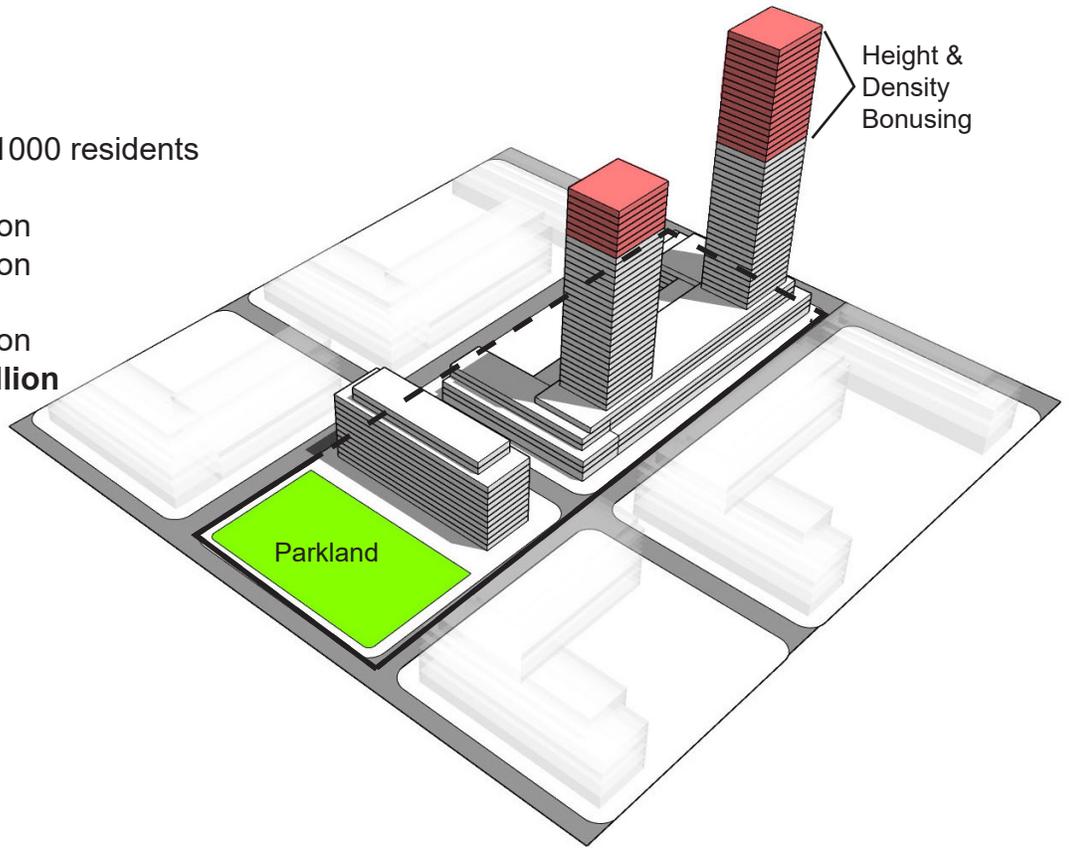


CURRENT COMMUNITY BENEFITS

Development Scenario for Illustrative Purposes

Land Area: 3 Ha
 Proposed units: 1,100
 Total Populaton¹: 2,178
 Dedicated parkland: 0.6 Ha
 Parkland Provision: 0.28 Ha/1000 residents

Value of Parkland²: \$8.9 Million
 Payment in Lieu³: \$7.8 Million
 Height & Density
 Bonusing⁴: \$2.0 Million
Total Value: \$18.7 Million

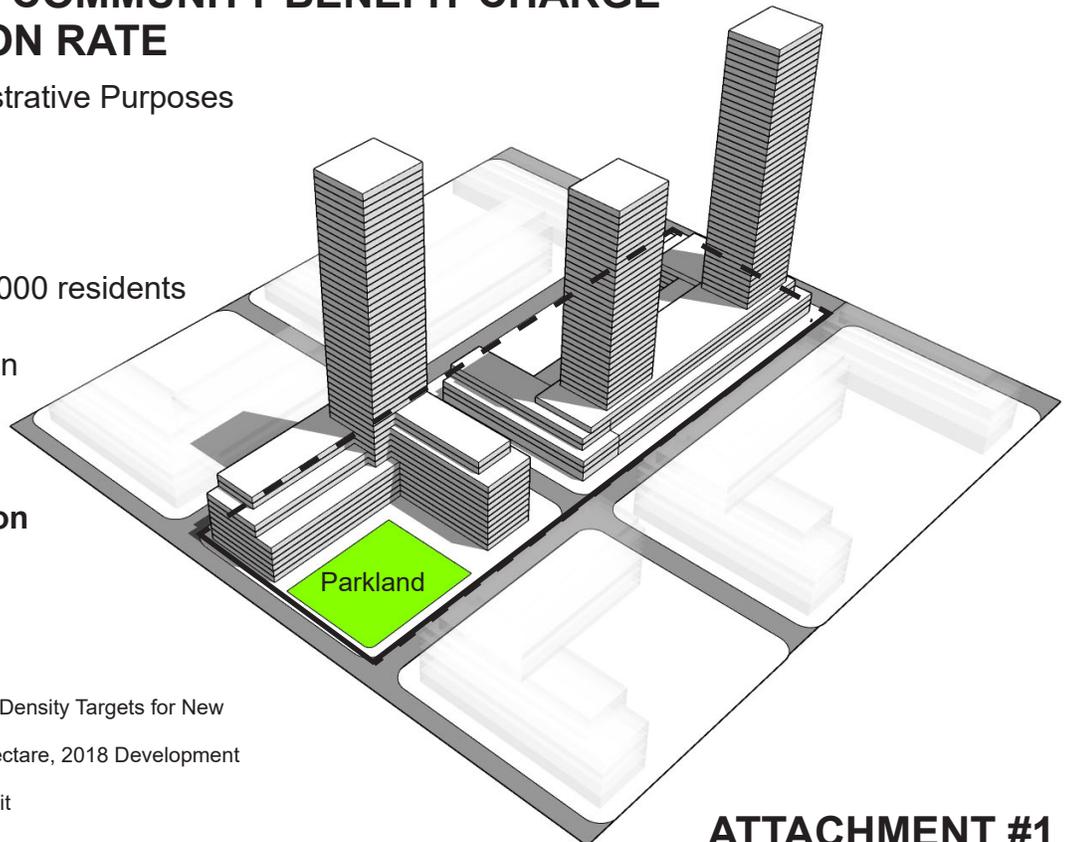


PROPOSED BILL 108 COMMUNITY BENEFIT CHARGE 10% CAP COLLECTION RATE

Development Scenario for Illustrative Purposes

Land Area: 3 Ha
 Proposed units: 1,600
 Total Populaton¹: 3,168
 Dedicated Parkland: 0.3 Ha
 Parkland Provision: 0.09 Ha/1000 residents

Value of Parkland³: \$4.4 Million
 Payment in Lieu: \$0 Million
 Height & Density
 Bonusing: \$0 Million
Total Value: \$4.4 Million



Notes:
 1- Based on 1.98 persons per unit, Achieving Density Targets for New Communities in York Region, 2014
 2- Land value assumed to be \$14.8 Million/Hectare, 2018 Development Charge Background Study assumptions
 3- Based on a collection rate of \$8,500 per unit
 4- Assumed collection value