms of such agreement shall prevail over the provisions of this By-Law, including subsections 3(2), 3(3) and 3(5) of this By-Law;

(5) Notwithstanding subsections 3(2) and 3(3) of this By-Law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-Law, developments that are eligible pursuant to sections 26.1 or 26.2 of the Act shall have development charges calculated and payable in accordance with section 26.1 and/or 26.2 of the Act and interest thereon shall be calculated and payable in accordance with

the City's policy, entitled "DC Interest Policy Under Sections 26.1 and 26.2 of the Development Charges Act, 1997", as amended from time to time;

(6) If a use of any land, building or structure that constitutes development does not require the issuing of a building permit but requires one or more of the actions listed in subsection 2(5) inclusive, a development charge shall be payable and shall be calculated and collected on the earliest of any of the actions listed in subsection 2(5) required, or on a date set by agreement;

(7) Nothing in this By-Law shall prevent Council from requiring, as a condition of any approval pursuant to the *Planning Act, 1990* RSO 1990, c.P.13, that the owner(s) of land install such local services as Council may require in accordance with the City's policy in respect of local services;

Credits

4.

(1) Where the City permits the provision of services in lieu of the payment of all or any portion of a development charge, the City shall give a credit for an amount equal to the reasonable cost to the owner of providing the services, as determined by the City, provided such credit shall relate only to the portion of the development charge attributable to the services provided, unless otherwise agreed by the City;

(2) The City may by agreement permit an owner to provide services additional to or of a greater size or capacity than is required, and the City may give a credit for an amount up to the reasonable cost to the owner of providing the services as determined by the City, provided that no such credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service described in Paragraph 4 of Subsection 5(1) of the *Development Charges Act*, 1997;

Annual Adjustment

5.

(1) The development charges established pursuant to Section 2 of this By-Law shall be adjusted annually, without amendment to this By-Law, as of the 1st day of July in each year, commencing on July 1, 2023, in accordance with the most recent change in the Statistics Canada Quarterly, Non-Residential

Building Construction Price Index for Toronto (Table 18-10-0135-01 or any successor table);

GENERAL

Term

6.

(1) This By-Law shall come into force and effect on July 1, 2022;

(2) This By-Law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent By-Law;

(3) Nothing in this By-Law shall be construed so as to commit or require the City to authorize or proceed with any specific capital project at any specific time;

Transitional Provisions

7.

(1) If before the coming into force of this By-Law an owner or previous owner has made a payment for services described in this By-Law, or provided services in lieu thereof, no payment as required under this By-Law and no credits or refunds shall apply;

Schedules

8.

(1) Schedules A and B are attached hereto and form part of this By-Law;

Registration

9.

(1) A certified copy of this By-Law may be registered in the By-Law register in the York Region Land Registry Office and/or against the title to any land to which this By-Law applies;

Severability

10.

(1) In the event that any provision of this By-Law is found by a court or tribunal of competent jurisdiction to be invalid, such provision shall be deemed to be severed, and the remaining provisions of this By-Law shall remain in full force and effect;

Headings

11.

(1) The headings inserted in this By-Law are for convenience of reference only and shall not affect the interpretation of this By-Law;

Short Title

12.

(1) This By-Law may be cited as the Area Specific Development Charges By-Law – VMC Jane Street Sanitary Trunk Sewer Improvements.

Enacted by City of Vaughan Council this 28th day of June, 2022.

_____

Hon. Maurizio Bevilacqua, Mayor

_____

Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

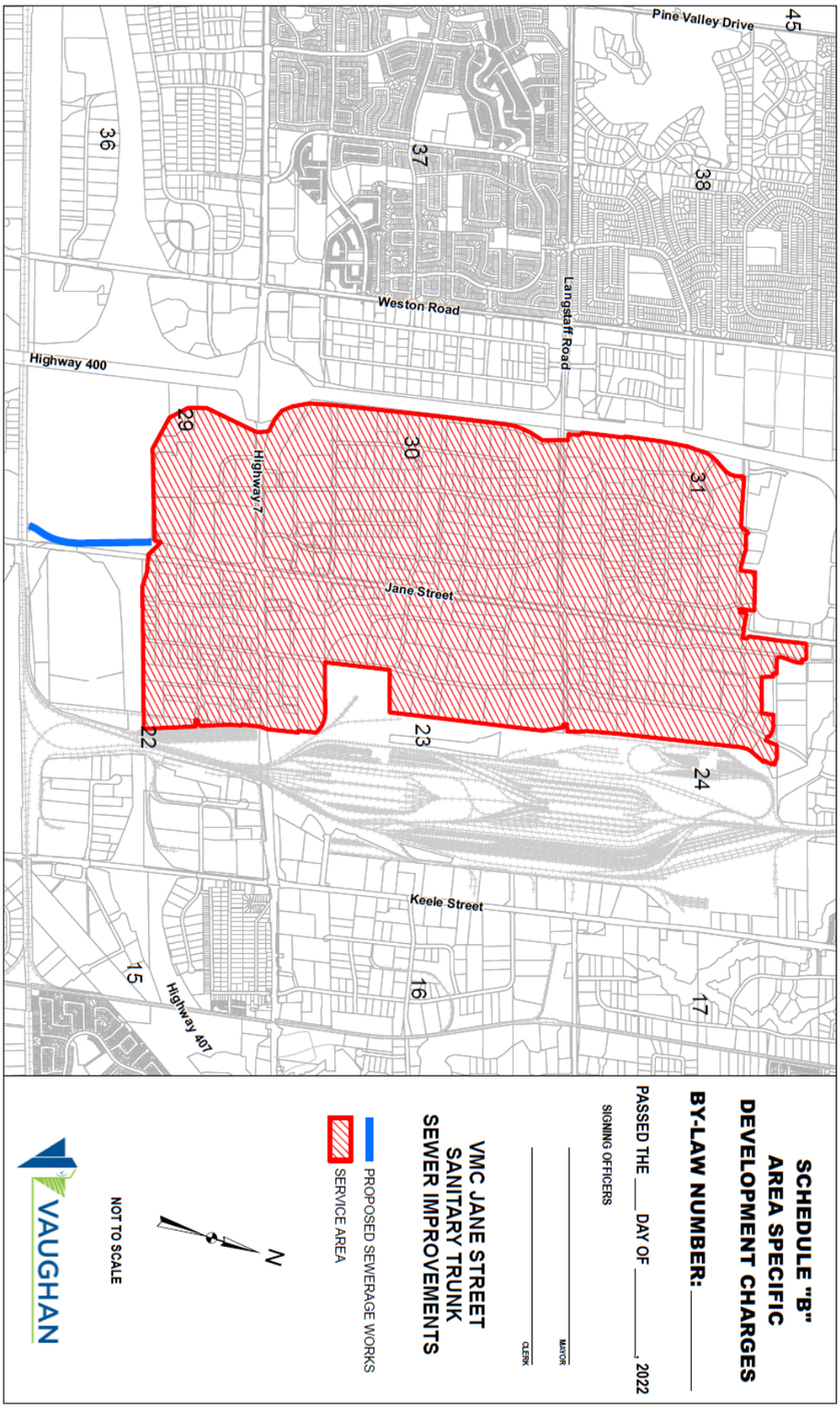
Schedule A:

Area Specific Development Charge Calculation

Service	Net Capital Cost
VMC Jane Street Sanitary Trunk Sewer Improvements.	$10,250,692

Rate per Singles/Semis	Rate Per Townhouses & Multiples	Rate Per Large Apt	Rate Per Small Apt	Rate Per M^2 Non-Residential
$345	$284	$214	$154	$3.81

Schedule B:


SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES
BY-LAW NUMBER: _____
PASSED THE ____ DAY OF _____, 2022
SIGNING OFFICERS
MAYOR
CLERK
VMC JANE STREET
SANITARY TRUNK
SEWER IMPROVEMENTS
PROPOSED SEWERAGE WORKS
SERVICE AREA
N
NOT TO SCALE
VAUGHAN
Pine Valley Drive
Langstaff Road
Weston Road
Highway 400
Highway 7
Jane Street
Keele Street
Highway 407
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