

Report for Public Consultation

Prepared by Hemson for the City of Brantford



Development Charges Background Study

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Executive Summary

A. Purpose of the 2021 Development Charges Background Study

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

i. Legislative Context

The City of Brantford's 2021 Development Charges (DC) Background Study is presented as part of the process to lead to the approval of a new DC by-law in compliance with the *Development Charges Act, 1997* (DCA). The study is prepared in accordance with the DCA and associated Regulation, including the amendments that came into force on January 1, 2016, June 6, 2019, January 1, 2020 and September 17, 2020.

ii. Key Steps in Determining Future Development-Related Projects

In accordance with the DCA and associated regulation, 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, attribution to development types (i.e. residential and non-residential) and the final adjustment to the calculated rate of a cash flow analysis.

iii. DC Eligible and Ineligible Costs

Development charges are intended to pay for the initial round of capital costs needed to service new 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, including operating and maintenance costs; ineligible services; deductions for costs that exceed historical service level caps; and statutory exemptions for specific uses (i.e. 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 2021 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 DCA requires that the City 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.

For the purposes of this DC Background Study, four development forecasts were prepared based on geographic area: City-wide (2021-2030 for general services and 2021-2051 for engineered services), City-wide Excluding Area-Specific Development Charge (ASDC) Areas (2021-2051), Northern Boundary Expansion Lands (2021-2051), and Tutela Heights (2021-2051). The anticipated residential and non-residential growth are summarized below. The development forecasts are further discussed in Appendix A.

i. City-wide Forecast

A 10-year City-wide forecast was prepared for the calculation of all City-wide general services development charges as well as Public Works: Buildings and Fleet. From 2021 to 2030, 20,850 people in new dwellings are anticipated, along with 7,610 additional jobs and 493,930 square metres of non-residential building space.

The 2021-2051 forecast was prepared for the calculation of DCs for the City-wide engineered services of Roads and Related, Water, Wastewater, and Stormwater. By 2051, 73,530 people in new dwellings are anticipated, along with 34,040 additional jobs and 2.43 million square metres of non-residential building space.

| City-wide Development Forecast | 2020 | 2021 - 2030 | | 2021 - 2051 | |
|--|---------|---------------|---------------|---------------|---------------|
| | | Growth | Total at 2030 | Growth | Total at 2051 |
| Residential | | | | | |
| Total Occupied Dwellings | 41,030 | 7,572 | 48,602 | 26,436 | 67,466 |
| Total Population | | | | | |
| Census | 102,533 | 15,638 | 118,171 | 57,679 | 160,212 |
| <i>Population In New Dwellings</i> | | <i>20,851</i> | | <i>73,534</i> | |
| Non-Residential | | | | | |
| Employment | 45,819 | 7,611 | 53,430 | 34,039 | 79,858 |
| <i>Employment Growth in New Space</i> | | <i>6,424</i> | | <i>28,419</i> | |
| Non-Residential Building Space (sq.m.) | | 493,926 | | 2,430,622 | |

ii. City-wide Excluding ASDC Areas Forecast (2021-2051)

For the purposes of the calculation of Roads and Related, Water, Wastewater, and Stormwater servicing DCs which apply to development across the City with the exception of the Northern Boundary Expansion Lands and Tutela Heights, the 2021-2051 City-wide forecast was adjusted to exclude development anticipated to occur in the two ASDC areas over the same planning period. Approximately 46,740 people in new dwellings, 13,590

additional jobs, and 1.14 million square metres of additional non-residential building space is anticipated in this area by 2051.

| City-wide Excluding ASDC Areas Development Forecast | Growth 2021-2051 |
|--|-------------------------|
| Residential | |
| Dwelling Units | 17,518 |
| Population in New Dwellings | 46,742 |
| Non-Residential | |
| Employment in New Space | 13,590 |
| Non-Residential Building Space (sq.m.) | 1,140,982 |

iii. Northern Boundary Expansion Lands Forecast (2021-2051)

An area-specific forecast for the Northern Boundary Expansion Lands, from 2021 to 2051, was prepared for the calculation of area-specific Roads and Related, Water, Wastewater, and Stormwater servicing development charges. Approximately 23,060 people in new dwellings, 14,740 additional jobs, and 1.28 million square metres of additional non-residential building space is anticipated.

| Northern Boundary Expansion Lands Development Forecast | Growth 2021-2051 |
|---|-------------------------|
| Residential | |
| Dwelling Units | 7,688 |
| Population in New Dwellings | 23,055 |
| Non-Residential | |
| Employment in New Space | 14,739 |
| Non-Residential Building Space (sq.m.) | 1,284,690 |

iv. Tutela Heights (2021-2051)

Similarly, an area-specific forecast for the Tutela Heights area, from 2021 to 2051, was prepared for the calculation of ASDC for the same four engineered services. Approximately 3,730 people in new dwellings, 90 additional jobs, and 4,950 square metres of additional non-residential building space is anticipated.

| Tutela Heights Development Forecast | Growth 2021-2051 |
|--|-------------------------|
| Residential | |
| Dwelling Units | 1,230 |
| Population in New Dwellings | 3,733 |
| Non-Residential | |
| Employment in New Space | 90 |
| Non-Residential Building Space (sq.m.) | 4,950 |

C. Calculated Development Charges

The tables below provide the development charges calculated City-wide as well as the Northern Boundary Expansion Lands and Tutela Heights service areas for residential and non-residential development based on the aforementioned forecasts.

The rates calculated as part of this Background Study are the maximum permissible rates under the current legislation. Council may implement rates lower than those calculated and the revenue shortfall will need to be made up from other sources, namely property taxes, user fees and water and wastewater utility rates.

It should be noted that the services included for development charges recovery in this study relate solely to eligible services per the DCA

amendments that came into force in September 2020. Parking services, along with other community amenities as appropriate, may be examined as part of a future Community Benefits Charge (CBC) by-law under the *Planning Act*. Until those future by-laws are in force, the current rates as per the City's DC by-law 32-2019 will remain in force for Parking services.

i. City-wide Development Charges

Calculated City-wide development charges are summarized below. For illustrative purposes, Parking services DCs to be carried forward from By-law 32-2019 are included as part of the overall total charges, although these charges have not been calculated as part of this study.

Total DCs are calculated at \$38,392 per single- or semi-detached unit, and \$88.54 per square metre of non-residential building space.

| Service | Residential Charge By Unit Type | | | | Non-Residential Charge (Per Sq.M.) |
|--|---------------------------------|------------------------|-----------------------------|---------------------------------|------------------------------------|
| | Singles & Semis | Rows & Other Multiples | Large Apartment (> 70 sq.m) | Small Apartment (= or <70 sq.m) | |
| <i>Parking (By-law 32-2019)</i> | <i>\$578</i> | <i>\$412</i> | <i>\$307</i> | <i>\$242</i> | <i>\$2.66</i> |
| Fire Department | \$700 | \$494 | \$367 | \$306 | \$3.53 |
| Police Service | \$1,259 | \$888 | \$661 | \$550 | \$6.34 |
| Public Library | \$875 | \$617 | \$459 | \$382 | \$0.00 |
| Parks & Recreation | \$7,196 | \$5,077 | \$3,776 | \$3,145 | \$0.00 |
| Public Transit | \$374 | \$264 | \$196 | \$163 | \$1.88 |
| Housing | \$6,665 | \$4,702 | \$3,497 | \$2,913 | \$0.00 |
| Land Ambulance | \$178 | \$126 | \$94 | \$78 | \$0.89 |
| Child Care | \$957 | \$675 | \$502 | \$418 | \$0.00 |
| Development-Related Studies | \$137 | \$97 | \$72 | \$60 | \$0.69 |
| Subtotal General Services | \$18,919 | \$13,352 | \$9,931 | \$8,257 | \$15.99 |
| Services Related to a Highway | | | | | |
| <i>Roads & Related</i> | <i>\$10,194</i> | <i>\$7,192</i> | <i>\$5,349</i> | <i>\$4,456</i> | <i>\$37.30</i> |
| <i>Public Works: Buildings & Fleet</i> | <i>\$333</i> | <i>\$235</i> | <i>\$175</i> | <i>\$145</i> | <i>\$1.68</i> |
| Water Services | \$2,082 | \$1,469 | \$1,093 | \$910 | \$7.79 |
| Wastewater Services | \$3,379 | \$2,384 | \$1,773 | \$1,477 | \$12.65 |
| Stormwater | \$3,485 | \$2,459 | \$1,829 | \$1,523 | \$13.13 |
| Subtotal Engineered Service | \$19,473 | \$13,739 | \$10,219 | \$8,511 | \$72.55 |
| TOTAL CHARGE PER UNIT | \$38,392 | \$27,091 | \$20,150 | \$16,768 | \$88.54 |

ii. Northern Boundary Expansion Lands Area-Specific Development Charges

Calculated ASDCs for the Northern Boundary Expansion Lands are provided in the table below. It is intended that development in the Northern Boundary Expansion Lands be subject to the ASDC rates for Roads and Related, Water, Wastewater, and Stormwater services.

In addition to the area-specific rates, the City-wide charges for Fire, Police, Public Library, Parks and Recreation, Public Transit, Housing, Land Ambulance, Child Care, Development-Related Studies, and Public Works: Buildings and Fleet would apply in the Northern Boundary Expansion Lands.

The City-wide Parking charge as per By-law 32-2019 will also apply until September 2022, or until a CBC by-law is brought into force.

Total DCs are calculated at \$56,157 per single- or semi-detached unit, and \$151.10 per square metre of non-residential building space.

| Service | Residential Charge By Unit Type | | | | Non-Residential Charge (Per Sq.M.) |
|---------------------------------|---------------------------------|------------------------|-----------------------------|---------------------------------|------------------------------------|
| | Singles & Semis | Rows & Other Multiples | Large Apartment (> 70 sq.m) | Small Apartment (= or <70 sq.m) | |
| Roads & Related | \$12,856 | \$9,070 | \$6,746 | \$5,619 | \$46.47 |
| Water Services | \$11,594 | \$8,180 | \$6,084 | \$5,067 | \$41.92 |
| Wastewater Services | \$9,467 | \$6,679 | \$4,968 | \$4,138 | \$34.23 |
| Stormwater | \$2,988 | \$2,108 | \$1,568 | \$1,306 | \$10.81 |
| Total Area-Specific DCs | \$36,905 | \$26,037 | \$19,366 | \$16,130 | \$133.43 |
| Applicable City-wide DCs | \$19,252 | \$13,587 | \$10,106 | \$8,402 | \$17.67 |
| TOTAL CHARGE PER UNIT | \$56,157 | \$39,624 | \$29,472 | \$24,532 | \$151.10 |

iii. Tutela Heights Area-Specific Development Charges

Calculated ASDCs for Tutela Heights are provided in the table below. It is intended that development in Tutela Heights be subject to the ASDC rates for Roads and Related, Water, Wastewater, and Stormwater services, in addition to the applicable City-wide DCs for all general services and Public Works: Buildings and Fleet, and the City-wide Parking charge as per By-law 32-2019.

Total DCs are calculated at \$48,340 per single- or semi-detached unit, and \$141.36 per square metre of non-residential building space.

| Service | Residential Charge By Unit Type | | | | Non-Residential Charge (Per Sq.M.) |
|---------------------------------|---------------------------------|------------------------|-----------------------------|---------------------------------|------------------------------------|
| | Singles & Semis | Rows & Other Multiples | Large Apartment (> 70 sq.m) | Small Apartment (= or <70 sq.m) | |
| Roads & Related | \$10,194 | \$7,192 | \$5,349 | \$4,456 | \$37.30 |
| Water Services | \$7,094 | \$5,005 | \$3,722 | \$3,100 | \$32.38 |
| Wastewater Services | \$9,917 | \$6,996 | \$5,204 | \$4,334 | \$45.31 |
| Stormwater | \$1,883 | \$1,329 | \$988 | \$823 | \$8.70 |
| Total Area-Specific DCs | \$29,088 | \$20,522 | \$15,263 | \$12,713 | \$123.69 |
| Applicable City-wide DCs | \$19,252 | \$13,587 | \$10,106 | \$8,402 | \$17.67 |
| TOTAL CHARGE PER UNIT | \$48,340 | \$34,109 | \$25,369 | \$21,115 | \$141.36 |

D. Long-Term Capital and 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 as one of the provisions of the DCA. Additional details on the long-term capital and operating impact analysis is found in Appendix H. By 2030 the City's net operating costs are estimated to increase by about \$22.57 million per annum.

E. Asset Management Plan

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.

By 2031, the City will need to fund an additional \$2.54 million per annum in order to properly fund the full life cycle costs of the new City-wide general services assets supported under the 2020 Development Charges By-law. By 2052, the City will need to fund an additional \$3.11 million per annum in order to fund the life cycle costs associated with the new engineered services assets across all benefitting areas. Additional details are provided in Appendix F.

F. Draft Development Charges By-law Available under Separate Cover

The City is proposing some modifications to the policies and provisions in the current development charges by-laws. The proposed draft by-laws will be made available under separate cover a minimum of two weeks in advance of the statutory public meeting.

1. Introduction

The City of Brantford is growing as an attractive location for a variety of residential and non-residential development. The anticipated development in the City will increase the demand on municipal services. The City wishes to implement development charges to fund capital projects related to development in the City so that development continues to be serviced in a fiscally responsible manner.

The *Development Charges Act, 1997* (DCA), and its associated Ontario Regulation 82/98 (O. Reg. 82/98), allow municipalities in Ontario to recover development-related capital costs from new development. This City of Brantford 2020 Development Charges Background Study is presented as part of a process to establish development charge by-laws that comply with this legislation.

The DCA and O. Reg. 82/98 require that a development charges background study be prepared in which development charges are determined with reference to:

- A forecast of the amount, type and location of development anticipated in the City;
- The average capital service levels provided in the City over the ten-year period immediately preceding the preparation of the background study;
- A review of 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 anticipated development, including the determination of the development-related and non-development-related components of capital projects; and

- 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.

This study identifies the development-related net capital costs which are attributable to development that is forecast to occur in the City. The costs are apportioned to types of development (residential and non-residential) in a manner that reflects the increase in need for each service attributable to each type of development. The study therefore calculates development charges for each type of development.

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. Following completion of this process, and in accordance with the DCA and Council's review of this study, it is intended that Council will pass a new development charge by-law.

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

2. Methodology

Several key steps are required in calculating any development charge. However, specific circumstances arise in each municipality which must be reflected in the calculation. Therefore, this study has been tailored for the City of Brantford's unique circumstances. The approach to the proposed development charges is focused on providing a reasonable alignment of development-related costs with the development that necessitates them.

A. Both City-wide and Area-Specific Development Charges are Calculated

The City 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 legislation with respect to the services that may be included in the development charge by-laws. The DCA also requires that the by-law designates the areas within which the by-law shall be imposed. The development charges may apply to all lands in the municipality or to other designated development areas as specified in the by-law.

i. Services Based on a City-wide Approach

For the some of services that the City provides, a range of capital facilities, land, equipment and infrastructure is available throughout the city (e.g. fire stations, police services, fleet) and so on. As new development occurs, new facilities will need to be added so that service levels in newly developing areas are provided at levels enjoyed in existing communities. A widely accepted method for sharing the development-related capital costs for such municipal services is to apportion them over all new development anticipated in the City.

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

- Fire Department
- Police Service
- Public Library
- Parks and Recreation
- Public Transit
- Housing
- Land Ambulance
- Child Care
- Development-Related Studies
- Services Related to a Highway:
 - Roads and Related
 - Public Works: Buildings and Fleet
- Water Services
- Wastewater Services
- Stormwater

These services form a reasonable basis on which to plan and administer the development charges. The analysis of each of these services examines the individual capital facilities and equipment that make them up. For example, Fire Service includes various buildings and associated land, fire fighting vehicles and equipment.

The resulting development charge for these services would be imposed against all development in the City.

It should be noted that the services included for development charges recovery in this study relate solely to eligible services per the DCA amendments brought into force on September 18, 2020. Parking services, along with other community amenities as appropriate, may be examined as part of a future Community Benefits Charge (CBC) by-law under the *Planning Act*. Although a development charge is not being recalculated for this service at this time, the development charges at the existing rates are included in a summary of the total charges in this study. Until the corresponding future by-laws come into force, the current rates as per the City's DC by-law 32-2019 will remain in force for Parking services.

ii. Area-Specific Charges are Calculated

For some services the City provides, the need for development-related capital infrastructure 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 proposed.

The area-specific charges relate to the provision of certain engineered services within two benefitting areas: the Northern Boundary Expansion Lands and Tutela Heights. The servicing needs in these area require differing, additional, identifiable and independent projects in order to provide for the anticipated growth. The area-specific approach is applied to

more closely align the capital costs for these services with the particular areas that are serviced by the required infrastructure.

Area-specific DCs calculated for the Northern Boundary Expansion Lands and Tutela Heights include:

- Roads and Related
- Water Services
- Wastewater Services
- Stormwater

It is noted that corresponding development charges for these services have been calculated for City-wide development outside of the Northern Boundary Expansion Lands and Tutela Heights.

B. Key Steps in Determining Development Charges for Future Development-Related Projects

Several key steps are required in calculating development charges for future development-related projects. These are summarized below.

i. Development Forecast

The first step in the methodology requires development forecasts to be prepared for the ten-year City-wide study period, 2021–2030, for general services (including Public Works: Buildings and Fleet) and over the long-term to 2051 for the engineered services of Roads and Related, Water, Wastewater, and Stormwater. The forecast of future residential and non-residential development used in this study was prepared in conjunction with the City’s planning staff.

For the residential portion of the City-wide forecast, the net (or Census) population growth and population growth in new units is estimated. Net population growth equals the population in new housing units reduced by

the decline in the population in the existing base anticipated over the planning period (due to reducing household sizes as the community ages). Net population is used in the calculation of the development charges funding envelopes. In calculating the per capita development charge, however, population growth in new units is used for both the City-wide and area-specific services.

The non residential portion of the forecast estimates the amount of building space to be developed in the City over the planning periods. Factors for floor space per worker by employment category are used to convert the floor space forecast into employment for the purposes of allocating development related capital costs.

ii. Service Categories and Historical Service Levels

The DCA states 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 the development charge calculation. A review of the City's capital service levels for buildings, land, vehicles, equipment and so on has therefore been prepared 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 2011 to 2021.

Historical service levels have not been calculated for the engineered services as new infrastructure for these services is required to meet engineering standards set by health and environmental legislation.

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

A development-related capital forecast has been prepared by City staff as part of the study. The forecast identifies development-related projects and their gross and net costs, after allowing for capital grants, subsidies or other contributions as required by the DCA s.5 (2). The capital forecast 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 the 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 forecast 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, O. Reg 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 funding for such non growth shares of projects is also identified as part of the preparation of the development related 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. Such capacity is available to partially meet the future servicing requirements. Adjustments are made in the analysis to meet this requirement of the Act.

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 the non-residential sectors. This is done by using different 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. based on shares of population in new units and employment growth).

Finally, the residential component of the City-wide and area-specific development charges is applied to different housing types on the basis of average occupancy factors. The non-residential component is applied on the basis of gross building space in square metres.

v. Final Adjustment

The final determination of the development charge results from adjustments made to development-related net capital costs for each service and sector resulting from a cash flow analysis that takes account of the timing of projects and receipt of development charges. Interest earnings or borrowing costs are accounted for in the calculation as allowed under the DCA.

3. Development Forecast

The following section provides a summary of the development forecasts that have been used as inputs to the City-wide and area-specific development charges calculations. The development forecasts were prepared in conjunction with the City's planning staff. A more detailed summary of the forecasts, including tables illustrating historical trends and forecast results, is provided in Appendix A.

The DCA requires that the City 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. Residential Development Forecasts

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 as well as the population in new housing units 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 occupy new housing units. The population in new units represents the population from which development charges will be collected.

Table 1A provides a summary of the City-wide residential forecast for the 10-year planning period from 2021 to 2030 and from 2021 to 2051. The 2021 to 2030 City-wide forecast is used for the calculation of City-wide Fire,

Police, Public Library, Parks and Recreation, Public Transit, Housing, Land Ambulance, Child Care, Development-Related Studies, and Public Works: Buildings and Fleet development charges. The total 10-year population in new units is forecast at 20,850.

The 2021 to 2051 City-wide forecast is used for the calculation of City-wide Roads and Related, Water, Wastewater, and Stormwater development charges. The total 2021-2051 population in new units is forecast at 73,530.

Table 1B provides a summary of the City-wide Excluding ASDC Areas forecast for the 2021-2051 planning period. This forecast is used for the calculation of Roads and Related, Water, Wastewater, and Stormwater development charges applying to development across the City with the exception of the Northern Boundary Expansion Lands and Tutela Heights. The total 2021-2051 population in new units is forecast at 46,740.

Table 1C provides a summary of the Northern Boundary Expansion Lands area-specific forecast for the planning period from 2021 to 2051. This forecast is used for the calculation of area-specific Roads and Related, Water, Wastewater, and Stormwater development charges. The total 2021-2051 population in new units is forecast at 23,060.

Finally, Table 1D summarized the Tutela Heights area-specific 2021-2051 forecast used for the calculation of area-specific engineered services development charges. The total 2021-2051 population in new units in Tutela Heights is forecast at 3,730.

B. Non-Residential Development Forecasts

Development charges are levied on non residential development as a charge per unit of gross floor area (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.

City-wide, the 10-year employment growth is estimated at 7,610 and GFA growth is forecast at 493,920 square metres, while 34,040 additional jobs and 2.43 million additional square metres are anticipated from 2021 to 2051 (Table 1A). Excluding the two ASDC benefitting areas, 13,590 jobs and 1.14 million square metres are anticipated between 2021 and 2051 (Table 1B). Within the Northern Boundary Expansion Lands, 14,740 jobs and 1.28 million square metres of non-residential building space are forecast (Table 1C), while 90 jobs and 4,950 square metres are anticipated in Tutela Heights over the 2021 to 2051 period.

TABLE 1A

**CITY OF BRANTFORD
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
DEVELOPMENT FORECAST**

| City-wide Development Forecast | 2020 | 2021 - 2030 | | 2021 - 2051 | |
|--|---------|---------------|---------------|---------------|---------------|
| | | Growth | Total at 2030 | Growth | Total at 2051 |
| Residential | | | | | |
| Total Occupied Dwellings | 41,030 | 7,572 | 48,602 | 26,436 | 67,466 |
| Total Population | | | | | |
| Census | 102,533 | 15,638 | 118,171 | 57,679 | 160,212 |
| <i>Population In New Dwellings</i> | | <i>20,851</i> | | <i>73,534</i> | |
| Non-Residential | | | | | |
| Employment | 45,819 | 7,611 | 53,430 | 34,039 | 79,858 |
| <i>Employment Growth in New Space</i> | | <i>6,424</i> | | <i>28,419</i> | |
| Non-Residential Building Space (sq.m.) | | 493,926 | | 2,430,622 | |

TABLE 1B

CITY OF BRANTFORD
 CITY-WIDE EXCL. ASDC AREAS
 SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
 DEVELOPMENT FORECAST

| City-wide Excluding ASDC Areas Development Forecast | Growth 2021-2051 |
|--|------------------|
| Residential | |
| Dwelling Units | 17,518 |
| Population in New Dwellings | 46,742 |
| Non-Residential | |
| Employment in New Space | 13,590 |
| Non-Residential Building Space (sq.m.) | 1,140,982 |

TABLE 1C

CITY OF BRANTFORD
 NORTHERN BOUNDARY EXPANSION LANDS
 SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
 DEVELOPMENT FORECAST

| Northern Boundary Expansion Lands Development Forecast | Growth 2021-2051 |
|---|------------------|
| Residential | |
| Dwelling Units | 7,688 |
| Population in New Dwellings | 23,055 |
| Non-Residential | |
| Employment in New Space | 14,739 |
| Non-Residential Building Space (sq.m.) | 1,284,690 |

TABLE 1D

CITY OF BRANTFORD
 TUTELA HEIGHTS
 SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
 DEVELOPMENT FORECAST

| Tutela Heights Development Forecast | Growth 2021-2051 |
|--|------------------|
| Residential | |
| Dwelling Units | 1,230 |
| Population in New Dwellings | 3,734 |
| Non-Residential | |
| Employment in New Space | 90 |
| Non-Residential Building Space (sq.m.) | 4,950 |

4. Historical Capital Service Levels

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

For non-engineered services (library, fire, police, etc.) the legislative requirement is met by documenting service levels for the preceding ten years: in this case, for the period 2011 to 2020. Typically, service levels for non-engineered services are measured as a ratio of inputs per population or inputs per population and employment. For engineered services, engineering and environmental/regulatory standards are used in lieu of inputs per capita.

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 per unit. The qualitative aspect is introduced by the consideration of the replacement 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 cost) of service provided by the City 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 the City's and surrounding municipalities' experience with costs to acquire or construct similar facilities, equipment and infrastructure.

The DCA (s.5.2 (3)) requires that in estimating the increase in need for Transit Services, the increased need “shall not exceed the planned level of service over the ten-year period immediately following the preparation of the background study”. Therefore, a service level and maximum funding envelope is not required for Transit as it based on a planned level of services as opposed to a historical level of service.

Table 2 summarizes service levels for all general services included in the development charge calculation, with the exception of Transit. Average historical service levels range from approximately \$60 per population and employment for Land Ambulance, to \$7,549 per population and employment for Roads and Related services. Appendix B provides detailed historical inventory data upon which the calculation of service levels is based for the general services.

TABLE 2

CITY OF BRANTFORD
SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS 2011 - 2020

| Service | 2011 - 2020 Service Level Indicator |
|--|--|
| 1.0 FIRE DEPARTMENT Buildings Land Furniture & Equipment Vehicles | \$238.68 per population & employment \$119.70 per population & employment \$30.81 per population & employment \$29.30 per population & employment \$58.87 per population & employment |
| 2.0 POLICE SERVICE Buildings Land Vehicles Furniture & Equipment | \$370.71 per population & employment \$255.97 per population & employment \$25.02 per population & employment \$17.57 per population & employment \$72.15 per population & employment |
| 3.0 PUBLIC LIBRARY Buildings Land Materials Furniture & Equipment | \$465.00 per capita \$345.05 per capita \$5.64 per capita \$88.41 per capita \$25.90 per capita |
| 4.0 PARKS & RECREATION Indoor Recreation Parkland Park Buildings Park Facilities | \$4,221.45 per capita \$2,441.71 per capita \$346.84 per capita \$149.18 per capita \$1,283.72 per capita |
| 6.0 HOUSING Buildings Land | \$2,976.50 per capita \$2,599.89 per capita \$376.61 per capita |
| 7.0 LAND AMBULANCE Buildings Land Vehicles Furniture And Equipment | \$59.89 per population & employment \$29.38 per population & employment \$11.00 per population & employment \$18.04 per population & employment \$1.47 per population & employment |
| 8.0 CHILD CARE Child Care Spaces | \$363.60 per population & employment \$363.60 per capita |
| C1.1 ROADS & RELATED Roads Infrastructure | \$7,549.39 per population & employment \$7,549.39 per population & employment |
| C1.2 PUBLIC WORKS: BUILDINGS & FLEET Buildings Land Furniture & Equipment Fleet & Equipment | \$442.42 per population & employment \$245.38 per population & employment \$33.18 per population & employment \$0.00 per population & employment \$163.86 per population & employment |

5. Development-Related Capital Forecast

The DCA requires the Council of a municipality to express its intent to provide future capital facilities at the level incorporated in the development charges calculation. As noted above in Section II, O. Reg. 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. Development-Related Capital Forecasts are provided for Council's Approval

Based on the development forecasts summarized in Section 3 and detailed in Appendix A, City staff, in collaboration with the consultants developed development-related capital forecasts setting out those projects that are required to service anticipated development. For City-wide general services, the capital plan covers the 10-year period from 2021 to 2030. For engineered services (both City-wide and area specific), the capital plan covers the period from 2021–2051.

It is recommended that Council adopt the development related capital forecasts developed for the purposes of the development charges calculations. It is assumed that future capital budgets and forecasts will continue to bring forward the capital projects presented here as they will be needed to service the anticipated development in the City. It is however

acknowledged that changes to the forecast presented here may occur through the City's normal capital budget process.

B. The Development-Related Capital Program for City-Wide General Services (2021-2030)

A summary of the development-related capital program for City-wide general services is shown in Table 3. Further details on the capital plans for each individual service category are available in Appendix B. It is noted that while a 10-year planning period is also used for Public Works: Buildings and Fleet, this services falls within the Services Related to a Highway category within Appendix C.

The 2021-2030 development-related capital program for City-wide general services is estimated at a total gross cost of \$272.60 million. Approximately \$44.04 million in grants or other subsidies has been identified, leaving a net municipal cost of \$228.56 million.

This capital forecast incorporates those projects identified to be related to development anticipated in the next 10 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 6 for the method and determination of net capital costs attributable to growth). Portions of this capital forecast may relate to providing servicing for development which has occurred prior to 2021 (for which development charge reserve fund balances exist), for replacement of existing capital facilities, or for growth anticipated to occur beyond the 2021-2030 planning period.

C. The Development-Related Capital Program City-wide and Area-Specific Engineered Services (2021-2051)

A summary of the development-related capital program for City-wide engineered services is shown in Table 4A. Further details on the capital plans for each individual service category are available in Appendix C. The development-related capital program for City-wide engineered services is estimated at a total gross cost of \$474.60 million. After removing grants, developer contributions, and other recoveries; benefit to existing shares, prior growth shares, and shares benefitting development beyond the 2051 horizon, the remaining \$356.04 million is carried forward to the development charge calculations.

Table 4B summarizes the City-wide Excluding ASDC Areas development-related capital program. Further details on the capital plans for each individual service category are available in Appendix D. The development-related capital program is estimated at a total gross cost of \$164.41 million. Excluding grants, developer contributions, and other recoveries; benefit to existing shares, prior growth shares, and shares benefitting development beyond the 2051 horizon, \$72.13 million remains to be carried forward to the DC calculation.

Table 4C summarizes of the development-related capital program for the Northern Boundary Expansion Lands. Further details on the capital plans for each individual service category are available in Appendix E. The development-related capital program for the area-specific engineered services required to support development in this area totals \$334.73 million. After removing grants, developer contributions, and other recoveries; benefit to existing shares, prior growth shares, and shares benefitting development beyond the 2051 horizon, the remaining \$229.17 million is carried forward to the development charge calculations.

Finally, the Tutela Heights area-specific engineered services capital program is summarized in Table 4D, with further details available in Appendix F. The development-related capital program totals \$21.95 million. Approximately \$17.28 million is carried forward to the development charge calculations after removing grants, developer contributions, and other recoveries; benefit to existing shares, prior growth shares, and shares benefitting development beyond the 2051 horizon.

TABLE 3
CITY OF BRANTFORD
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR CITY-WIDE GENERAL SERVICES 2021 - 2030
(in \$000)

| Service | Gross Cost | Grants/ Subsidies | Municipal Cost | Total Net Capital Program | | | | | | | | | |
|---|--------------------|----------------------|--------------------|---------------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|------------------|-------------------|
| | | | | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
| 1.0 FIRE DEPARTMENT | \$15,834.2 | \$0.0 | \$15,834.2 | \$6,158.5 | \$245.9 | \$3,249.1 | \$252.4 | \$255.9 | \$259.4 | \$263.0 | \$866.6 | \$870.4 | \$3,413.1 |
| 1.1 Buildings, Land & Furnishings | \$1,500.0 | \$0.0 | \$1,500.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$1,500.0 |
| 1.2 Fire Station 2 Relocation | \$8,340.6 | \$0.0 | \$8,340.6 | \$5,413.5 | \$129.3 | \$132.6 | \$135.9 | \$139.4 | \$142.9 | \$146.5 | \$150.1 | \$153.9 | \$1,796.6 |
| 1.3 Fully Equipped Vehicles | \$525.0 | \$0.0 | \$525.0 | \$525.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| 1.4 Equipment | \$5,368.6 | \$0.0 | \$5,368.6 | \$220.1 | \$116.5 | \$3,116.5 | \$116.5 | \$116.5 | \$116.5 | \$116.5 | \$716.5 | \$616.5 | \$116.5 |
| 1.5 Studies | \$100.0 | \$0.0 | \$100.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$100.0 | \$0.0 |
| 2.0 POLICE SERVICE | \$39,560.8 | \$0.0 | \$39,560.8 | \$2,178.6 | \$279.8 | \$3,279.8 | \$1,520.5 | \$1,570.7 | \$1,622.8 | \$1,677.1 | \$2,583.5 | \$1,792.3 | \$23,055.9 |
| 2.1 Police Service Headquarters Redevelopment | \$32,913.1 | \$0.0 | \$32,913.1 | \$1,898.8 | \$0.0 | \$0.0 | \$1,240.8 | \$1,290.9 | \$1,343.0 | \$1,397.3 | \$1,453.7 | \$1,512.5 | \$22,776.1 |
| 2.2 Equipment | \$6,647.7 | \$0.0 | \$6,647.7 | \$279.8 | \$279.8 | \$3,279.8 | \$279.8 | \$279.8 | \$279.8 | \$279.8 | \$1,129.8 | \$279.8 | \$279.8 |
| 3.0 PUBLIC LIBRARY | \$7,893.5 | \$0.0 | \$7,893.5 | \$138.3 | \$138.3 | \$845.3 | \$5,942.2 | \$138.3 | \$138.3 | \$138.3 | \$138.3 | \$138.3 | \$138.3 |
| 3.1 Buildings, Land and Furnishings | \$6,510.9 | \$0.0 | \$6,510.9 | \$0.0 | \$0.0 | \$707.0 | \$5,803.9 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| 3.2 Materials Acquisitions | \$1,382.6 | \$0.0 | \$1,382.6 | \$138.3 | \$138.3 | \$138.3 | \$138.3 | \$138.3 | \$138.3 | \$138.3 | \$138.3 | \$138.3 | \$138.3 |
| 4.0 PARKS & RECREATION | \$67,389.7 | \$0.0 | \$67,389.7 | \$35,761.9 | \$1,012.1 | \$1,212.1 | \$25,531.3 | \$612.1 | \$612.1 | \$612.1 | \$812.1 | \$612.1 | \$612.1 |
| 4.1 Wayne Gretzky Sports Centre | \$13,118.3 | \$0.0 | \$13,118.3 | \$13,118.3 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| 4.2 Southwest Community Centre and Park | \$42,744.3 | \$0.0 | \$42,744.3 | \$17,825.0 | \$0.0 | \$0.0 | \$24,919.3 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| 4.3 Park Development | \$8,322.1 | \$0.0 | \$8,322.1 | \$4,463.1 | \$606.6 | \$756.6 | \$356.6 | \$356.6 | \$356.6 | \$356.6 | \$356.6 | \$356.6 | \$356.6 |
| 4.4 Trails and Active Transportation | \$2,655.0 | \$0.0 | \$2,655.0 | \$355.5 | \$255.5 | \$255.5 | \$255.5 | \$255.5 | \$255.5 | \$255.5 | \$255.5 | \$255.5 | \$255.5 |
| 4.5 Studies | \$550.0 | \$0.0 | \$550.0 | \$0.0 | \$150.0 | \$200.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$200.0 | \$0.0 | \$0.0 |
| 5.0 PUBLIC TRANSIT | \$5,895.0 | \$0.0 | \$5,895.0 | \$197.0 | \$322.0 | \$522.0 | \$2,022.0 | \$22.0 | \$422.0 | \$22.0 | \$2,322.0 | \$22.0 | \$22.0 |
| 5.1 Facilities | \$720.0 | \$0.0 | \$720.0 | \$22.0 | \$22.0 | \$522.0 | \$22.0 | \$22.0 | \$22.0 | \$22.0 | \$22.0 | \$22.0 | \$22.0 |
| 5.2 Fleet | \$4,400.0 | \$0.0 | \$4,400.0 | \$0.0 | \$0.0 | \$0.0 | \$2,000.0 | \$0.0 | \$400.0 | \$0.0 | \$2,000.0 | \$0.0 | \$0.0 |
| 5.3 Transportation Studies | \$775.0 | \$0.0 | \$775.0 | \$175.0 | \$300.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$300.0 | \$0.0 | \$0.0 |
| 6.0 HOUSING | \$97,947.6 | \$40,640.6 | \$57,307.0 | \$12,533.5 | \$2,978.7 | \$1,989.5 | \$5,924.5 | \$5,932.4 | \$5,940.6 | \$5,949.0 | \$5,957.7 | \$3,354.5 | \$6,746.7 |
| 6.1 Buildings, Land, and Furnishings | \$69,548.3 | \$27,683.1 | \$41,865.2 | \$10,406.3 | \$0.0 | \$0.0 | \$5,678.5 | \$5,678.5 | \$5,678.5 | \$5,678.5 | \$5,678.5 | \$3,066.4 | \$0.0 |
| 6.2 50 Unit Affordable Housing Building (2023) | \$9,098.2 | \$4,571.5 | \$4,526.7 | \$0.0 | \$0.0 | \$1,878.2 | \$69.3 | \$72.1 | \$75.0 | \$78.0 | \$81.2 | \$84.4 | \$2,188.7 |
| 6.3 Shellard Lane New Build - 70 Unit | \$14,315.5 | \$7,136.0 | \$7,179.5 | \$0.0 | \$2,954.2 | \$61.4 | \$125.6 | \$129.4 | \$133.3 | \$137.4 | \$141.5 | \$145.8 | \$3,350.8 |
| 6.4 Recovery of 177 Colborne Housing Debt | \$4,985.6 | \$1,250.0 | \$3,735.6 | \$2,127.2 | \$24.5 | \$49.9 | \$51.1 | \$52.4 | \$53.8 | \$55.1 | \$56.5 | \$57.9 | \$1,207.2 |
| 7.0 LAND AMBULANCE | \$12,290.5 | \$3,387.0 | \$8,903.5 | \$258.2 | \$0.0 | \$258.2 | \$0.0 | \$7,870.7 | \$0.0 | \$258.2 | \$0.0 | \$258.2 | \$0.0 |
| 7.1 Facilities | \$10,500.0 | \$2,887.5 | \$7,612.5 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$7,612.5 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| 7.2 Fleet | \$1,750.0 | \$488.3 | \$1,261.8 | \$252.4 | \$0.0 | \$252.4 | \$0.0 | \$252.4 | \$0.0 | \$252.4 | \$0.0 | \$252.4 | \$0.0 |
| 7.3 Equipment and Personnel | \$40.5 | \$11.3 | \$29.2 | \$5.8 | \$0.0 | \$5.8 | \$0.0 | \$5.8 | \$0.0 | \$5.8 | \$0.0 | \$5.8 | \$0.0 |
| 8.0 CHILD CARE | \$6,988.8 | \$0.0 | \$6,988.8 | \$698.9 | \$698.9 | \$698.9 | \$698.9 | \$698.9 | \$698.9 | \$698.9 | \$698.9 | \$698.9 | \$698.9 |
| 8.1 Child Care Spaces | \$6,988.8 | \$0.0 | \$6,988.8 | \$698.9 | \$698.9 | \$698.9 | \$698.9 | \$698.9 | \$698.9 | \$698.9 | \$698.9 | \$698.9 | \$698.9 |
| 9.0 DEVELOPMENT-RELATED STUDIES | \$2,694.2 | \$0.0 | \$2,694.2 | \$1,969.2 | \$0.0 | \$125.0 | \$0.0 | \$100.0 | \$0.0 | \$500.0 | \$0.0 | \$0.0 | \$0.0 |
| 9.1 Growth-Related Studies | \$2,694.2 | \$0.0 | \$2,694.2 | \$1,969.2 | \$0.0 | \$125.0 | \$0.0 | \$100.0 | \$0.0 | \$500.0 | \$0.0 | \$0.0 | \$0.0 |
| C1.2 PUBLIC WORKS: BUILDINGS & FLEET | \$16,105.0 | \$8.0 | \$16,097.0 | \$3,470.0 | \$1,467.0 | \$1,395.0 | \$1,395.0 | \$1,395.0 | \$1,395.0 | \$1,395.0 | \$1,395.0 | \$1,395.0 | \$1,395.0 |
| 1.2.1 Fleet and Equipment | \$2,080.0 | \$8.0 | \$2,072.0 | \$2,000.0 | \$72.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| 1.2.2 Technical Studies | \$14,025.0 | \$0.0 | \$14,025.0 | \$1,470.0 | \$1,395.0 | \$1,395.0 | \$1,395.0 | \$1,395.0 | \$1,395.0 | \$1,395.0 | \$1,395.0 | \$1,395.0 | \$1,395.0 |
| TOTAL - 10 YEAR GENERAL SERVICES | \$272,599.4 | \$44,035.7 | \$228,563.8 | \$63,364.0 | \$7,142.5 | \$13,574.8 | \$43,286.9 | \$18,595.8 | \$11,088.9 | \$11,513.4 | \$14,774.0 | \$9,141.6 | \$36,081.8 |

TABLE 4A

CITY OF BRANTFORD
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR CITY-WIDE ENGINEERED SERVICES 2021 - 2051
(in \$000)

| Service | Development-Related Capital Program (2021 - 2051) | | | | | |
|----------------------------------|---|------------------------------------|-----------------------------------|--------------------------------------|---------------------------|--------------------|
| | Gross Cost | Grants / Subsidies / Contributions | Replacement & Benefit to Existing | Prior Growth / Available DC Reserves | Other Development-Related | 2021-2051 DC Share |
| C1.1 ROADS AND RELATED | \$335,621.2 | \$3,547.5 | \$45,230.5 | \$25,196.0 | \$0.0 | \$261,647.1 |
| 2.0 WATER SERVICES | \$15,422.0 | \$0.0 | \$185.8 | \$4,186.2 | \$0.0 | \$11,050.0 |
| 3.0 WASTEWATER SERVICES | \$123,352.5 | \$0.0 | \$24,391.8 | \$0.0 | \$15,737.2 | \$83,223.5 |
| 4.0 STORMWATER | \$200.0 | \$0.0 | \$0.0 | \$81.9 | \$0.0 | \$118.1 |
| TOTAL ENGINEERED SERVICES | \$474,595.7 | \$3,547.5 | \$69,808.1 | \$29,464.1 | \$15,737.2 | \$356,038.8 |

TABLE 4B

CITY OF BRANTFORD
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
CITY-WIDE EXCLUDING ASDC AREAS 2021 - 2051
(in \$000)

| Service | Development-Related Capital Program (2021 - 2051) | | | | |
|----------------------------------|---|------------------------------------|-----------------------------------|---------------------------|--------------------|
| | Gross Cost | Grants / Subsidies / Contributions | Replacement & Benefit to Existing | Other Development-Related | 2021-2051 DC Share |
| 1.0 ROADS AND RELATED | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| 2.0 WATER SERVICES | \$40,832.1 | \$7,620.0 | \$13,069.2 | \$990.1 | \$19,152.8 |
| 3.0 WASTEWATER SERVICES | \$10,735.0 | \$0.0 | \$460.4 | \$1,186.7 | \$9,087.9 |
| 4.0 STORMWATER | \$112,844.0 | \$0.0 | \$68,818.8 | \$140.4 | \$43,884.8 |
| TOTAL ENGINEERED SERVICES | \$164,411.1 | \$7,620.0 | \$82,348.3 | \$2,317.2 | \$72,125.5 |

TABLE 4C

CITY OF BRANTFORD
 SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
 NORTHERN BOUNDARY EXPANSION LANDS 2021 - 2051
 (in \$000)

| Service | Development-Related Capital Program (2021 - 2051) | | | | |
|-------------------------|---|------------------------------------|-----------------------------------|---------------------------|--------------------|
| | Gross Cost | Grants / Subsidies / Contributions | Replacement & Benefit to Existing | Other Development-Related | 2021-2051 DC Share |
| | (\$000) | (\$000) | (\$000) | (\$000) | (\$000) |
| 1.0 ROADS AND RELATED | \$31,594.1 | \$0.0 | \$0.0 | \$0.0 | \$31,594.1 |
| 2.0 WATER SERVICES | \$124,560.0 | \$524.0 | \$27,294.4 | \$5,221.5 | \$91,520.0 |
| 3.0 WASTEWATER SERVICES | \$123,352.5 | \$0.0 | \$24,391.8 | \$15,737.2 | \$83,223.5 |
| 4.0 STORMWATER | \$55,219.0 | \$0.0 | \$32,381.9 | \$0.0 | \$22,837.1 |
| TOTAL | \$334,725.5 | \$524.0 | \$84,068.2 | \$20,958.7 | \$229,174.6 |

TABLE 4D

CITY OF BRANTFORD
 SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
 TUTELA HEIGHTS 2021 - 2051
 (in \$000)

| Service | Development-Related Capital Program (2021 - 2051) | | | | |
|-------------------------|---|------------------------------------|-----------------------------------|---------------------------|--------------------|
| | Gross Cost | Grants / Subsidies / Contributions | Replacement & Benefit to Existing | Other Development-Related | 2021-2051 DC Share |
| | (\$000) | (\$000) | (\$000) | (\$000) | (\$000) |
| 1.0 ROADS AND RELATED | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| 2.0 WATER SERVICES | \$9,420.0 | \$0.0 | \$2,485.3 | \$535.9 | \$6,398.8 |
| 3.0 WASTEWATER SERVICES | \$10,735.0 | \$0.0 | \$460.4 | \$1,186.7 | \$9,087.9 |
| 4.0 STORMWATER | \$1,796.0 | \$0.0 | \$0.0 | \$0.0 | \$1,796.0 |
| TOTAL | \$21,951.0 | \$0.0 | \$2,945.7 | \$1,722.6 | \$17,282.7 |

6. DCs are Calculated in Accordance with the DCA

This section summarizes the calculation of development charges for each service category and the resulting total development charge by type of development. The calculation of the “unadjusted” per capita (residential) and per square metre (non-residential) charges is reviewed. Adjustments to these amounts resulting from a cash flow analysis that takes interest earnings and borrowing costs into account are also discussed.

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

It is noted that the calculation of the development charges does not include any provision for exemptions required under the DCA, such as the exemption 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. Development Charges Calculation

i. Unadjusted Residential and Non-Residential Development Charge Rates

The capital forecast for the City-wide general services incorporates those projects identified to be related to development anticipated in the next 10 years. However, not all of the capital costs are to be recovered from new development by way of development charges. Table 5 shows that \$68.31

million of the capital forecast relates to replacement of existing capital facilities or for shares of projects that provide benefit existing development. In addition, \$22.25 million has been committed to projects in the capital forecast from existing development charge reserve funds. Another share of the forecast, \$29.73 million, is deemed “other development related” and is attributable to development beyond 2030 (and can therefore only be recovered under future development charge studies) or represents a service level increase in the City. The remaining amount of \$108.27 million is deemed to be eligible for recovery through DCs in the 2021 to 2031 period. This amount is then allocated to new residential development (\$101.85 million) and non-residential development (\$6.43 million).

The total net development related capital costs eligible for recovery for the City-wide general services results in unadjusted development charges for each service expressed as a per capita charge for residential development and a charge per square metre of new gross floor area (GFA) for non-residential development. These unadjusted development charges are displayed at the right of Table 5.

Table 6A presents the “unadjusted” residential and non-residential development charges for the City-wide engineered services. It shows that of the total net cost of the 2021-2051 capital program, \$51.62 million is considered to replace existing infrastructure or to benefit the existing community. A total amount of \$34.12 million has been, or will be, funded through the existing DC reserve funds and has also been removed from the development charges calculation. Finally, \$824,200 is deemed “other development-related” and is generally attributed to development anticipated to occur beyond 2051. After these deductions, the remaining \$286.08 million is carried forward to the development charge calculation. This amount is then allocated to new residential development (\$205.98 million) and non-residential development (\$80.10 million). The allocation of City-wide engineering service costs yields unadjusted charges for each service

expressed as a per capita charge for residential development and a charge per square foot for new non-residential development.

Table 6B presents the calculation of the City-wide Excluding ASDC Areas unadjusted development charges. Of the net municipal costs, \$117.52 million is considered to replace existing infrastructure or to benefit the existing community. Approximately \$1.48 million is deemed “other development-related”. After these deductions, the remaining \$99.03 million is carried forward to the development charge calculation. This amount is then allocated to residential development (\$76.26 million) and non-residential development (\$22.78 million).

Table 6C presents the calculation of the area-specific unadjusted development charges for the Northern Boundary Expansion Lands. Of the net municipal costs, \$84.07 million is considered to replace existing infrastructure or to benefit the existing community. Approximately \$20.96 million is deemed “other development-related”. After these deductions, \$229.17 million is carried forward to the development charge calculations and allocated to residential development (\$139.80 million) and non-residential development (\$89.38 million).

Finally, Table 6D presents the calculation of unadjusted development charges for Tutela Heights. Approximately \$2.95 million is considered to benefit the existing community, and another \$1.72 million is deemed “other development-related”. The remaining \$17.28 million is allocated to residential development (\$16.94 million) and non-residential development (\$345,700 million).

The allocation of area-specific engineered services costs yields unadjusted charges for each service expressed as a per capita charge for residential development and a charge per square foot for new non-residential development.

TABLE 5

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

| | |
|---|---------|
| 10 Year Growth in Population in New Units | 20,851 |
| 10 Year Growth in Square Feet | 493,926 |

| Service | Development-Related Capital Program (2021 - 2030) | | | | | Residential Share | | Non-Residential Share | |
|---|---|-----------------------------------|-----------------------|---------------------------|--------------------------------------|-------------------|--------------------|-----------------------|------------------|
| | Net Municipal Cost | Replacement & Benefit to Existing | Available DC Reserves | Other Development-Related | Total DC Eligible Costs for Recovery | % | (\$000) | % | (\$000) |
| | (\$000) | (\$000) | (\$000) | (\$000) | (\$000) | | | | |
| 1.0 FIRE DEPARTMENT | \$15,834.2 | \$8,904.9 | \$1,471.8 | \$0.0 | \$5,457.5 | 71% | \$3,874.9 | 29% | \$1,582.69 |
| Unadjusted Development Charge Per Capita | | | | | | | \$185.84 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$3.20 |
| 2.0 POLICE SERVICE | \$39,560.8 | \$19,213.9 | \$2,569.5 | \$9,158.8 | \$8,618.6 | 71% | \$6,119.2 | 29% | \$2,499.40 |
| Unadjusted Development Charge Per Capita | | | | | | | \$293.47 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$5.06 |
| 3.0 PUBLIC LIBRARY | \$7,893.5 | \$0.0 | \$2,972.6 | \$0.0 | \$4,920.9 | 100% | \$4,920.9 | 0% | \$0.00 |
| Unadjusted Development Charge Per Capita | | | | | | | \$236.00 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$0.00 |
| 4.0 PARKS & RECREATION | \$67,389.7 | \$1,573.4 | \$13,118.3 | \$14,248.1 | \$38,450.0 | 100% | \$38,450.0 | 0% | \$0.00 |
| Unadjusted Development Charge Per Capita | | | | | | | \$1,844.04 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$0.00 |
| 5.0 PUBLIC TRANSIT | \$5,895.0 | \$1,292.5 | \$1,424.4 | \$0.0 | \$3,178.1 | 71% | \$2,256.5 | 29% | \$921.66 |
| Unadjusted Development Charge Per Capita | | | | | | | \$108.22 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$1.87 |
| 6.0 HOUSING | \$57,307.0 | \$20,057.4 | \$196.5 | \$0.0 | \$37,053.0 | 100% | \$37,053.0 | 0% | \$0.00 |
| Unadjusted Development Charge Per Capita | | | | | | | \$1,777.04 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$0.00 |
| 7.0 LAND AMBULANCE | \$8,903.5 | \$3,045.0 | \$33.7 | \$4,432.4 | \$1,392.4 | 71% | \$988.6 | 29% | \$403.79 |
| Unadjusted Development Charge Per Capita | | | | | | | \$47.41 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$0.82 |
| 8.0 CHILD CARE | \$6,988.8 | \$0.0 | \$0.0 | \$1,302.8 | \$5,686.0 | 100% | \$5,686.0 | 0% | \$0.00 |
| Unadjusted Development Charge Per Capita | | | | | | | \$272.70 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$0.00 |
| 9.0 DEVELOPMENT-RELATED STUDIES | \$2,694.2 | \$904.8 | \$163.7 | \$588.5 | \$1,037.3 | 71% | \$736.5 | 29% | \$300.81 |
| Unadjusted Development Charge Per Capita | | | | | | | \$35.32 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$0.61 |
| C1.2 PUBLIC WORKS: BUILDINGS & FLEET | \$16,097.0 | \$13,317.3 | \$299.0 | \$0.0 | \$2,480.7 | 71% | \$1,761.3 | 29% | \$719.40 |
| Unadjusted Development Charge Per Capita | | | | | | | \$84.47 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$1.46 |
| TOTAL 10 YEAR GENERAL SERVICES | \$228,563.8 | \$68,309.2 | \$22,249.5 | \$29,730.6 | \$108,274.5 | | \$101,846.7 | | \$6,427.8 |
| Unadjusted Development Charge Per Capita | | | | | | | \$4,884.51 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$13.02 |

TABLE 6A

CITY OF BRANTFORD
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 CITY-WIDE ENGINEERED SERVICES 2021 - 2051
 (in \$000)

| | |
|--|-----------|
| Growth in Population in New Units 2021-2051 | 73,534 |
| Growth in New Building Space (Sq.m.) 2021-2051 | 2,430,622 |

| Service | Development-Related Capital Program (2021 - 2030) | | | | | | Residential Share | | Non-Residential Share | |
|--|---|------------------------------------|-----------------------------------|--------------------------------------|---------------------------|--------------------|-------------------|--------------------|-----------------------|-------------------|
| | Gross Cost | Grants / Subsidies / Contributions | Replacement & Benefit to Existing | Prior Growth / Available DC Reserves | Other Development-Related | 2021-2051 DC Share | % | (\$000) | % | (\$000) |
| | (\$000) | (\$000) | (\$000) | (\$000) | \$ - | (\$000) | % | (\$000) | % | (\$000) |
| 1.1 ROADS AND RELATED | \$335,621.2 | \$3,547.5 | \$45,230.5 | \$25,196.0 | \$0.0 | \$261,647.1 | 72% | ##### | 28% | \$73,261.2 |
| Unadjusted Development Charge Per Capita | | | | | | | | | | \$2,561.89 |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | | \$30.14 |
| 2.0 WATER SERVICE | \$15,422.0 | \$0.0 | \$185.8 | \$4,186.2 | \$0.0 | \$11,050.0 | 72% | \$7,956.0 | 28% | \$3,094.0 |
| Unadjusted Development Charge Per Capita | | | | | | | | | | \$108.19 |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | | \$1.27 |
| 3.0 WASTEWATER SERVICES | \$24,946.0 | \$0.0 | \$6,204.2 | \$4,654.5 | \$824.2 | \$13,263.1 | 72% | \$9,549.4 | 28% | \$3,713.7 |
| Unadjusted Development Charge Per Capita | | | | | | | | | | \$129.86 |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | | \$1.53 |
| 4.0 STORMWATER | \$200.0 | \$ - | \$0.0 | \$81.9 | \$0.0 | \$118.1 | 72% | \$85.0 | 28% | \$33.1 |
| Unadjusted Development Charge Per Capita | | | | | | | | | | \$1.16 |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | | \$0.01 |
| TOTAL ENGINEERED SERVICES | \$376,189.2 | \$3,547.5 | \$51,620.5 | \$34,118.6 | \$824.2 | \$286,078.4 | | \$205,976.4 | | \$80,101.9 |
| Unadjusted Development Charge Per Capita | | | | | | | | \$2,801.10 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | | \$32.95 |



TABLE 6B

CITY OF BRANTFORD
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL AREA-SPECIFIC DEVELOPMENT CHARGES
 CITY-WIDE EXCLUDING SANDWICH SOUTH 2021 - 2051
 (in \$000)

| | |
|--|-----------|
| Growth in Population in New Units 2021-2051 | 46,742 |
| Growth in New Building Space (Sq.m.) 2021-2051 | 1,140,982 |

| Service | Development-Related Capital Program (2021 - 2051) | | | | | | Residential Share | | Non-Residential Share | |
|--|---|---|--|---|---------------------------------|-------------------------------|-------------------|-------------------|-----------------------|-------------------|
| | Gross Cost (\$000) | Grants / Subsidies / Contributions (\$000) | Replacement & Benefit to Existing (\$000) | Prior Growth / Available DC Reserves (\$000) | Other Development-Related \$ | 2021-2051 DC Share (\$000) | % | (\$000) | % | (\$000) |
| 1.0 ROADS AND RELATED | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | 77% | \$ - | 23% | \$ - |
| Unadjusted Development Charge Per Capita | | | | | | | | \$0.00 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | | \$0.00 |
| 2.0 WATER SERVICE | \$40,832.1 | \$7,620.0 | \$13,069.2 | \$0.0 | \$990.1 | \$19,152.8 | 77% | \$ 14,747.6 | 23% | \$ 4,405.1 |
| Unadjusted Development Charge Per Capita | | | | | | | | \$315.51 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | | \$3.86 |
| 3.0 WASTEWATER SERVICES | \$71,982.5 | \$0.0 | \$35,632.7 | \$0.0 | \$354.1 | \$35,995.7 | 77% | \$ 27,716.7 | 23% | \$ 8,279.0 |
| Unadjusted Development Charge Per Capita | | | | | | | | \$592.97 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | | \$7.26 |
| 4.0 STORMWATER | \$112,844.0 | \$0.0 | \$68,818.8 | \$0.0 | \$140.4 | \$43,884.8 | 77% | \$ 33,791.3 | 23% | \$ 10,093.5 |
| Unadjusted Development Charge Per Capita | | | | | | | | \$722.93 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | | \$8.85 |
| TOTAL | \$225,658.6 | \$7,620.0 | \$117,520.6 | \$0.0 | \$1,484.6 | \$99,033.3 | | \$76,255.6 | | \$22,777.7 |
| Unadjusted Development Charge Per Capita | | | | | | | | \$1,631.41 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | | \$19.97 |

TABLE 6C

CITY OF BRANTFORD
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL AREA-SPECIFIC DEVELOPMENT CHARGES
NORTHERN BOUNDARY EXPANSION LANDS 2021 - 2051
(in \$000)

| | |
|--|-----------|
| Growth in Population in New Units 2021-2051 | 23,055 |
| Growth in New Building Space (Sq.m.) 2021-2051 | 1,284,690 |

| Service | Development-Related Capital Program (2021 - 2051) | | | | | Residential Share | | Non-Residential Share | |
|--|---|------------------------------------|-----------------------------------|---------------------------|--------------------|-------------------|--------------------|-----------------------|-------------------|
| | Gross Cost | Grants / Subsidies / Contributions | Replacement & Benefit to Existing | Other Development-Related | 2021-2051 DC Share | % | (\$000) | % | (\$000) |
| | (\$000) | (\$000) | (\$000) | (\$000) | (\$000) | | | | |
| 1.0 ROADS AND RELATED | \$31,594.1 | \$0.0 | \$0.0 | \$0.0 | \$31,594.1 | 61% | \$ 19,272.4 | 39% | \$ 12,321.7 |
| Unadjusted Development Charge Per Capita | | | | | | | \$835.93 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$9.59 |
| 2.0 WATER SERVICE | \$124,560.0 | \$524.0 | \$27,294.4 | \$5,221.5 | \$91,520.0 | 61% | \$ 55,827.2 | 39% | \$ 35,692.8 |
| Unadjusted Development Charge Per Capita | | | | | | | \$2,421.48 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$27.78 |
| 3.0 WASTEWATER SERVICES | \$123,352.5 | \$0.0 | \$24,391.8 | \$15,737.2 | \$83,223.5 | 61% | \$ 50,766.3 | 39% | \$ 32,457.2 |
| Unadjusted Development Charge Per Capita | | | | | | | \$2,201.97 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$25.26 |
| 4.0 STORMWATER | \$55,219.0 | \$0.0 | \$32,381.9 | \$0.0 | \$22,837.1 | 61% | \$ 13,930.6 | 39% | \$ 8,906.5 |
| Unadjusted Development Charge Per Capita | | | | | | | \$604.24 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$6.93 |
| TOTAL | \$334,725.5 | \$524.0 | \$84,068.2 | \$20,958.7 | \$229,174.6 | | \$139,796.5 | | \$89,378.1 |
| Unadjusted Development Charge Per Capita | | | | | | | \$6,063.62 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$69.56 |



TABLE 6D

CITY OF BRANTFORD
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL AREA-SPECIFIC DEVELOPMENT CHARGES
TUTELA HEIGHTS 2021 - 2051
(in \$000)

| | |
|--|-------|
| Growth in Population in New Units 2021-2051 | 3,734 |
| Growth in New Building Space (Sq.m.) 2021-2051 | 4,950 |

| Service | Development-Related Capital Program (2021 - 2051) | | | | | Residential Share | | Non-Residential Share | |
|--|---|------------------------------------|-----------------------------------|---------------------------|--------------------|-------------------|-------------------|-----------------------|----------------|
| | Gross Cost | Grants / Subsidies / Contributions | Replacement & Benefit to Existing | Other Development-Related | 2021-2051 DC Share | % | (\$000) | % | (\$000) |
| | (\$000) | (\$000) | (\$000) | (\$000) | (\$000) | | | | |
| 1.0 ROADS AND RELATED | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | 98% | \$0.00 | 2% | \$0.00 |
| Unadjusted Development Charge Per Capita | | | | | | | \$0.00 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$0.00 |
| 2.0 WATER SERVICE | \$9,420.0 | \$0.0 | \$2,485.3 | \$535.9 | \$6,398.8 | 98% | \$ 6,270.8 | 2% | \$ 128.0 |
| Unadjusted Development Charge Per Capita | | | | | | | \$1,679.39 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$25.85 |
| 3.0 WASTEWATER SERVICES | \$10,735.0 | \$0.0 | \$460.4 | \$1,186.7 | \$9,087.9 | 98% | \$ 8,906.2 | 2% | \$ 181.8 |
| Unadjusted Development Charge Per Capita | | | | | | | \$2,385.15 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$36.72 |
| 4.0 STORMWATER | \$1,796.0 | \$0.0 | \$0.0 | \$0.0 | \$1,796.0 | 98% | \$ 1,760.1 | 2% | \$ 35.9 |
| Unadjusted Development Charge Per Capita | | | | | | | \$471.37 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$7.26 |
| TOTAL | \$21,951.0 | \$0.0 | \$2,945.7 | \$1,722.6 | \$17,282.7 | | \$16,937.1 | | \$345.7 |
| Unadjusted Development Charge Per Capita | | | | | | | \$4,535.91 | | |
| Unadjusted Development Charge Per Sq.M | | | | | | | | | \$69.83 |



ii. Adjusted Residential and Non-Residential Development Charge Rates

Final adjustments to the “unadjusted” development charge rates are made through a cash flow analysis. The analysis, details of which are included in Appendices B, C, D, E, and F, considers the borrowing cost and interest earnings associated with the timing of expenditures and development charge receipts for each service category.

Table 7 summarizes the results of the adjustment for the residential component of the City-wide development charge rates. As shown, the adjusted per capita rate is increased from \$9,317 per capita to \$11,024 per capita after the cash flow analysis. The calculated rates by residential unit with the total charge per unit range from a high of \$38,392 per single- or semi-detached unit to a low of \$16,768 for small apartments. The rate per row or multiple unit is \$27,091, and the rate per large apartment (over 70 square metres) is \$20,150.

The calculated unadjusted and adjusted City-wide non-residential development charge rates are presented in Table 8. The total adjusted rate is \$88.54 per square metre.

Table 9 summarizes the results of the adjustment for the residential component of the Northern Boundary Expansion Lands area-specific development charge rates. The adjusted per capita rate is \$10,759 after the cash flow analysis. It is noted that the area-specific engineered services shown include the applicable City-wide components of the Roads and Related, Water, Wastewater, and Stormwater charges. The calculated rates by residential unit with the total charge per unit, including the applicable calculated City-wide general services DCs, are \$56,157 per single- or semi-detached unit, \$39,624 per row or multiple unit, \$29,472 per large apartment and \$24,532 per small apartment unit.

The calculated unadjusted and adjusted Northern Boundary Expansion Lands area-specific non-residential development charge rates are presented in Table 10. The total adjusted rates, including the applicable calculated City-wide DCs, are \$151.10 per square metre.

Tables 11 and 12 summarize the results of the adjustment for the residential and non-residential components of the Tutela Heights area-specific development charge rates. The total adjusted rates by residential unit, including all applicable City-wide charges, are \$48,340 per single- or semi-detached unit, \$34,109 per row or multiple unit, \$25,369 per large apartment and \$21,115 per small apartment unit. The total adjusted non-residential rates, including the applicable calculated City-wide DCs, are \$141.36 per square metre.

TABLE 7

CITY OF BRANTFORD
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) | | | |
|--|------------------------------|----------------------------|-------------------------------------|------------------------|-----------------------------|---------------------------------|
| | | | Singles & Semis | Rows & Other Multiples | Large Apartment (> 70 sq.m) | Small Apartment (= or <70 sq.m) |
| <i>Parking (By-law 32-2019)</i> | | | <i>\$578</i> | <i>\$412</i> | <i>\$307</i> | <i>\$242</i> |
| Fire Department | \$185.84 | \$204 | \$700 | \$494 | \$367 | \$306 |
| Police Service | \$293.47 | \$367 | \$1,259 | \$888 | \$661 | \$550 |
| Public Library | \$236.00 | \$255 | \$875 | \$617 | \$459 | \$382 |
| Parks & Recreation | \$1,844.04 | \$2,098 | \$7,196 | \$5,077 | \$3,776 | \$3,145 |
| Public Transit | \$108.22 | \$109 | \$374 | \$264 | \$196 | \$163 |
| Housing | \$1,777.04 | \$1,943 | \$6,665 | \$4,702 | \$3,497 | \$2,913 |
| Land Ambulance | \$47.41 | \$52 | \$178 | \$126 | \$94 | \$78 |
| Child Care | \$272.70 | \$279 | \$957 | \$675 | \$502 | \$418 |
| Development-Related Studies | \$35.32 | \$40 | \$137 | \$97 | \$72 | \$60 |
| Subtotal General Services | \$4,800 | \$5,347 | \$18,919 | \$13,352 | \$9,931 | \$8,257 |
| Services Related to a Highway | | | | | | |
| <i>Roads & Related</i> | <i>\$2,562</i> | <i>\$2,972</i> | <i>\$10,194</i> | <i>\$7,192</i> | <i>\$5,349</i> | <i>\$4,456</i> |
| <i>Public Works: Buildings & Fleet</i> | <i>\$84.47</i> | <i>\$97</i> | <i>\$333</i> | <i>\$235</i> | <i>\$175</i> | <i>\$145</i> |
| Water Services | \$424 | \$607 | \$2,082 | \$1,469 | \$1,093 | \$910 |
| Wastewater Services | \$723 | \$985 | \$3,379 | \$2,384 | \$1,773 | \$1,477 |
| Stormwater | \$724 | \$1,016 | \$3,485 | \$2,459 | \$1,829 | \$1,523 |
| Subtotal Engineered Services | \$4,517 | \$5,677 | \$19,473 | \$13,739 | \$10,219 | \$8,511 |
| TOTAL CHARGE PER UNIT | \$9,317 | \$11,024 | \$38,392 | \$27,091 | \$20,150 | \$16,768 |
| (1) Based on Persons Per Unit Of: | | | 3.43 | 2.42 | 1.80 | 1.50 |

TABLE 8

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

| Service | Non-Residential Charge | |
|--|------------------------------------|----------------------------------|
| | Unadjusted Charge per Square Metre | Adjusted Charge per Square Metre |
| <i>Parking (By-law 32-2019)</i> | | \$2.66 |
| Fire Department | \$3.20 | \$3.53 |
| Police Service | \$5.06 | \$6.34 |
| Public Library | \$0.00 | \$0.00 |
| Parks & Recreation | \$0.00 | \$0.00 |
| Public Transit | \$1.87 | \$1.88 |
| Housing | \$0.00 | \$0.00 |
| Land Ambulance | \$0.82 | \$0.89 |
| Child Care | \$0.00 | \$0.00 |
| Development-Related Studies | \$0.61 | \$0.69 |
| Subtotal General Services | \$11.56 | \$15.99 |
| Services Related to a Highway | | |
| <i>Roads & Related</i> | <i>\$30.14</i> | <i>\$37.30</i> |
| <i>Public Works: Buildings & Fleet</i> | <i>\$1.46</i> | <i>\$1.68</i> |
| Water Services | \$5.13 | \$7.79 |
| Wastewater Services | \$8.78 | \$12.65 |
| Stormwater | \$8.86 | \$13.13 |
| Subtotal Engineered Services | \$54.38 | \$72.55 |
| TOTAL CHARGE PER SQUARE METRE | \$65.93 | \$88.54 |

TABLE 9

CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS DEVELOPMENT CHARGES
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE

| Service | Unadjusted Charge Per Capita | Adjusted Charge Per Capita | Residential Charge By Unit Type (1) | | | |
|-----------------------------------|------------------------------|----------------------------|-------------------------------------|------------------------|-----------------------------|---------------------------------|
| | | | Singles & Semis | Rows & Other Multiples | Large Apartment (> 70 sq.m) | Small Apartment (= or <70 sq.m) |
| Roads & Related | \$3,398 | \$3,748 | \$12,856 | \$9,070 | \$6,746 | \$5,619 |
| Water Services | \$2,530 | \$3,380 | \$11,594 | \$8,180 | \$6,084 | \$5,067 |
| Wastewater Services | \$2,332 | \$2,760 | \$9,467 | \$6,679 | \$4,968 | \$4,138 |
| Stormwater | \$605 | \$871 | \$2,988 | \$2,108 | \$1,568 | \$1,306 |
| Total Area-Specific DCs | \$8,865 | \$10,759 | \$36,905 | \$26,037 | \$19,366 | \$16,130 |
| Applicable City-wide DCs | \$4,885 | \$5,444 | \$19,252 | \$13,587 | \$10,106 | \$8,402 |
| TOTAL CHARGE PER UNIT | \$13,749 | \$16,203 | \$56,157 | \$39,624 | \$29,472 | \$24,532 |
| (1) Based on Persons Per Unit Of: | | | 3.43 | 2.42 | 1.80 | 1.50 |

TABLE 10

CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS DEVELOPMENT CHARGES
NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE

| Service | Non-Residential Charge | |
|--------------------------------------|------------------------------------|----------------------------------|
| | Unadjusted Charge per Square Metre | Adjusted Charge per Square Metre |
| Roads & Related | \$39.73 | \$46.47 |
| Water Services | \$29.06 | \$41.92 |
| Wastewater Services | \$26.79 | \$34.23 |
| Stormwater | \$6.95 | \$10.81 |
| Total Area-Specific DCs | \$102.53 | \$133.43 |
| Applicable City-wide DCs | \$13.01 | \$17.67 |
| TOTAL CHARGE PER SQUARE METRE | \$115.54 | \$151.10 |

TABLE 11

CITY OF BRANTFORD
TUTELA HEIGHTS DEVELOPMENT CHARGES
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE

| Service | Unadjusted Charge Per Capita | Adjusted Charge Per Capita | Residential Charge By Unit Type (1) | | | |
|-----------------------------------|------------------------------|----------------------------|-------------------------------------|------------------------|-----------------------------|---------------------------------|
| | | | Singles & Semis | Rows & Other Multiples | Large Apartment (> 70 sq.m) | Small Apartment (= or <70 sq.m) |
| Roads & Related | \$2,562 | \$2,972 | \$10,194 | \$7,192 | \$5,349 | \$4,456 |
| Water Services | \$1,788 | \$2,068 | \$7,094 | \$5,005 | \$3,722 | \$3,100 |
| Wastewater Services | \$2,515 | \$2,891 | \$9,917 | \$6,996 | \$5,204 | \$4,334 |
| Stormwater | \$473 | \$549 | \$1,883 | \$1,329 | \$988 | \$823 |
| Total Area-Specific DCs | \$7,337 | \$8,480 | \$29,088 | \$20,522 | \$15,263 | \$12,713 |
| Applicable City-wide DCs | \$4,885 | \$5,444 | \$19,252 | \$13,587 | \$10,106 | \$8,402 |
| TOTAL CHARGE PER UNIT | \$12,222 | \$13,924 | \$48,340 | \$34,109 | \$25,369 | \$21,115 |
| (1) Based on Persons Per Unit Of: | | | 3.43 | 2.42 | 1.80 | 1.50 |

TABLE 12

CITY OF BRANTFORD
TUTELA HEIGHTS DEVELOPMENT CHARGES
NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE

| Service | Non-Residential Charge | |
|--------------------------------------|------------------------------------|----------------------------------|
| | Unadjusted Charge per Square Metre | Adjusted Charge per Square Metre |
| Roads & Related | \$30.14 | \$37.30 |
| Water Services | \$27.13 | \$32.38 |
| Wastewater Services | \$38.25 | \$45.31 |
| Stormwater | \$7.27 | \$8.70 |
| Total Area-Specific DCs | \$102.78 | \$123.69 |
| Applicable City-wide DCs | \$13.01 | \$17.67 |
| TOTAL CHARGE PER SQUARE METRE | \$115.80 | \$141.36 |

B. Comparison Calculated and Current Development Charges

Tables 13 and 14 present a comparison of the newly calculated City-wide residential and non-residential development charges with the City's current charges. Overall, the calculated City-wide residential charge per single- or semi-detached unit represents an increase of \$14,313 over the current charge. The calculated non-residential, non-industrial charge represents an increase of \$8.71 per square metre.

Tables 15 and 16 present a comparison of the newly calculated area-specific residential and non-residential development charges for the Northern Boundary Expansion Lands with the City's current charges. For illustrative purposes and to provide an accurate comparison, the area-specific charges are combined with the applicable calculated City-wide DC rates. Overall, the calculated residential charge per single- or semi-detached unit in the Northern Boundary Expansion Lands is \$6,191 higher than the current total charge. This is primarily due to increases in the calculated City-wide general services DCs. The calculated non-residential charge is \$21.94 per square metre lower than the current charge, by comparison.

Tables 17 and 18 show the current vs. calculated comparisons for Tutela Heights. The total calculated residential charge represents an increase of \$9,293 per single or semi, while the non-residential charge represents a decrease of \$7.78 per square metre from the currently applicable DCs in Tutela Heights.

TABLE 13

CITY OF BRANTFORD
COMPARISON OF CURRENT AND CALCULATED
RESIDENTIAL DEVELOPMENT CHARGES

| Service | Residential (\$/Single Detached Unit) | | |
|--|---------------------------------------|-------------------------------|----------------------|
| | Current Residential Charge | Calculated Residential Charge | Difference in Charge |
| <i>Parking (By-law 32-2019)</i> | <i>\$578</i> | <i>\$578</i> | <i>\$0</i> |
| Fire Department | \$471 | \$700 | \$229 |
| Police Service | \$819 | \$1,259 | \$440 |
| Public Library | \$905 | \$875 | (\$30) |
| Parks & Recreation | \$5,482 | \$7,196 | \$1,714 |
| Public Transit | \$478 | \$374 | (\$104) |
| Housing | \$330 | \$6,665 | \$6,335 |
| Land Ambulance | \$29 | \$178 | \$149 |
| Child Care | N/A | \$957 | N/A |
| Development-Related Studies | \$90 | \$137 | \$47 |
| Subtotal General Services | \$9,182 | \$18,919 | \$9,737 |
| Services Related to a Highway | | | |
| <i>Roads & Related</i> | <i>\$11,978</i> | <i>\$10,194</i> | <i>(\$1,784)</i> |
| <i>Public Works: Buildings & Fleet</i> | <i>\$151</i> | <i>\$333</i> | <i>\$182</i> |
| Water Services | \$1,589 | \$2,082 | \$493 |
| Wastewater Services | \$1,153 | \$3,379 | \$2,226 |
| Stormwater | \$26 | \$3,485 | \$3,459 |
| Subtotal Engineered Services | \$14,897 | \$19,473 | \$4,576 |
| TOTAL CHARGE PER UNIT | \$24,079 | \$38,392 | \$14,313 |

TABLE 14

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

| Service | Non-Residential (\$/Square Metre) | | |
|--|--------------------------------------|---|-------------------------|
| | Current Non-Residential Charge | Calculated Non-Residential Charge | Difference in Charge |
| <i>Parking (By-law 32-2019)</i> | <i>\$2.66</i> | <i>\$2.66</i> | <i>\$0.00</i> |
| Fire Department | \$2.17 | \$3.53 | \$1.36 |
| Police Service | \$3.76 | \$6.34 | \$2.58 |
| Public Library | \$0.00 | \$0.00 | \$0.00 |
| Parks & Recreation | \$0.00 | \$0.00 | \$0.00 |
| Public Transit | \$2.19 | \$1.88 | (\$0.31) |
| Housing | \$0.00 | \$0.00 | \$0.00 |
| Land Ambulance | \$0.12 | \$0.89 | \$0.77 |
| Child Care | N/A | \$0.00 | N/A |
| Development-Related Studies | \$0.41 | \$0.69 | \$0.28 |
| Subtotal General Services | \$11.31 | \$15.99 | \$4.68 |
| Services Related to a Highway | | | |
| <i>Roads & Related</i> | <i>\$55.10</i> | <i>\$37.30</i> | <i>(\$17.80)</i> |
| <i>Public Works: Buildings & Fleet</i> | <i>\$0.70</i> | <i>\$1.68</i> | <i>\$0.98</i> |
| Water Services | \$7.30 | \$7.79 | \$0.49 |
| Wastewater Services | \$5.31 | \$12.65 | \$7.34 |
| Stormwater | \$0.11 | \$13.13 | \$13.02 |
| Subtotal Engineered Services | \$68.52 | \$72.55 | \$4.03 |
| TOTAL CHARGE PER SQUARE METRE | \$79.83 | \$88.54 | \$8.71 |

TABLE 15

CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS DEVELOPMENT CHARGES
COMPARISON OF CURRENT AND CALCULATED
RESIDENTIAL DEVELOPMENT CHARGES

| Service | Residential (\$/Single Detached Unit) | | |
|---------------------------------|---------------------------------------|-------------------------------|----------------------|
| | Current Residential Charge | Calculated Residential Charge | Difference in Charge |
| Roads & Related | \$14,942 | \$12,856 | (\$2,086) |
| Water Services | \$12,658 | \$11,594 | (\$1,064) |
| Wastewater Services | \$10,136 | \$9,467 | (\$669) |
| Stormwater | \$2,897 | \$2,988 | \$91 |
| Total Area-Specific DCs | \$40,633 | \$36,905 | (\$3,728) |
| Applicable City-wide DCs | \$9,333 | \$19,252 | \$9,919 |
| TOTAL CHARGE PER UNIT | \$49,966 | \$56,157 | \$6,191 |

TABLE 16

CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS DEVELOPMENT CHARGES
COMPARISON OF CURRENT AND CALCULATED
NON-RESIDENTIAL DEVELOPMENT CHARGES

| Service | Non-Residential (\$/Square Metre) | | |
|--------------------------------------|-----------------------------------|-----------------------------------|----------------------|
| | Current Non-Residential Charge | Calculated Non-Residential Charge | Difference in Charge |
| Roads & Related | \$65.44 | \$46.47 | (\$18.97) |
| Water Services | \$47.31 | \$41.92 | (\$5.39) |
| Wastewater Services | \$37.78 | \$34.23 | (\$3.55) |
| Stormwater | \$10.50 | \$10.81 | \$0.31 |
| Total Area-Specific DCs | \$161.03 | \$133.43 | (\$27.60) |
| Applicable City-wide DCs | \$12.01 | \$17.67 | \$5.66 |
| TOTAL CHARGE PER SQUARE METRE | \$173.04 | \$151.10 | (\$21.94) |

TABLE 17

CITY OF BRANTFORD
TUTELA HEIGHTS DEVELOPMENT CHARGES
COMPARISON OF CURRENT AND CALCULATED
RESIDENTIAL DEVELOPMENT CHARGES

| Service | Residential (\$/Single Detached Unit) | | |
|---------------------------------|---------------------------------------|-------------------------------|----------------------|
| | Current Residential Charge | Calculated Residential Charge | Difference in Charge |
| Roads & Related | \$11,978 | \$10,194 | (\$1,784) |
| Water Services | \$8,219 | \$7,094 | (\$1,125) |
| Wastewater Services | \$7,615 | \$9,917 | \$2,302 |
| Stormwater | \$1,902 | \$1,883 | (\$19) |
| Total Area-Specific DCs | \$29,714 | \$29,088 | (\$626) |
| Applicable City-wide DCs | \$9,333 | \$19,252 | \$9,919 |
| TOTAL CHARGE PER UNIT | \$39,047 | \$48,340 | \$9,293 |

TABLE 18

CITY OF BRANTFORD
TUTELA HEIGHTS DEVELOPMENT CHARGES
COMPARISON OF CURRENT AND CALCULATED
NON-RESIDENTIAL DEVELOPMENT CHARGES

| Service | Non-Residential (\$/Square Metre) | | |
|--------------------------------------|-----------------------------------|-----------------------------------|----------------------|
| | Current Non-Residential Charge | Calculated Non-Residential Charge | Difference in Charge |
| Roads & Related | \$55.10 | \$37.30 | (\$17.80) |
| Water Services | \$37.99 | \$32.38 | (\$5.61) |
| Wastewater Services | \$35.26 | \$45.31 | \$10.05 |
| Stormwater | \$8.78 | \$8.70 | (\$0.08) |
| Total Area-Specific DCs | \$137.13 | \$123.69 | (\$13.44) |
| Applicable City-wide DCs | \$12.01 | \$17.67 | \$5.66 |
| TOTAL CHARGE PER SQUARE METRE | \$149.14 | \$141.36 | (\$7.78) |

7. Cost of Growth Analysis

This section provides a brief 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. This examination is required as one of the provisions of the DCA. Additional details on the cost of growth analysis, including asset management analysis is included in Appendix H.

A. Asset Management Plan

Tables 19 and 20 provide the calculated annual asset management contribution for both the gross capital expenditures and the share related to the general services and engineered services DC recoverable portions over the 2021-2030 and 2021-2051 planning periods. The year 2031 and 2052 have been included to calculate the annual contribution for these periods as the expenditures in 2030 and 2052 will not trigger asset management contributions until 2031 and 2052, respectively.

As shown in Table 19, by 2031 the City should fund an additional \$2.44 million per annum in order to fund the full life cycle costs of the new assets related to the City-wide general services supported under the development charges by-law.

By 2052, the City should fund an additional \$3.11 million per annum associated with the full life cycle costs of the new assets related to the City-wide and area-specific engineered services support under the DC by-law (Table 20).

TABLE 19

CITY OF BRANTFORD
 CALCULATED ANNUAL PROVISION BY 2031
 GENERAL SERVICES

| Service | 2021 - 2030 Capital Program | | Calculated AMP Annual Provision by 2031 | |
|---------------------------------|--------------------------------|-----------------------|--|---------------------|
| | DC Recoverable | Non-DC Funded | DC Related | Non-DC Related |
| Fire Department | \$ 5,458,000 | \$ 10,377,000 | \$ 121,000 | \$ 491,000 |
| Police Service | \$ 8,619,000 | \$ 30,942,000 | \$ 86,000 | \$ 505,000 |
| Public Library | \$ 4,921,000 | \$ 2,973,000 | \$ 151,000 | \$ 95,000 |
| Parks & Recreation | \$ 38,450,000 | \$ 28,940,000 | \$ 776,000 | \$ 524,000 |
| Public Transit | \$ 3,178,000 | \$ 2,717,000 | \$ 500,000 | \$ 211,000 |
| Housing | \$ 37,053,000 | \$ 60,895,000 | \$ 567,000 | \$ 1,016,000 |
| Land Ambulance | \$ 1,392,000 | \$ 10,898,000 | \$ 57,000 | \$ 289,000 |
| Child Care | \$ 5,686,000 | \$ 1,303,000 | \$ - | \$ - |
| Development-Related Studies | \$ 1,037,000 | \$ 1,657,000 | \$ - | \$ - |
| Public Works: Buildings & Fleet | \$ 2,481,000 | \$ 13,624,000 | \$ 178,000 | \$ 31,000 |
| Total 2031 Provision | \$ 108,275,000 | \$ 164,326,000 | \$ 2,436,000 | \$ 3,162,000 |

TABLE 20

CITY OF BRANTFORD
 CALCULATED ANNUAL PRIVISION BY 2052
 ENGINEERED SERVICES

| Service | 2021 - 2051 Capital Program | | Calculated AMP Annual Provision by 2052 | |
|-----------------------------|--------------------------------|-----------------------|--|---------------------|
| | DC Recoverable | Non-DC Funded | DC Related | Non-DC Related |
| Roads & Related | \$ 293,241,197 | \$ 73,974,008 | \$ 2,380,745 | \$ 873,557 |
| Water Services | \$ 128,121,618 | \$ 62,112,382 | \$ 448,307 | \$ 193,663 |
| Wastewater Services | \$ 58,346,717 | \$ 49,316,783 | \$ 29,501 | \$ 43,515 |
| Stormwater | \$ 68,636,042 | \$ 101,422,958 | \$ 254,365 | \$ 381,428 |
| Total 2052 Provision | \$ 548,345,574 | \$ 286,826,131 | \$ 3,112,918 | \$ 1,492,162 |

B. Long-Term Capital and Operating Costs

Appendix H also summarizes the estimated increase in net operating costs that the City will experience for additions associated with the planned capital forecast. These estimates are based on City budget information provided by City staff. By 2030, the City's net operating costs are estimated to increase by \$22.57 million.

Appendix H also summarizes the components of the development related capital program that will require funding from non-development charge sources:

- Of the \$228.56 million in City-wide general services net capital programs, about \$68.31 million will need to be financed from non-development charge sources over the planning period of 2021-2030. This share is related to capital replacement and non-growth shares of projects that provide benefit to the existing community.
- Of the \$983.99 million in total City-wide and area-specific engineered services net capital programs, about \$239.17 million is related to capital replacement and benefits to the existing community, and will need to be financed from non-development charge sources over the planning period of 2021-2051.

Council is made aware of these factors 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.

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 H demonstrates that the City can afford to invest and operate the identified general and engineered services infrastructure over the 10-year and long-term 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.

8. Development Charges Policy and Administration

This section addresses the requirement under the DCA for Council to consider area rating for development charges as well as development charge by-law policies and administration.

A. By-law Administration

Many of the administrative requirements of the DCA will be similar to those presently followed by the City. However, changes will likely be required in the collection practices for the new development charges. In this regard:

- It is recommended that current practices regarding collection of development charges and by-law administration continue to the extent possible. It is noted that the City has recently reviewed its collection and administration practices to align with changes enacted through Bill 108, the *More Homes, More Choices Act* on January 1, 2020.
- As required under the DCA, the City should continue codify any rules regarding application of the by-laws and any exemptions within the development charges by-laws proposed for adoption.
- It is recommended that the City continue to report policies consistent with the requirements of the DCA.
- It is recommended that Council adopt the development-related capital forecasts included in this background study for City-wide and area-specific services, subject to annual review through the City's normal capital budget process.

A copy of the by-law will be made two weeks prior to the Public Meeting as required by the legislation.

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 2021 DC update, the area-specific development charges are calculated for the Northern Boundary Expansion Lands and Tutela Heights to properly reflect the infrastructure requirements to service development in those service areas.

Appendix A
Development Forecast

Development Forecast

This appendix provides details of the development forecast used to prepare the 2021 Development Charges Background Study for the City of Brantford. The forecast method and assumptions are discussed and the results are presented in a series of tables.

The forecasts of population, households, employment, and non-residential building space were prepared by Hemson. The forecasts are consistent with the City's 2021 Official Plan and the provincial Growth Plan, and also take into account Statistics Canada Census information, recent building permit and CMHC housing completion data, and other information provided through consultation with City staff. City-wide forecasts were prepared, along with area-specific forecasts for the Northern Boundary Expansion Lands area-specific development charge (ASDC) area, the Tutela Heights ASDC area, and City-wide excluding the ASDC areas, for the purposes of the engineered services development charge calculations.

The forecast results are set out as follows:

Historical Development – City-wide

| | |
|---------|--|
| Table 1 | Historical Population, Dwellings, & Employment |
| Table 2 | Historical Housing Activity |
| Table 3 | Historical Residential Building Permits |
| Table 4 | Historical Households by Period of Construction Showing Household Size |

Forecast Development – City-wide

| | |
|---------|--|
| Table 5 | Population, Household & Employment Growth Summary |
| Table 6 | Forecast of Occupied Households by Unit Type |
| Table 7 | Growth in Households by Unit Type |
| Table 8 | Forecast Population in New Households by Unit Type |
| Table 9 | Non-Residential Space Forecast |

Forecast Development – City-wide Excluding ASDC Areas

| | |
|----------|--|
| Table 10 | Forecast of Housing by Type |
| Table 11 | Forecast Population Growth in New Households by Unit Type |
| Table 12 | Employment Growth in New Non-Residential Space by Category |

Forecast Development – Northern Boundary Expansion Lands

| | |
|----------|--|
| Table 13 | Forecast of Housing by Type |
| Table 14 | Forecast Population Growth in New Households by Unit Type |
| Table 15 | Employment Growth in New Non-Residential Space by Category |

Forecast Development – Tutela Heights

| | |
|----------|--|
| Table 16 | Forecast of Housing by Type |
| Table 17 | Forecast Population Growth in New Households by Unit Type |
| Table 18 | Employment Growth in New Non-Residential Space by Category |

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 forecast must cover both residential and non-residential development and be specific enough with regards to the quantum, type, location and timing of such development to allow the City to prepare a reasonable development-related capital program.

Four development forecasts were prepared for the purposes of the 2021 Development Charges Background Study:

- The City-wide forecast covers the 2021-2030 planning period for the calculation of all general services development charges, as well as the 2021-2051 planning period for the calculation of the City-wide engineered services DCs of Roads and Related, Water, Wastewater, and Stormwater services.
- A 2021-2051 forecast was prepared for the “City-wide Excluding ASDC Areas” benefitting area. This forecast was prepared for the calculation of Roads and Related, Water, Wastewater, and Stormwater development charges applying to development across the City with the exception of the ASDC areas.
- An area-specific forecast for the Northern Boundary Expansion Lands, from 2020 to 2051, was prepared for the calculation of engineered services ASDCs applying to that area.
- Another 2021-2051 area-specific forecast was prepared for the Tutela Heights benefitting area for the calculation of engineered services ASDCs.

The City-wide forecast was prepared in consultation with City staff. It is consistent with the City’s most recent forecasts and targets that form the basis of its Municipal Comprehensive Review (MCR) and 2021 Official Plan, and considers recent Statistics Canada Census data, building permits, and CMHC housing completion data.

The area-specific development forecasts for the Northern Boundary Expansion Lands and Tutela Heights are also consistent with the recent City documents, and were developed in close consultation with City planning staff.

The City-wide Excluding ASDC Areas forecast represents the 2021-2051 City-wide forecast, net of anticipated growth in the Northern Boundary Expansion Lands and Tutela Heights ASDC areas over the same planning period.

B. Historical Development in the City

Historical growth and development figures presented here are based on Statistics Canada Census data, Canada Mortgage Housing Corporation (CMHC) housing market information, and building permit data. Figures shown in the development forecast represent mid-year estimates.

Population figures are equivalent to the population recorded in the Census (“Census population”). 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.

For development charges purposes, a 10-year historical period of 2011 to 2020 is used for calculating historical service levels. Since 2016 was the last year of available Census information, figures from 2017 to 2020 are estimated. Furthermore, the existing population, dwellings, and employment that were added with the City’s most recent municipal boundary adjustment have been added to the 2016 Census information.

Table 1 shows that overall, the population of Brantford has increased by approximately 9,580 people over the last 10 years, to an estimated 102,530 in 2020. Total occupied households increased by 3,920, reaching an estimated 41,030 by 2020.

“Place of work” employment figures in the forecasts record where people work rather than their place of residence. It includes employment with a regular or no fixed place of work. As shown in Table 1, place of work employment has grown by 1,630 jobs over the historical 10-year period, to a total of 45,820 in 2020.

Details on new housing growth in the City are provided in Tables 2 (completions) and 3 (building permits). The overall market share of single- and semi- detached units completed over the last decade has been 50%, though the number of units completed in any one year varies. The market share of rows and other multiples over the same period has been 34%, while

apartments make up the remaining 16%. Over the same period, residential building permits have been comprised of 41% singles and semis, 26% rows, and 33% apartments, with particularly high rates of apartment permits in recent years (Table 3).

Table 4 provides details on historical occupancy patterns for occupied households in Brantford. The overall average occupancy level in the City for single- and semi-detached units is 2.73 persons per housing unit (PPU). Occupancy levels for units constructed between 2006 and 2016 are higher than the overall average and are used in the development charges calculation since they better reflect the number of people that are likely to reside in new development. The average PPU of singles and semis built in the City in the period 2006 to 2016 is 3.43. Due to their smaller sample sizes, the overall average PPUs for recently constructed row and apartment housing, at 2.42 and 1.65, respectively, is used in the DC calculation.

C. Forecast Method and Results

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 as well as the population in new housing units 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 occupy new housing 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 square metre of Gross Floor Area (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.

i. Residential Forecasts

As shown in Table 5, the City's population is forecast to grow by 15,640, to 118,170 by 2030, and by 57,680 over the existing based by 2051, reaching a total of 160,210 (net of Census undercoverage). Occupied households are forecast to increase by 7,570 units over the next 10 years, and by 26,440 units to 2051 (Table 7).

In keeping with recent trends, about half of new housing is anticipated to be single- and semi-detached dwelling units, while rows and multiples will comprise approximately 30%, and apartments will make up the remaining 20% (Table 7).

Population growth in the new units is estimated by applying the following PPU's to the housing unit forecast: 3.43 for singles and semis; 2.42 for rows and multiples; and 1.65 for apartments. The assumptions are informed by the historical occupancy patterns for permanently occupied units set out in Table 4. The forecast growth in population in new housing units over the 2021 to 2030 period is 20,850, and 73,530 over the 2021 to 2051 period (Table 8).

Net of growth anticipated in the Northern Boundary Expansion Lands and Tutela Heights, the remaining 2021-2051 housing growth in the City of Brantford is forecast at 17,520 units (Table 10). The forecast population in these new units is 46,740 (Table 11).

The Northern Boundary Expansion Lands forecast assumes slow growth in the initial years following Official Plan adoption, before development activity peaks in 2025-2027, and stabilizes thereafter. Approximately 7,690 residential units are anticipated over the 2021-2051 period, comprised of 4,720 singles and semis, 2,530 rows and multiples, and 440 apartments, as

shown in Table 13. Applying the same PPU's as the City-wide forecast, the population in these new units is calculated at 23,060 (Table 14).

In Tutela Heights, 1,230 residential units are anticipated over the 2021-2051 period, including 800 singles and semis, 370 rows and multiples, and 60 apartments, (Table 16). Applying the same PPU's, the population in these new units is calculated at 3,730 (Table 17).

ii. Non-Residential Development Forecasts

Non-residential development charges are calculated on a unit of gross floor area (GFA) bases. Therefore, forecasts of new non-residential building space have been developed.

As shown in Table 9, overall employment in the City is forecast to increase by 7,610 jobs over the 2021 to 2030 planning period and by 34,040 jobs over the 2021 to 2051 period. However, for the purposes of the development charges population, work at home employment is excluded from the analysis as it is not considered to require building floor space for its activities. This leaves 6,420 jobs requiring non-residential floor space over the next 10 years, and 28,420 by the 2051 horizon.

The floorspace forecast for population-related, employment land-related and major office is based on historical floorspace trends and averages. An assumed floor space per worker (FSW) for each employment category is applied to the forecast numbers in order to estimate growth in non-residential space across the City. The FSWs used are:

| | |
|-------------------------|---------------------------------|
| Population-Related | 55 m ² per employee |
| Employment Land-Related | 110 m ² per employee |
| Major Office | 27 m ² per employee |

The overall growth in new non-residential building space across the City between 2021 and 2030 is 493,930 square metres. Approximately 2.43 million square metres are anticipated between 2021 and 2051.

More than half of future employment growth is anticipated to occur in the Northern Boundary Expansion Lands and Tutela Heights. Outside of these areas, over the 2021 to 2051 period, 13,590 jobs requiring new space are anticipated. This growth translates to 1.14 million square metres of new non-residential space (Table 12).

Approximately 14,740 jobs are anticipated in the Northern Boundary Expansion Lands over the 2021 to 2051 period (Table 15). Applying the same FSW factors as the City-wide forecast, the non-residential space forecast is 1.28 million square metres.

The Tutela Heights areas is anticipated to remain primarily residential, with only 90 new jobs within 4,950 square metres of new space anticipated over the 2021 to 2051 period (Table 18).

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TABLE 1

Historical Population, Dwellings & Employment

| Mid-Year | Census Population | Growth | Total Occupied Dwellings | Growth | HH Size | Employment by Place of Work | Growth | Activity Rate |
|------------------|-------------------|--------------|--------------------------|------------|-------------|-----------------------------|-----------|---------------|
| 2011 | 93,650 | 702 | 37,500 | 386 | 2.50 | 44,224 | 32 | 47.2% |
| 2012 | 94,628 | 978 | 37,922 | 422 | 2.50 | 44,249 | 25 | 46.8% |
| 2013 | 95,617 | 989 | 38,349 | 427 | 2.49 | 44,274 | 25 | 46.3% |
| 2014 | 96,616 | 999 | 38,781 | 432 | 2.49 | 44,299 | 25 | 45.9% |
| 2015 | 97,625 | 1,009 | 39,218 | 437 | 2.49 | 44,324 | 25 | 45.4% |
| 2016 | 98,645 | 1,020 | 39,660 | 442 | 2.49 | 44,349 | 25 | 45.0% |
| 2017 | 99,603 | 958 | 39,994 | 334 | 2.49 | 44,712 | 363 | 44.9% |
| 2018 | 100,570 | 967 | 40,333 | 339 | 2.49 | 45,078 | 366 | 44.8% |
| 2019 | 101,547 | 977 | 40,679 | 346 | 2.50 | 45,447 | 369 | 44.8% |
| 2020 | 102,533 | 986 | 41,030 | 351 | 2.50 | 45,819 | 372 | 44.7% |
| Growth 2011-2020 | | 9,585 | | 3,916 | | | 1,627 | |

Source: Statistics Canada; Hemson Consulting Ltd.

Note: Census Population does not include Census net undercoverage of roughly 3.0%.

Note: Activity Rate represents the ratio between total employment and Census population.

Note: 2016 figures reflect municipal boundary adjustment.

APPENDIX A

TABLE 2

Historical Housing Activity - Units

| Year | CMHC Annual Housing Completions | | | | Shares by Unit Type | | | |
|---------------------------|---------------------------------|--------------|------------|--------------|---------------------|------------|------------|-------------|
| | Singles/Semis | Rows | Apts. | Total | Singles/Semis | Rows | Apts. | Total |
| 2011 | 175 | 71 | 0 | 246 | 71% | 29% | 0% | 100% |
| 2012 | 126 | 94 | 61 | 281 | 45% | 33% | 22% | 100% |
| 2013 | 180 | 142 | 0 | 322 | 56% | 44% | 0% | 100% |
| 2014 | 175 | 64 | 0 | 239 | 73% | 27% | 0% | 100% |
| 2015 | 208 | 55 | 211 | 474 | 44% | 12% | 45% | 100% |
| 2016 | 145 | 101 | 7 | 253 | 57% | 40% | 3% | 100% |
| 2017 | 53 | 96 | 159 | 308 | 17% | 31% | 52% | 100% |
| 2018 | 123 | 140 | 57 | 320 | 38% | 44% | 18% | 100% |
| 2019 | 72 | 62 | 0 | 134 | 54% | 46% | 0% | 100% |
| 2020 | 243 | 208 | 0 | 451 | 54% | 46% | 0% | 100% |
| <i>Growth 2011 - 2020</i> | <i>1,500</i> | <i>1,033</i> | <i>495</i> | <i>3,028</i> | <i>50%</i> | <i>34%</i> | <i>16%</i> | <i>100%</i> |

Source: Canada Mortgage and Housing Corporation (CMHC), Housing Market Information

APPENDIX A

TABLE 3

Historical Residential Building Permits

| Year | Building Permits | | | | Shares by Unit Type | | | |
|---------------------------|------------------|--------------|--------------|--------------|---------------------|------------|------------|-------------|
| | Singles/Semis | Rows | Apts. | Total | Singles/Semis | Rows | Apts. | Total |
| 2011 | 135 | 118 | 89 | 342 | 39% | 35% | 26% | 100% |
| 2012 | 189 | 64 | 77 | 330 | 57% | 19% | 23% | 100% |
| 2013 | 175 | 119 | 19 | 313 | 56% | 38% | 6% | 100% |
| 2014 | 188 | 47 | 71 | 306 | 61% | 15% | 23% | 100% |
| 2015 | 164 | 114 | 331 | 609 | 27% | 19% | 54% | 100% |
| 2016 | 105 | 97 | 30 | 232 | 45% | 42% | 13% | 100% |
| 2017 | 138 | 153 | 135 | 426 | 32% | 36% | 32% | 100% |
| 2018 | 116 | 243 | 81 | 440 | 26% | 55% | 18% | 100% |
| 2019 | 247 | 46 | 223 | 516 | 48% | 9% | 43% | 100% |
| 2020 | 292 | 111 | 379 | 782 | 37% | 14% | 48% | 100% |
| <i>Growth 2011 - 2020</i> | <i>1,749</i> | <i>1,112</i> | <i>1,435</i> | <i>4,296</i> | <i>41%</i> | <i>26%</i> | <i>33%</i> | <i>100%</i> |

Source: Statistics Canada; City of Brantford

APPENDIX A

TABLE 4

Historical Households by Period of Construction Showing Household Size

| Dwelling Unit Type | Period of Construction | | | | | | | | | | Period of Construction Summary | | |
|----------------------------|------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--------------------------------|-----------|--------|
| | 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 | 12,820 | 11,580 | 7,910 | 10,315 | 8,125 | 3,590 | 3,355 | 5,040 | 4,795 | 3,430 | 62,735 | 8,225 | 70,960 |
| Households | 5,515 | 4,780 | 3,005 | 3,710 | 2,730 | 1,215 | 1,090 | 1,580 | 1,425 | 975 | 23,625 | 2,400 | 26,025 |
| Household Size | 2.32 | 2.42 | 2.63 | 2.78 | 2.98 | 2.95 | 3.08 | 3.19 | 3.36 | 3.52 | 2.66 | 3.43 | 2.73 |
| Rows | | | | | | | | | | | | | |
| Household Population | 210 | 350 | 1,065 | 2,320 | 1,615 | 795 | 565 | 490 | 785 | 755 | 7,410 | 1,540 | 8,950 |
| Households | 65 | 125 | 350 | 930 | 585 | 355 | 290 | 275 | 410 | 315 | 2,975 | 725 | 3,700 |
| Household Size | 3.23 | 2.80 | 3.04 | 2.49 | 2.76 | 2.24 | 1.95 | 1.78 | 1.91 | 2.40 | 2.49 | 2.12 | 2.42 |
| Apartments | | | | | | | | | | | | | |
| Household Population | 3,525 | 2,320 | 2,875 | 3,300 | 1,600 | 720 | 280 | 300 | 310 | 465 | 14,920 | 775 | 15,695 |
| Households | 2,060 | 1,410 | 1,830 | 2,005 | 960 | 370 | 170 | 210 | 215 | 270 | 9,015 | 485 | 9,500 |
| Household Size | 1.71 | 1.65 | 1.57 | 1.65 | 1.67 | 1.95 | 1.65 | 1.43 | 1.44 | 1.72 | 1.66 | 1.60 | 1.65 |
| All Units | | | | | | | | | | | | | |
| Household Population | 16,555 | 14,250 | 11,850 | 15,935 | 11,340 | 5,105 | 4,200 | 5,830 | 5,890 | 4,650 | 85,065 | 10,540 | 95,605 |
| Households | 7,640 | 6,315 | 5,185 | 6,645 | 4,275 | 1,940 | 1,550 | 2,065 | 2,050 | 1,560 | 35,615 | 3,610 | 39,225 |
| Household Size | 2.17 | 2.26 | 2.29 | 2.40 | 2.65 | 2.63 | 2.71 | 2.82 | 2.87 | 2.98 | 2.39 | 2.92 | 2.44 |

Source: Statistics Canada, 2016 Census Special Run

APPENDIX A

TABLE 5

Population, Household & Employment Growth Summary

| Mid-Year | Census Population | Annual Growth | Total Occupied Dwellings | Annual Growth | Av. Household Size (PPU) | Place of Work Employment | Annual Growth | Activity Rate |
|-------------------------|-------------------|---------------|--------------------------|---------------|--------------------------|--------------------------|---------------|---------------|
| 2021 | 103,529 | 996 | 41,386 | 356 | 2.50 | 46,192 | 373 | 46.5% |
| 2022 | 104,884 | 1,355 | 42,058 | 672 | 2.49 | 46,797 | 605 | 46.8% |
| 2023 | 106,256 | 1,372 | 42,746 | 688 | 2.49 | 47,410 | 613 | 47.1% |
| 2024 | 107,646 | 1,390 | 43,451 | 705 | 2.48 | 48,031 | 621 | 47.4% |
| 2025 | 109,055 | 1,409 | 44,172 | 721 | 2.47 | 48,661 | 630 | 47.7% |
| 2026 | 110,482 | 1,427 | 44,911 | 739 | 2.46 | 49,300 | 639 | 48.0% |
| 2027 | 112,356 | 1,874 | 45,800 | 889 | 2.45 | 50,301 | 1,002 | 48.3% |
| 2028 | 114,262 | 1,906 | 46,711 | 911 | 2.45 | 51,323 | 1,022 | 48.6% |
| 2029 | 116,200 | 1,938 | 47,645 | 934 | 2.44 | 52,366 | 1,043 | 48.9% |
| 2030 | 118,171 | 1,971 | 48,602 | 957 | 2.43 | 53,430 | 1,064 | 49.2% |
| 2031 | 120,176 | 2,005 | 49,585 | 983 | 2.42 | 54,517 | 1,087 | 49.5% |
| 2032 | 122,097 | 1,921 | 50,497 | 912 | 2.42 | 55,642 | 1,125 | 49.8% |
| 2033 | 124,049 | 1,952 | 51,429 | 932 | 2.41 | 56,790 | 1,148 | 50.1% |
| 2034 | 126,032 | 1,983 | 52,381 | 952 | 2.41 | 57,962 | 1,172 | 50.4% |
| 2035 | 128,046 | 2,014 | 53,354 | 973 | 2.40 | 59,158 | 1,196 | 50.7% |
| 2036 | 130,092 | 2,046 | 54,348 | 994 | 2.39 | 60,380 | 1,222 | 51.0% |
| 2037 | 132,014 | 1,922 | 55,258 | 910 | 2.39 | 61,547 | 1,167 | 51.3% |
| 2038 | 133,964 | 1,950 | 56,186 | 928 | 2.38 | 62,737 | 1,190 | 51.6% |
| 2039 | 135,943 | 1,979 | 57,132 | 946 | 2.38 | 63,950 | 1,213 | 51.9% |
| 2040 | 137,951 | 2,008 | 58,096 | 964 | 2.37 | 65,186 | 1,236 | 52.2% |
| 2041 | 139,988 | 2,037 | 59,078 | 982 | 2.37 | 66,445 | 1,259 | 52.5% |
| 2042 | 141,944 | 1,956 | 59,889 | 811 | 2.37 | 67,692 | 1,247 | 52.8% |
| 2043 | 143,927 | 1,983 | 60,713 | 824 | 2.37 | 68,963 | 1,271 | 53.1% |
| 2044 | 145,938 | 2,011 | 61,549 | 836 | 2.37 | 70,258 | 1,295 | 53.4% |
| 2045 | 147,977 | 2,039 | 62,398 | 849 | 2.37 | 71,577 | 1,319 | 53.7% |
| 2046 | 150,045 | 2,068 | 63,258 | 860 | 2.37 | 72,921 | 1,344 | 54.0% |
| 2047 | 152,025 | 1,980 | 64,076 | 818 | 2.37 | 74,258 | 1,337 | 54.3% |
| 2048 | 154,032 | 2,007 | 64,906 | 830 | 2.37 | 75,620 | 1,362 | 54.6% |
| 2049 | 156,065 | 2,033 | 65,748 | 842 | 2.37 | 77,007 | 1,387 | 54.9% |
| 2050 | 158,125 | 2,060 | 66,601 | 853 | 2.37 | 78,419 | 1,412 | 55.2% |
| 2051 | 160,212 | 2,087 | 67,466 | 865 | 2.37 | 79,858 | 1,439 | 55.5% |
| <i>Growth 2021-2030</i> | | <i>15,638</i> | <i>7,572</i> | | <i>7,611</i> | | | |
| <i>Growth 2021-2051</i> | | <i>57,679</i> | <i>26,436</i> | | <i>34,039</i> | | | |

Source: Statistics Canada; Hemson Consulting Ltd.

Note: Census Population does not include Census net undercoverage of roughly 3.0%.

APPENDIX A

TABLE 6

Forecast of Occupied Households by Unit Type

| Year | Occupied Households | | | | Shares By Unit Type | | | |
|-------------|---------------------|---------------|---------------|---------------|---------------------|------|------------|-------|
| | Singles/Semis | Rows | Apartments | Total | Singles/Semis | Rows | Apartments | Total |
| 2021 | 27,215 | 4,379 | 9,793 | 41,386 | 66% | 11% | 24% | 100% |
| 2022 | 27,531 | 4,590 | 9,937 | 42,058 | 65% | 11% | 24% | 100% |
| 2023 | 27,851 | 4,812 | 10,083 | 42,746 | 65% | 11% | 24% | 100% |
| 2024 | 28,175 | 5,045 | 10,231 | 43,451 | 65% | 12% | 24% | 100% |
| 2025 | 28,502 | 5,289 | 10,381 | 44,172 | 65% | 12% | 24% | 100% |
| 2026 | 28,833 | 5,545 | 10,534 | 44,911 | 64% | 12% | 23% | 100% |
| 2027 | 29,292 | 5,802 | 10,706 | 45,800 | 64% | 13% | 23% | 100% |
| 2028 | 29,759 | 6,072 | 10,880 | 46,711 | 64% | 13% | 23% | 100% |
| 2029 | 30,234 | 6,354 | 11,057 | 47,645 | 63% | 13% | 23% | 100% |
| 2030 | 30,716 | 6,649 | 11,237 | 48,602 | 63% | 14% | 23% | 100% |
| 2031 | 31,206 | 6,959 | 11,420 | 49,585 | 63% | 14% | 23% | 100% |
| 2032 | 31,695 | 7,214 | 11,588 | 50,497 | 63% | 14% | 23% | 100% |
| 2033 | 32,191 | 7,479 | 11,759 | 51,429 | 63% | 15% | 23% | 100% |
| 2034 | 32,695 | 7,754 | 11,932 | 52,381 | 62% | 15% | 23% | 100% |
| 2035 | 33,207 | 8,039 | 12,108 | 53,354 | 62% | 15% | 23% | 100% |
| 2036 | 33,727 | 8,335 | 12,286 | 54,348 | 62% | 15% | 23% | 100% |
| 2037 | 34,199 | 8,592 | 12,467 | 55,258 | 62% | 16% | 23% | 100% |
| 2038 | 34,678 | 8,857 | 12,651 | 56,186 | 62% | 16% | 23% | 100% |
| 2039 | 35,164 | 9,130 | 12,838 | 57,132 | 62% | 16% | 22% | 100% |
| 2040 | 35,656 | 9,412 | 13,028 | 58,096 | 61% | 16% | 22% | 100% |
| 2041 | 36,155 | 9,702 | 13,221 | 59,078 | 61% | 16% | 22% | 100% |
| 2042 | 36,575 | 9,932 | 13,382 | 59,889 | 61% | 17% | 22% | 100% |
| 2043 | 36,999 | 10,168 | 13,546 | 60,713 | 61% | 17% | 22% | 100% |
| 2044 | 37,428 | 10,409 | 13,712 | 61,549 | 61% | 17% | 22% | 100% |
| 2045 | 37,862 | 10,656 | 13,880 | 62,398 | 61% | 17% | 22% | 100% |
| 2046 | 38,301 | 10,908 | 14,049 | 63,258 | 61% | 17% | 22% | 100% |
| 2047 | 38,723 | 11,140 | 14,213 | 64,076 | 60% | 17% | 22% | 100% |
| 2048 | 39,150 | 11,377 | 14,379 | 64,906 | 60% | 18% | 22% | 100% |
| 2049 | 39,582 | 11,619 | 14,547 | 65,748 | 60% | 18% | 22% | 100% |
| 2050 | 40,018 | 11,866 | 14,717 | 66,601 | 60% | 18% | 22% | 100% |
| 2051 | 40,460 | 12,118 | 14,889 | 67,466 | 60% | 18% | 22% | 100% |

Source: Statistics Canada; Hemson Consulting Ltd.

APPENDIX A

TABLE 7

Growth in Households by Unit Type

| Year | Occupied Households | | | | Shares By Unit Type | | | |
|-------------------------|---------------------|--------------|--------------|---------------|---------------------|------------|------------|-------------|
| | Singles/Semis | Rows | Apartments | Total | Singles/Semis | Rows | Apartments | Total |
| 2021 | 151 | 142 | 64 | 356 | 42% | 40% | 18% | 100% |
| 2022 | 316 | 211 | 144 | 672 | 47% | 31% | 21% | 100% |
| 2023 | 320 | 222 | 146 | 688 | 47% | 32% | 21% | 100% |
| 2024 | 324 | 233 | 148 | 705 | 46% | 33% | 21% | 100% |
| 2025 | 327 | 244 | 150 | 721 | 45% | 34% | 21% | 100% |
| 2026 | 331 | 256 | 153 | 739 | 45% | 35% | 21% | 100% |
| 2027 | 459 | 257 | 172 | 889 | 52% | 29% | 19% | 100% |
| 2028 | 467 | 270 | 174 | 911 | 51% | 30% | 19% | 100% |
| 2029 | 475 | 282 | 177 | 934 | 51% | 30% | 19% | 100% |
| 2030 | 482 | 295 | 180 | 957 | 50% | 31% | 19% | 100% |
| 2031 | 490 | 310 | 183 | 983 | 50% | 32% | 19% | 100% |
| 2032 | 489 | 255 | 168 | 912 | 54% | 28% | 18% | 100% |
| 2033 | 496 | 265 | 171 | 932 | 53% | 28% | 18% | 100% |
| 2034 | 504 | 275 | 173 | 952 | 53% | 29% | 18% | 100% |
| 2035 | 512 | 285 | 176 | 973 | 53% | 29% | 18% | 100% |
| 2036 | 520 | 296 | 178 | 994 | 52% | 30% | 18% | 100% |
| 2037 | 472 | 257 | 181 | 910 | 52% | 28% | 20% | 100% |
| 2038 | 479 | 265 | 184 | 928 | 52% | 29% | 20% | 100% |
| 2039 | 486 | 273 | 187 | 946 | 51% | 29% | 20% | 100% |
| 2040 | 492 | 282 | 190 | 964 | 51% | 29% | 20% | 100% |
| 2041 | 499 | 290 | 193 | 982 | 51% | 30% | 20% | 100% |
| 2042 | 420 | 230 | 161 | 811 | 52% | 28% | 20% | 100% |
| 2043 | 424 | 236 | 164 | 824 | 51% | 29% | 20% | 100% |
| 2044 | 429 | 241 | 166 | 836 | 51% | 29% | 20% | 100% |
| 2045 | 434 | 247 | 168 | 849 | 51% | 29% | 20% | 100% |
| 2046 | 439 | 252 | 169 | 860 | 51% | 29% | 20% | 100% |
| 2047 | 422 | 232 | 164 | 818 | 52% | 28% | 20% | 100% |
| 2048 | 427 | 237 | 166 | 830 | 51% | 29% | 20% | 100% |
| 2049 | 432 | 242 | 168 | 842 | 51% | 29% | 20% | 100% |
| 2050 | 436 | 247 | 170 | 853 | 51% | 29% | 20% | 100% |
| 2051 | 442 | 252 | 172 | 865 | 51% | 29% | 20% | 100% |
| <i>Growth 2021-2030</i> | <i>3,652</i> | <i>2,412</i> | <i>1,508</i> | <i>7,572</i> | <i>48%</i> | <i>32%</i> | <i>20%</i> | <i>100%</i> |
| <i>Growth 2021-2051</i> | <i>13,396</i> | <i>7,881</i> | <i>5,160</i> | <i>26,436</i> | <i>51%</i> | <i>30%</i> | <i>20%</i> | <i>100%</i> |

Source: Hemson Consulting Ltd.

APPENDIX A

TABLE 8

Forecast Population in New Households by Unit Type

| Year | Average Household Size (PPU) | | | | Population in New HH | | | |
|-------------|------------------------------|-------------|-------------|-------------|----------------------|------------|------------|--------------|
| | Singles/Semis | Rows | Apartments | Total | Singles/Semis | Rows | Apartments | Total |
| 2021 | 3.43 | 2.42 | 1.65 | 2.73 | 517 | 342 | 105 | 964 |
| 2022 | 3.43 | 2.42 | 1.65 | 2.73 | 1,085 | 512 | 238 | 1,835 |
| 2023 | 3.43 | 2.42 | 1.65 | 2.72 | 1,098 | 537 | 241 | 1,876 |
| 2024 | 3.43 | 2.42 | 1.65 | 2.72 | 1,111 | 564 | 244 | 1,919 |
| 2025 | 3.43 | 2.42 | 1.65 | 2.71 | 1,122 | 590 | 248 | 1,960 |
| 2026 | 3.43 | 2.42 | 1.65 | 2.79 | 1,134 | 619 | 253 | 2,006 |
| 2027 | 3.43 | 2.42 | 1.65 | 2.79 | 1,576 | 623 | 283 | 2,482 |
| 2028 | 3.43 | 2.42 | 1.65 | 2.79 | 1,602 | 653 | 287 | 2,542 |
| 2029 | 3.43 | 2.42 | 1.65 | 2.78 | 1,629 | 682 | 292 | 2,603 |
| 2030 | 3.43 | 2.42 | 1.65 | 2.78 | 1,653 | 714 | 297 | 2,664 |
| 2031 | 3.43 | 2.42 | 1.65 | 2.82 | 1,681 | 750 | 302 | 2,733 |
| 2032 | 3.43 | 2.42 | 1.65 | 2.82 | 1,677 | 618 | 277 | 2,572 |
| 2033 | 3.43 | 2.42 | 1.65 | 2.81 | 1,701 | 641 | 282 | 2,624 |
| 2034 | 3.43 | 2.42 | 1.65 | 2.81 | 1,729 | 666 | 285 | 2,680 |
| 2035 | 3.43 | 2.42 | 1.65 | 2.81 | 1,756 | 690 | 290 | 2,736 |
| 2036 | 3.43 | 2.42 | 1.65 | 2.79 | 1,784 | 716 | 293 | 2,793 |
| 2037 | 3.43 | 2.42 | 1.65 | 2.79 | 1,619 | 622 | 299 | 2,540 |
| 2038 | 3.43 | 2.42 | 1.65 | 2.79 | 1,643 | 641 | 304 | 2,588 |
| 2039 | 3.43 | 2.42 | 1.65 | 2.78 | 1,667 | 661 | 309 | 2,637 |
| 2040 | 3.43 | 2.42 | 1.65 | 2.78 | 1,688 | 682 | 314 | 2,684 |
| 2041 | 3.43 | 2.42 | 1.65 | 2.79 | 1,713 | 701 | 318 | 2,732 |
| 2042 | 3.43 | 2.42 | 1.65 | 2.79 | 1,439 | 557 | 266 | 2,262 |
| 2043 | 3.43 | 2.42 | 1.65 | 2.79 | 1,454 | 571 | 271 | 2,296 |
| 2044 | 3.43 | 2.42 | 1.65 | 2.78 | 1,471 | 583 | 274 | 2,328 |
| 2045 | 3.43 | 2.42 | 1.65 | 2.78 | 1,489 | 598 | 277 | 2,364 |
| 2046 | 3.43 | 2.42 | 1.65 | 2.79 | 1,505 | 610 | 279 | 2,394 |
| 2047 | 3.43 | 2.42 | 1.65 | 2.79 | 1,449 | 561 | 270 | 2,280 |
| 2048 | 3.43 | 2.42 | 1.65 | 2.78 | 1,465 | 574 | 274 | 2,313 |
| 2049 | 3.43 | 2.42 | 1.65 | 2.78 | 1,482 | 586 | 277 | 2,345 |
| 2050 | 3.43 | 2.42 | 1.65 | 2.78 | 1,495 | 598 | 281 | 2,374 |
| 2051 | 3.43 | 2.42 | 1.65 | 2.75 | 1,515 | 610 | 283 | 2,408 |
| 2021-2030 | 3.43 | 2.42 | 1.65 | 2.75 | 12,527 | 5,836 | 2,488 | 20,851 |
| 2021-2051 | 3.43 | 2.42 | 1.65 | 2.78 | 45,949 | 19,072 | 8,513 | 73,534 |

Source: Hemson Consulting Ltd.

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TABLE 9

Non-Residential Space Forecast

Employment Density

Population-Related Employment 55.0 m² per employee
 Employment Land Employment 110.0 m² per employee
 Major Office 27.0 m² per employee

| Mid-Year | Population-Related | | | Employment Land | | | Major Office | | | Total for DC Study | | | Work at Home / No Fixed Place of Work | | | Total | | |
|-------------|--------------------|------------|-------------------------|-----------------|-------------|-------------------------|--------------|-------------|-------------------------|--------------------|--------------|-------------------------|---------------------------------------|-------------|-------------------------|---------------|--------------|-------------------------|
| | Total Emp | Emp Growth | Space (m ²) | Total Emp | Empl Growth | Space (m ²) | Total Emp | Empl Growth | Space (m ²) | Total Emp | Empl Growth | Space (m ²) | Total Emp | Empl Growth | Space (m ²) | Total Emp | Empl Growth | Space (m ²) |
| 2021 | 20,249 | 221 | 12,155 | 17,252 | 175 | 19,250 | 942 | 3 | 81 | 38,444 | 400 | 31,486 | 7,748 | 63 | 0 | 46,192 | 373 | 31,486 |
| 2022 | 20,578 | 329 | 18,095 | 17,422 | 170 | 18,700 | 947 | 5 | 135 | 38,947 | 503 | 36,930 | 7,850 | 102 | 0 | 46,797 | 605 | 36,930 |
| 2023 | 20,912 | 334 | 18,370 | 17,593 | 171 | 18,810 | 952 | 5 | 135 | 39,458 | 511 | 37,315 | 7,952 | 102 | 0 | 47,410 | 613 | 37,315 |
| 2024 | 21,251 | 339 | 18,645 | 17,766 | 173 | 19,030 | 957 | 5 | 135 | 39,974 | 516 | 37,810 | 8,057 | 105 | 0 | 48,031 | 621 | 37,810 |
| 2025 | 21,596 | 345 | 18,975 | 17,941 | 175 | 19,250 | 962 | 5 | 135 | 40,499 | 525 | 38,360 | 8,162 | 105 | 0 | 48,661 | 630 | 38,360 |
| 2026 | 21,946 | 350 | 19,250 | 18,118 | 177 | 19,470 | 966 | 4 | 108 | 41,031 | 532 | 38,828 | 8,269 | 107 | 0 | 49,300 | 639 | 38,828 |
| 2027 | 22,378 | 432 | 23,760 | 18,499 | 381 | 41,910 | 987 | 21 | 567 | 41,864 | 834 | 66,237 | 8,437 | 168 | 0 | 50,301 | 1,002 | 66,237 |
| 2028 | 22,818 | 440 | 24,200 | 18,888 | 389 | 42,790 | 1,008 | 21 | 567 | 42,714 | 850 | 67,557 | 8,609 | 172 | 0 | 51,323 | 1,022 | 67,557 |
| 2029 | 23,267 | 449 | 24,695 | 19,285 | 397 | 43,670 | 1,030 | 22 | 594 | 43,582 | 868 | 68,959 | 8,784 | 175 | 0 | 52,366 | 1,043 | 68,959 |
| 2030 | 23,725 | 458 | 25,190 | 19,691 | 406 | 44,660 | 1,052 | 22 | 594 | 44,468 | 886 | 70,444 | 8,962 | 178 | 0 | 53,430 | 1,064 | 70,444 |
| 2031 | 24,192 | 467 | 25,685 | 20,106 | 415 | 45,650 | 1,074 | 22 | 594 | 45,372 | 904 | 71,929 | 9,145 | 183 | 0 | 54,517 | 1,087 | 71,929 |
| 2032 | 24,578 | 386 | 21,230 | 20,631 | 525 | 57,750 | 1,097 | 23 | 621 | 46,309 | 937 | 79,601 | 9,333 | 188 | 0 | 55,642 | 1,125 | 79,601 |
| 2033 | 24,970 | 392 | 21,560 | 21,170 | 539 | 59,290 | 1,120 | 23 | 621 | 47,264 | 955 | 81,471 | 9,526 | 193 | 0 | 56,790 | 1,148 | 81,471 |
| 2034 | 25,369 | 399 | 21,945 | 21,723 | 553 | 60,830 | 1,144 | 24 | 648 | 48,240 | 976 | 83,423 | 9,722 | 196 | 0 | 57,962 | 1,172 | 83,423 |
| 2035 | 25,774 | 405 | 22,275 | 22,290 | 567 | 62,370 | 1,168 | 24 | 648 | 49,235 | 995 | 85,293 | 9,923 | 201 | 0 | 59,158 | 1,196 | 85,293 |
| 2036 | 26,186 | 412 | 22,660 | 22,873 | 583 | 64,130 | 1,193 | 25 | 675 | 50,252 | 1,017 | 87,465 | 10,128 | 205 | 0 | 60,380 | 1,222 | 87,465 |
| 2037 | 26,461 | 275 | 15,125 | 23,534 | 661 | 72,710 | 1,221 | 28 | 756 | 51,223 | 971 | 88,591 | 10,324 | 196 | 0 | 61,547 | 1,167 | 88,591 |
| 2038 | 26,738 | 277 | 15,235 | 24,214 | 680 | 74,800 | 1,249 | 28 | 756 | 52,214 | 991 | 90,791 | 10,523 | 199 | 0 | 62,737 | 1,190 | 90,791 |
| 2039 | 27,018 | 280 | 15,400 | 24,914 | 700 | 77,000 | 1,278 | 29 | 783 | 53,223 | 1,009 | 93,183 | 10,727 | 204 | 0 | 63,950 | 1,213 | 93,183 |
| 2040 | 27,301 | 283 | 15,565 | 25,634 | 720 | 79,200 | 1,308 | 30 | 810 | 54,252 | 1,029 | 95,575 | 10,934 | 207 | 0 | 65,186 | 1,236 | 95,575 |
| 2041 | 27,588 | 287 | 15,785 | 26,374 | 740 | 81,400 | 1,338 | 30 | 810 | 55,300 | 1,048 | 97,995 | 11,145 | 211 | 0 | 66,445 | 1,259 | 97,995 |
| 2042 | 27,927 | 339 | 18,645 | 27,028 | 654 | 71,940 | 1,378 | 40 | 1,080 | 56,337 | 1,037 | 91,665 | 11,355 | 210 | 0 | 67,692 | 1,247 | 91,665 |
| 2043 | 28,270 | 343 | 18,865 | 27,699 | 671 | 73,810 | 1,420 | 42 | 1,134 | 57,395 | 1,058 | 93,809 | 11,568 | 213 | 0 | 68,963 | 1,271 | 93,809 |
| 2044 | 28,617 | 347 | 19,085 | 28,386 | 687 | 75,570 | 1,463 | 43 | 1,161 | 58,473 | 1,078 | 95,816 | 11,785 | 217 | 0 | 70,258 | 1,295 | 95,816 |
| 2045 | 28,968 | 351 | 19,305 | 29,090 | 704 | 77,440 | 1,507 | 44 | 1,188 | 59,571 | 1,098 | 97,933 | 12,006 | 221 | 0 | 71,577 | 1,319 | 97,933 |
| 2046 | 29,323 | 355 | 19,525 | 29,813 | 723 | 79,530 | 1,553 | 46 | 1,242 | 60,689 | 1,118 | 100,297 | 12,232 | 226 | 0 | 72,921 | 1,344 | 100,297 |
| 2047 | 29,752 | 429 | 23,595 | 30,468 | 655 | 72,050 | 1,580 | 27 | 729 | 61,802 | 1,113 | 96,374 | 12,456 | 224 | 0 | 74,258 | 1,337 | 96,374 |
| 2048 | 30,187 | 435 | 23,925 | 31,138 | 670 | 73,700 | 1,608 | 28 | 756 | 62,936 | 1,134 | 98,381 | 12,684 | 228 | 0 | 75,620 | 1,362 | 98,381 |
| 2049 | 30,629 | 442 | 24,310 | 31,822 | 684 | 75,240 | 1,636 | 28 | 756 | 64,090 | 1,154 | 100,306 | 12,917 | 233 | 0 | 77,007 | 1,387 | 100,306 |
| 2050 | 31,077 | 448 | 24,640 | 32,521 | 699 | 76,890 | 1,665 | 29 | 783 | 65,265 | 1,175 | 102,313 | 13,154 | 237 | 0 | 78,419 | 1,412 | 102,313 |
| 2051 | 31,532 | 455 | 25,025 | 33,236 | 715 | 78,650 | 1,695 | 30 | 810 | 66,463 | 1,198 | 104,485 | 13,395 | 241 | 0 | 79,858 | 1,439 | 104,485 |
| 2021-2030 | | 3,697 | 203,335 | | 2,614 | 287,540 | | 113 | 3,051 | | 6,424 | 493,926 | | 1,276 | 0 | | 7,611 | 493,926 |
| 2021-2051 | | 11,504 | 632,720 | | 16,159 | 1,777,490 | | 756 | 20,412 | | 28,419 | 2,430,622 | | 5,709 | 0 | | 34,039 | 2,430,622 |

Source: Statistics Canada; Hemson Consulting Ltd.
 Note: 2017 figures reflect municipal boundary adjustment.



APPENDIX A

TABLE 10

CITY OF BRANTFORD
CITY-WIDE EXCLUDING ASDC AREAS
FORECAST OF TOTAL HOUSING BY TYPE

| Mid-Year | Singles & Semis | Rows | Apartments | Total New HH |
|---------------------------|-----------------|--------------|--------------|---------------|
| 2021 | 151 | 142 | 64 | 356 |
| 2022 | 270 | 191 | 141 | 603 |
| 2023 | 176 | 149 | 136 | 461 |
| 2024 | 108 | 128 | 132 | 368 |
| 2025 | 70 | 118 | 130 | 318 |
| 2026 | 32 | 108 | 121 | 260 |
| 2027 | 201 | 130 | 149 | 481 |
| 2028 | 250 | 159 | 154 | 563 |
| 2029 | 297 | 187 | 161 | 645 |
| 2030 | 304 | 200 | 164 | 668 |
| 2031 | 312 | 215 | 167 | 694 |
| 2032 | 311 | 160 | 152 | 623 |
| 2033 | 318 | 170 | 155 | 643 |
| 2034 | 326 | 180 | 157 | 663 |
| 2035 | 334 | 190 | 160 | 684 |
| 2036 | 342 | 201 | 162 | 705 |
| 2037 | 294 | 162 | 165 | 621 |
| 2038 | 301 | 170 | 168 | 639 |
| 2039 | 308 | 178 | 171 | 657 |
| 2040 | 314 | 187 | 174 | 675 |
| 2041 | 321 | 195 | 177 | 693 |
| 2042 | 242 | 135 | 145 | 522 |
| 2043 | 246 | 141 | 148 | 535 |
| 2044 | 251 | 146 | 150 | 547 |
| 2045 | 256 | 152 | 152 | 560 |
| 2046 | 261 | 157 | 153 | 571 |
| 2047 | 244 | 137 | 148 | 529 |
| 2048 | 249 | 142 | 150 | 541 |
| 2049 | 254 | 147 | 152 | 553 |
| 2050 | 258 | 152 | 154 | 564 |
| 2051 | 264 | 157 | 156 | 576 |
| <i>Growth 2021 - 2051</i> | <i>7,865</i> | <i>4,986</i> | <i>4,668</i> | <i>17,518</i> |

Source: Hemson Consulting, 2021

APPENDIX A

TABLE 11

CITY OF BRANTFORD
CITY-WIDE EXCLUDING ASDC AREAS
FORECAST POPULATION GROWTH IN NEW HOUSEHOLDS BY UNIT TYPE*

| Mid-Year | Singles & Semis | Rows | Apartments | Total Population in New HH |
|---------------------------|-----------------|---------------|--------------|----------------------------|
| 2021 | 517 | 342 | 105 | 964 |
| 2022 | 927 | 463 | 233 | 1,623 |
| 2023 | 604 | 361 | 224 | 1,189 |
| 2024 | 370 | 310 | 218 | 898 |
| 2025 | 240 | 286 | 214 | 740 |
| 2026 | 108 | 261 | 200 | 569 |
| 2027 | 691 | 315 | 245 | 1,251 |
| 2028 | 858 | 385 | 254 | 1,497 |
| 2029 | 1,019 | 452 | 266 | 1,737 |
| 2030 | 1,043 | 484 | 271 | 1,798 |
| 2031 | 1,071 | 520 | 276 | 1,867 |
| 2032 | 1,066 | 388 | 251 | 1,705 |
| 2033 | 1,091 | 411 | 256 | 1,758 |
| 2034 | 1,118 | 436 | 259 | 1,813 |
| 2035 | 1,146 | 460 | 264 | 1,870 |
| 2036 | 1,173 | 486 | 267 | 1,926 |
| 2037 | 1,008 | 392 | 273 | 1,673 |
| 2038 | 1,032 | 411 | 277 | 1,720 |
| 2039 | 1,056 | 431 | 282 | 1,769 |
| 2040 | 1,077 | 452 | 287 | 1,816 |
| 2041 | 1,103 | 471 | 291 | 1,865 |
| 2042 | 829 | 327 | 240 | 1,396 |
| 2043 | 844 | 341 | 244 | 1,429 |
| 2044 | 861 | 353 | 247 | 1,461 |
| 2045 | 878 | 368 | 251 | 1,497 |
| 2046 | 894 | 380 | 253 | 1,527 |
| 2047 | 838 | 331 | 244 | 1,413 |
| 2048 | 854 | 344 | 247 | 1,445 |
| 2049 | 871 | 356 | 251 | 1,478 |
| 2050 | 885 | 368 | 254 | 1,507 |
| 2051 | 904 | 380 | 257 | 1,541 |
| <i>Growth 2021 - 2051</i> | <i>26,976</i> | <i>12,065</i> | <i>7,701</i> | <i>46,742</i> |

Source: Hemson Consulting, 2021

*Based on PPU's

3.43

2.42

1.65



APPENDIX A

TABLE 12

CITY OF BRANTFORD
CITY-WIDE EXCLUDING ASDC AREAS
EMPLOYMENT GROWTH IN NEW NON-RESIDENTIAL SPACE BY CATEGORY

Employment Density

Population-Related Employment 55.0 m² per employee
Employment Land Employment 110.0 m² per employee
Major Office 27.0 m² per employee

| Mid-Year | Population-Related | | Employment Land | | Major Office | | Total Emp in New Space | |
|---------------------------|--------------------|---------------------------------------|-----------------|---------------------------------------|--------------|-------------------------|------------------------|-------------------------|
| | Emp Growth | Growth in New Space (m ²) | Emp Growth | Growth in New Space (m ²) | Emp Growth | Space (m ²) | Emp Growth | Space (m ²) |
| 2021 | 221 | 12,155 | 175 | 19,250 | 3 | 81 | 399 | 31,486 |
| 2022 | 329 | 18,095 | 131 | 14,410 | 5 | 135 | 465 | 32,640 |
| 2023 | 284 | 15,620 | 132 | 14,520 | 5 | 135 | 421 | 30,275 |
| 2024 | 239 | 13,145 | 134 | 14,740 | 5 | 135 | 378 | 28,020 |
| 2025 | 165 | 9,075 | 136 | 14,960 | 5 | 135 | 306 | 24,170 |
| 2026 | 117 | 6,435 | 139 | 15,290 | 4 | 108 | 260 | 21,833 |
| 2027 | 167 | 9,185 | 44 | 4,840 | 21 | 567 | 232 | 14,592 |
| 2028 | 187 | 10,285 | 52 | 5,720 | 21 | 567 | 260 | 16,572 |
| 2029 | 226 | 12,430 | 60 | 6,600 | 22 | 594 | 308 | 19,624 |
| 2030 | 235 | 12,925 | 69 | 7,590 | 22 | 594 | 326 | 21,109 |
| 2031 | 244 | 13,420 | 78 | 8,580 | 22 | 594 | 344 | 22,594 |
| 2032 | 163 | 8,965 | 188 | 20,680 | 23 | 621 | 374 | 30,266 |
| 2033 | 169 | 9,295 | 202 | 22,220 | 23 | 621 | 394 | 32,136 |
| 2034 | 176 | 9,680 | 216 | 23,760 | 24 | 648 | 416 | 34,088 |
| 2035 | 182 | 10,010 | 230 | 25,300 | 24 | 648 | 436 | 35,958 |
| 2036 | 189 | 10,395 | 246 | 27,060 | 25 | 675 | 460 | 38,130 |
| 2037 | 52 | 2,860 | 324 | 35,640 | 28 | 756 | 404 | 39,256 |
| 2038 | 54 | 2,970 | 343 | 37,730 | 28 | 756 | 425 | 41,456 |
| 2039 | 57 | 3,135 | 363 | 39,930 | 29 | 783 | 449 | 43,848 |
| 2040 | 60 | 3,300 | 383 | 42,130 | 30 | 810 | 473 | 46,240 |
| 2041 | 64 | 3,520 | 403 | 44,330 | 30 | 810 | 497 | 48,660 |
| 2042 | 116 | 6,380 | 317 | 34,870 | 40 | 1,080 | 473 | 42,330 |
| 2043 | 120 | 6,600 | 334 | 36,740 | 42 | 1,134 | 496 | 44,474 |
| 2044 | 124 | 6,820 | 350 | 38,500 | 43 | 1,161 | 517 | 46,481 |
| 2045 | 128 | 7,040 | 367 | 40,370 | 44 | 1,188 | 539 | 48,598 |
| 2046 | 132 | 7,260 | 386 | 42,460 | 46 | 1,242 | 564 | 50,962 |
| 2047 | 206 | 11,330 | 318 | 34,980 | 27 | 729 | 551 | 47,039 |
| 2048 | 212 | 11,660 | 333 | 36,630 | 28 | 756 | 573 | 49,046 |
| 2049 | 219 | 12,045 | 347 | 38,170 | 28 | 756 | 594 | 50,971 |
| 2050 | 225 | 12,375 | 362 | 39,820 | 29 | 783 | 616 | 52,978 |
| 2051 | 232 | 12,760 | 378 | 41,580 | 30 | 810 | 640 | 55,150 |
| <i>Growth 2021 - 2051</i> | <i>5,294</i> | <i>291,170</i> | <i>7,540</i> | <i>829,400</i> | <i>756</i> | <i>20,412</i> | <i>13,590</i> | <i>1,140,982</i> |

Source: Hemson Consulting, 2021



APPENDIX A

TABLE 13

CITY OF BRANTFORD
 NORTHERN BOUNDARY EXPANSION LANDS
 FORECAST OF GROWTH IN HOUSEHOLDS BY TYPE

| Mid-Year | Singles & Semis | Rows | Apartments | Total New HH |
|---------------------------|-----------------|--------------|------------|--------------|
| 2021 | 0 | 0 | 0 | 0 |
| 2022 | 30 | 15 | 3 | 48 |
| 2023 | 124 | 63 | 10 | 197 |
| 2024 | 186 | 95 | 16 | 297 |
| 2025 | 217 | 111 | 20 | 348 |
| 2026 | 249 | 128 | 22 | 399 |
| 2027 | 218 | 112 | 19 | 349 |
| 2028 | 187 | 96 | 17 | 300 |
| 2029 | 153 | 83 | 14 | 250 |
| 2030 | 153 | 83 | 14 | 250 |
| 2031 | 153 | 83 | 14 | 250 |
| 2032 | 153 | 83 | 14 | 250 |
| 2033 | 153 | 83 | 14 | 250 |
| 2034 | 153 | 83 | 14 | 250 |
| 2035 | 153 | 83 | 14 | 250 |
| 2036 | 153 | 83 | 14 | 250 |
| 2037 | 153 | 83 | 14 | 250 |
| 2038 | 153 | 83 | 14 | 250 |
| 2039 | 153 | 83 | 14 | 250 |
| 2040 | 153 | 83 | 14 | 250 |
| 2041 | 153 | 83 | 14 | 250 |
| 2042 | 153 | 83 | 14 | 250 |
| 2043 | 153 | 83 | 14 | 250 |
| 2044 | 153 | 83 | 14 | 250 |
| 2045 | 153 | 83 | 14 | 250 |
| 2046 | 153 | 83 | 14 | 250 |
| 2047 | 153 | 83 | 14 | 250 |
| 2048 | 153 | 83 | 14 | 250 |
| 2049 | 153 | 83 | 14 | 250 |
| 2050 | 153 | 83 | 14 | 250 |
| 2051 | 153 | 83 | 14 | 250 |
| <i>Growth 2021 - 2051</i> | <i>4,723</i> | <i>2,530</i> | <i>435</i> | <i>7,688</i> |

Source: Hemson Consulting, 2021

APPENDIX A
TABLE 14

CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS
FORECAST POPULATION GROWTH IN NEW HOUSEHOLDS BY UNIT TYPE*

| Mid-Year | Singles & Semis | Rows | Apartments | Total Population in New HH |
|---------------------------|-----------------|--------------|------------|----------------------------|
| 2021 | 0 | 0 | 0 | 0 |
| 2022 | 103 | 36 | 5 | 144 |
| 2023 | 425 | 152 | 16 | 593 |
| 2024 | 638 | 230 | 26 | 894 |
| 2025 | 744 | 269 | 33 | 1,046 |
| 2026 | 854 | 310 | 36 | 1,200 |
| 2027 | 748 | 271 | 31 | 1,050 |
| 2028 | 641 | 232 | 28 | 901 |
| 2029 | 525 | 201 | 23 | 749 |
| 2030 | 525 | 201 | 23 | 749 |
| 2031 | 525 | 201 | 23 | 749 |
| 2032 | 525 | 201 | 23 | 749 |
| 2033 | 525 | 201 | 23 | 749 |
| 2034 | 525 | 201 | 23 | 749 |
| 2035 | 525 | 201 | 23 | 749 |
| 2036 | 525 | 201 | 23 | 749 |
| 2037 | 525 | 201 | 23 | 749 |
| 2038 | 525 | 201 | 23 | 749 |
| 2039 | 525 | 201 | 23 | 749 |
| 2040 | 525 | 201 | 23 | 749 |
| 2041 | 525 | 201 | 23 | 749 |
| 2042 | 525 | 201 | 23 | 749 |
| 2043 | 525 | 201 | 23 | 749 |
| 2044 | 525 | 201 | 23 | 749 |
| 2045 | 525 | 201 | 23 | 749 |
| 2046 | 525 | 201 | 23 | 749 |
| 2047 | 525 | 201 | 23 | 749 |
| 2048 | 525 | 201 | 23 | 749 |
| 2049 | 525 | 201 | 23 | 749 |
| 2050 | 525 | 201 | 23 | 749 |
| 2051 | 525 | 201 | 23 | 749 |
| <i>Growth 2021 - 2051</i> | <i>16,228</i> | <i>6,123</i> | <i>704</i> | <i>23,055</i> |

Source: Hemson Consulting, 2021

*Based on PPU's

3.43

2.42

1.65

APPENDIX A
TABLE 15

CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS
EMPLOYMENT GROWTH IN NEW NON-RESIDENTIAL SPACE BY CATEGORY

Employment Density

Population-Related Employment 55.0 m² per employee
 Employment Land Employment 110.0 m² per employee
 Major Office 27.0 m² per employee

| Mid-Year | Population-Related | | Employment Land | | Major Office | | Total Emp in New Space | |
|---------------------------|--------------------|---------------------------------------|-----------------|---------------------------------------|--------------|-------------------------|------------------------|-------------------------|
| | Emp Growth | Growth in New Space (m ²) | Emp Growth | Growth in New Space (m ²) | Emp Growth | Space (m ²) | Emp Growth | Space (m ²) |
| 2021 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2022 | 0 | 0 | 39 | 4,290 | 0 | 0 | 39 | 4,290 |
| 2023 | 50 | 2,750 | 39 | 4,290 | 0 | 0 | 89 | 7,040 |
| 2024 | 100 | 5,500 | 39 | 4,290 | 0 | 0 | 139 | 9,790 |
| 2025 | 175 | 9,625 | 39 | 4,290 | 0 | 0 | 214 | 13,915 |
| 2026 | 225 | 12,375 | 38 | 4,180 | 0 | 0 | 263 | 16,555 |
| 2027 | 260 | 14,300 | 337 | 37,070 | 0 | 0 | 597 | 51,370 |
| 2028 | 250 | 13,750 | 337 | 37,070 | 0 | 0 | 587 | 50,820 |
| 2029 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2030 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2031 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2032 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2033 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2034 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2035 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2036 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2037 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2038 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2039 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2040 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2041 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2042 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2043 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2044 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2045 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2046 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2047 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2048 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2049 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2050 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| 2051 | 220 | 12,100 | 337 | 37,070 | 0 | 0 | 557 | 49,170 |
| <i>Growth 2021 - 2051</i> | <i>6,127</i> | <i>336,600</i> | <i>8,609</i> | <i>948,090</i> | <i>0</i> | <i>0</i> | <i>14,739</i> | <i>1,284,690</i> |

Source: Hemson Consulting, 2021



APPENDIX A

TABLE 16

CITY OF BRANTFORD
TUTELA HEIGHTS BOUNDARY EXPANSION LANDS
FORECAST OF TOTAL HOUSING BY TYPE

| Mid-Year | Singles & Semis | Rows | Apartments | Total New HH |
|---------------------------|-----------------|------------|------------|--------------|
| 2021 | 0 | 0 | 0 | 0 |
| 2022 | 16 | 5 | 0 | 21 |
| 2023 | 20 | 10 | 0 | 30 |
| 2024 | 30 | 10 | 0 | 40 |
| 2025 | 40 | 15 | 0 | 55 |
| 2026 | 50 | 20 | 10 | 80 |
| 2027 | 40 | 15 | 4 | 59 |
| 2028 | 30 | 15 | 3 | 48 |
| 2029 | 25 | 12 | 2 | 39 |
| 2030 | 25 | 12 | 2 | 39 |
| 2031 | 25 | 12 | 2 | 39 |
| 2032 | 25 | 12 | 2 | 39 |
| 2033 | 25 | 12 | 2 | 39 |
| 2034 | 25 | 12 | 2 | 39 |
| 2035 | 25 | 12 | 2 | 39 |
| 2036 | 25 | 12 | 2 | 39 |
| 2037 | 25 | 12 | 2 | 39 |
| 2038 | 25 | 12 | 2 | 39 |
| 2039 | 25 | 12 | 2 | 39 |
| 2040 | 25 | 12 | 2 | 39 |
| 2041 | 25 | 12 | 2 | 39 |
| 2042 | 25 | 12 | 2 | 39 |
| 2043 | 25 | 12 | 2 | 39 |
| 2044 | 25 | 12 | 2 | 39 |
| 2045 | 25 | 12 | 2 | 39 |
| 2046 | 25 | 12 | 2 | 39 |
| 2047 | 25 | 12 | 2 | 39 |
| 2048 | 25 | 12 | 2 | 39 |
| 2049 | 25 | 12 | 2 | 39 |
| 2050 | 25 | 12 | 2 | 39 |
| 2051 | 25 | 12 | 2 | 39 |
| <i>Growth 2021 - 2051</i> | <i>801</i> | <i>366</i> | <i>63</i> | <i>1,230</i> |

Source: Hemson Consulting, 2021

APPENDIX A
TABLE 17

CITY OF BRANTFORD
TUTELA HEIGHTS BOUNDARY EXPANSION LANDS
FORECAST POPULATION GROWTH IN NEW HOUSEHOLDS BY UNIT TYPE*

| Mid-Year | Singles & Semis | Rows | Apartments | Total Population in New HH |
|---------------------------|-----------------|------------|------------|-------------------------------|
| 2021 | 0 | 0 | 0 | 0 |
| 2022 | 55 | 12 | 0 | 67 |
| 2023 | 69 | 24 | 0 | 93 |
| 2024 | 103 | 24 | 0 | 127 |
| 2025 | 137 | 36 | 0 | 173 |
| 2026 | 172 | 48 | 16 | 236 |
| 2027 | 137 | 36 | 7 | 180 |
| 2028 | 103 | 36 | 5 | 144 |
| 2029 | 86 | 29 | 3 | 118 |
| 2030 | 86 | 29 | 3 | 118 |
| 2031 | 86 | 29 | 3 | 118 |
| 2032 | 86 | 29 | 3 | 118 |
| 2033 | 86 | 29 | 3 | 118 |
| 2034 | 86 | 29 | 3 | 118 |
| 2035 | 86 | 29 | 3 | 118 |
| 2036 | 86 | 29 | 3 | 118 |
| 2037 | 86 | 29 | 3 | 118 |
| 2038 | 86 | 29 | 3 | 118 |
| 2039 | 86 | 29 | 3 | 118 |
| 2040 | 86 | 29 | 3 | 118 |
| 2041 | 86 | 29 | 3 | 118 |
| 2042 | 86 | 29 | 3 | 118 |
| 2043 | 86 | 29 | 3 | 118 |
| 2044 | 86 | 29 | 3 | 118 |
| 2045 | 86 | 29 | 3 | 118 |
| 2046 | 86 | 29 | 3 | 118 |
| 2047 | 86 | 29 | 3 | 118 |
| 2048 | 86 | 29 | 3 | 118 |
| 2049 | 86 | 29 | 3 | 118 |
| 2050 | 86 | 29 | 3 | 118 |
| 2051 | 86 | 29 | 3 | 118 |
| <i>Growth 2021 - 2051</i> | <i>2,754</i> | <i>883</i> | <i>97</i> | <i>3,734</i> |

Source: Hemson Consulting, 2021

APPENDIX A
TABLE 18

CITY OF BRANTFORD
TUTELA HEIGHTS BOUNDARY EXPANSION LANDS
EMPLOYMENT GROWTH IN NEW NON-RESIDENTIAL SPACE BY CATEGORY

Employment Density

Population-Related Employment 55.0 m² per employee
 Employment Land Employment 110.0 m² per employee
 Major Office 27.0 m² per employee

| Mid-Year | Population-Related | | Employment Land | | Major Office | | Total Emp in New Space | |
|---------------------------|--------------------|---------------------------------------|-----------------|---------------------------------------|--------------|-------------------------|------------------------|-------------------------|
| | Emp Growth | Growth in New Space (m ²) | Emp Growth | Growth in New Space (m ²) | Emp Growth | Space (m ²) | Emp Growth | Space (m ²) |
| 2021 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2022 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2023 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2024 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2025 | 5 | 275 | 0 | 0 | 0 | 0 | 5 | 275 |
| 2026 | 8 | 440 | 0 | 0 | 0 | 0 | 8 | 440 |
| 2027 | 5 | 275 | 0 | 0 | 0 | 0 | 5 | 275 |
| 2028 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2029 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2030 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2031 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2032 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2033 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2034 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2035 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2036 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2037 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2038 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2039 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2040 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2041 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2042 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2043 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2044 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2045 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2046 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2047 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2048 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2049 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2050 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| 2051 | 3 | 165 | 0 | 0 | 0 | 0 | 3 | 165 |
| <i>Growth 2021 - 2051</i> | <i>90</i> | <i>4,950</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>90</i> | <i>4,950</i> |

Source: Hemson Consulting, 2021

Appendix B
General Services
Technical Appendix

General Services Technical Appendix

Introduction & Overview

The following appendices provide the detailed analysis undertaken to establish the development charge rates for each of the general services in the City of Brantford. Nine general services have been analysed as part of the development charges study:

| | |
|--------------|-----------------------------|
| Appendix B.1 | Fire Department |
| Appendix B.2 | Police Service |
| Appendix B.3 | Public Library |
| Appendix B.4 | Parks & Recreation |
| Appendix B.5 | Public Transit |
| Appendix B.6 | Housing |
| Appendix B.7 | Land Ambulance |
| Appendix B.8 | Child Care |
| Appendix B.9 | Development-Related Studies |

Every service, with the exception of Public Transit and 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 10-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 10-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 2011-2020.

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.

The final page of Table 1 shows the calculation of the maximum allowable development charge revenue that can be raised for each service. The “maximum allowable” development charge revenue is calculated by taking the 10-year historical service level (expressed as \$/capita or \$/population and employment) multiplied by the forecast increase in population (or population plus employment) over the planning period. The resulting figure is the value of capital infrastructure that would have to be acquired in order to maintain the average 10-year historical service level.

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. This requirement has been addressed through the use of “net” population and employment in the determination of maximum permissible funding envelopes.

Table 2 2021-2030 Development-Related Capital Program & Calculation of the Unadjusted Development Charges

The *DCA* requires that Council express its intent to provide capital facilities to support future growth. Based on the development forecasts presented in Appendix A, Hemson, in collaboration with City staff, has developed a development-related capital program which sets out the projects required to service anticipated growth for the 10-year period from 2021-2030.

To determine the share of the program that is eligible for recovery through development charges, the project costs are reduced by any anticipated grants, and “replacement” shares.

A replacement share represents the portion of a capital project that will benefit the existing community. It could, for example, represent a portion of a new facility that 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 development-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 or user fees.

The capital program less any replacement or benefit to existing shares yields the net development-related program. Although deemed development-related, not all of the net development-related capital program

may be recoverable from development charges in the period from 2021 to 2030. For some of the services, reserve fund balances may be available to fund a share of the program, or prior DCs may have already been applied to the project costs. In addition, some services have identified “other development-related” shares, which can include portions of the capital program that may service growth occurring after 2030 and therefore be recovered under future DCs, or costs that may be funded through other mechanisms. These costs are removed from the development charge calculation.

The remaining portion of the net capital program represents the development-related cost that may be included in the development charge. 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 planning period from 2021 to 2030.

Calculation of the Unadjusted Development Charge Rates

The section below the capital program displays the calculation of the “unadjusted” development charge rates. The term “unadjusted” is used to distinguish the development 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 all general services with the exception of Public Library, Parks and Recreation, Housing, and Child Care, the development-related costs have been apportioned as 71 per cent residential and 29 per cent non-residential. This apportionment is based on the anticipated shares of population and employment growth over the 10-year forecast period.

The development-related costs associated with Public Library, Parks and Recreation, Housing, and Child Care have been allocated 100 per cent to the residential sector because the need for these services is generally driven by residential development.

The residential development-related net capital costs are then divided by the forecast population growth in new units. This gives the unadjusted residential development charge per capita. The non-residential development-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 development forecast, the analysis calculates the development charge 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 opening balance for all services is set at zero as the existing reserve fund balances are applied to the earliest occurring projects in the capital program for each service as a prior growth share. 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 development-related funding requirement, assumptions are used for the inflation rate and interest rate. An inflation rate of 2.0 per cent is used for the funding requirements. An interest rate of 5.5 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 where applicable.

Appendix B.1
Fire Department

Fire Department

The Brantford Fire Department is responsible for the provision of fire protection and suppression, inspections, and emergency responsive services across the City. The Department currently operates from four stations across the City.

Table 1 Historical Service Levels

Table 1 displays the 10-year historical inventory for buildings, land, vehicles and furniture and equipment. The Fire Department currently operates out of four stations located across the City. Built in 2020, the 10,600 square foot Station 2 was the latest construction which replaced the old Fire Station 2. The estimated replacement value of all four stations is approximately \$17.08 million.

The land associated with the four fire stations totals 3.32 hectares valued at \$5.25 million. Furniture and equipment and personal firefighter equipment at all stations are valued at approximately \$4.42 million. The fleet associated with the Brantford Fire Department includes 13 Station Pickups, 5 Rescues/Pumpers, as well as a variety of Trailers and smaller vehicle types totalling 26 vehicles with a replacement value of \$8.33 million.

The 2020 full replacement value of the inventory of capital assets for the Fire Department totals \$35.07 million and the 10-year historical average service level is \$238.68 per population and employment. The historical service level, multiplied by the 10-year forecast growth in population and employment (23,250) results in a 10-year maximum allowable funding envelope of \$5.55 million.

Table 2 2021-2030 Development-Related Capital Program & Calculation of the Unadjusted Development Charges

The development-related capital program for the Fire Department is based on the City's 10-year capital budget and discussions with City staff. The Fire Department has recently relocated and expanded Fire Station 2 in order to provide better service to growing areas and existing communities. The cost of this project is \$8.34 million and includes the recovery of debentures associated with the relocation and expansion.

Various vehicle and equipment projects have been included in the capital program, including outfitting for 12 new Firefighters, a rescue/Hazmat vehicle, SCBA Bottles and Paks, a computer-aided dispatch system, and a portion of an upgraded radio system project and 911 emergency response program, shared with the Police Department. \$5.89 million in total fire equipment and vehicle expenditures is forecast for the 2021-2030 planning period.

Finally, an expansion of the Fire Training Centre and an update to the City's Fire Master Plan is listed in the capital program at a cost of \$1.50 million and \$100,000 respectively.

Altogether, the 10-year capital program for the Fire Department amounts to \$15.83 million. A deduction of \$8.90 million is made to this amount to account for replacement shares. A deduction of \$371,330 million is made to account for the existing reserve fund balance, and another deduction of \$1.10 million is made to account for prior DC revenues that have already been allocated to the Fire Station 2 relocation project.

The net development-related component of the capital program does not exceed the 10-year maximum allowable funding envelope of \$5.60 million,

thus, the full DC eligible capital cost of \$5.46 million is carried forward to the development charges calculation.

The development-related net capital cost of \$5.46 million for the Fire Department is allocated 71 per cent to residential development (\$3.87 million) and 29 per cent to non-residential development (\$1.58 million). This ratio is based on each sector’s share of 10-year population and employment growth. The residential share of the net development-related capital cost is divided by the 10-year forecast growth in population in new units (20,850) to derive an unadjusted charge of \$185.84 per capita. The non-residential share of the net development-related capital cost is divided by the 10-year forecast growth in floor space (493,930 million) to derive an unadjusted charge of \$3.20 per square metre.

Table 3 Cash Flow Analysis

After cash flow consideration, both the residential and non-residential calculated charges increase to \$204 per capita and \$3.53 per square metre, respectively.

| FIRE DEPARTMENT SUMMARY | | | | | | |
|---|--|--------------------|----------------------------------|---------|--------------------------------|---------------|
| 10-year Hist. Service Level per pop & emp | 2021 - 2030 Development-Related Capital Program | | Unadjusted Development Charge | | Adjusted Development Charge | |
| | Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$238.68 | \$15,834,247 | \$5,457,549 | \$185.84 | \$3.20 | \$204 | \$3.53 |

APPENDIX B.1
TABLE 1 - PAGE 1

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
FIRE DEPARTMENT

| BUILDINGS Station Name | # of Square Feet | | | | | | | | | | UNIT COST (\$/sq. ft.) | |
|---------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------------|-------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | | |
| Fire Station #1 | 16,280 | 16,280 | 16,280 | 16,280 | 16,280 | 16,280 | 16,280 | 16,280 | 16,280 | 16,280 | 16,280 | \$524 |
| Fire Station #2 | 4,200 | 4,200 | 4,200 | 4,200 | 4,200 | 4,200 | 4,200 | 4,200 | 4,200 | 4,200 | - | \$524 |
| New Fire Station #2 | - | - | - | - | - | - | - | - | - | - | 10,600 | \$524 |
| <i>Excess Capacity</i> | | | | | | | | | | | (6,400) | \$524 |
| Fire Station #3 | 4,854 | 4,854 | 4,854 | 4,854 | 4,854 | 4,854 | 4,854 | 4,854 | 4,854 | 4,854 | 4,854 | \$524 |
| Fire Station #4 | 7,265 | 7,265 | 7,265 | 7,265 | 7,265 | 7,265 | 7,265 | 7,265 | 7,265 | 7,265 | 7,265 | \$524 |
| | | | | | | | | | | | | |
| Total (sq.ft.) | 32,599 | |
| Total (\$000) | \$17,081.9 | |

| LAND Station Name | # of Hectares | | | | | | | | | | UNIT COST (\$/ha) | |
|-----------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------------|-------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | | |
| Fire Station #1 | 0.52 | 0.52 | 0.52 | 0.52 | 0.52 | 0.52 | 0.52 | 0.52 | 0.52 | 0.52 | 0.52 | \$1,580,000 |
| Fire Station #2 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | - | \$1,580,000 |
| New Fire Station #2 | - | - | - | - | - | - | - | - | - | - | 0.72 | \$1,580,000 |
| Fire Station #3 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | \$1,580,000 |
| Fire Station #4 | 1.13 | 1.13 | 1.13 | 1.13 | 1.13 | 1.13 | 1.13 | 1.13 | 1.13 | 1.13 | 1.13 | \$1,580,000 |
| | | | | | | | | | | | | |
| Total (sq.ft.) | 2.72 | 2.73 | 3.32 | |
| Total (\$) | \$4,304.7 | \$4,313.4 | \$5,245.6 | |

APPENDIX B.1
TABLE 1 - PAGE 2

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
FIRE DEPARTMENT

| FURNITURE & EQUIPMENT Station Name | Total Value of Furniture & Equipment (\$) | | | | | | | | | | UNIT COST (\$/firefighter) |
|---------------------------------------|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Personal Firefighter Equipment | 150 | 150 | 150 | 150 | 150 | 250 | 250 | 250 | 250 | 250 | \$3,800 |
| Station Equipment | \$3,096,000 | \$3,207,000 | \$3,317,000 | \$3,317,000 | \$3,317,000 | \$3,317,000 | \$3,317,000 | \$3,317,000 | \$3,317,000 | \$3,317,000 | |
| Station Furniture | \$141,000 | \$141,000 | \$141,000 | \$141,000 | \$141,000 | \$141,000 | \$141,000 | \$141,000 | \$148,000 | \$150,000 | |
| Total (\$000) | \$3,807.0 | \$3,918.0 | \$4,028.0 | \$4,028.0 | \$4,028.0 | \$4,408.0 | \$4,408.0 | \$4,408.0 | \$4,415.0 | \$4,417.0 | |

| VEHICLES Vehicle Type | # of Vehicles | | | | | | | | | | UNIT COST (\$/vehicle) |
|-----------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|---------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| 55' Quinte | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$1,325,000 |
| 100' Aerial Platform | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$1,500,000 |
| Mini Pumper | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$100,000 |
| Rescues/Pumpers | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | \$900,000 |
| Command Squad | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$120,000 |
| Rescue Boats | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$30,000 |
| Station Pickups/SUVs/Cars | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | \$50,000 |
| Trailer - Command Unit | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | \$102,000 |
| Hazardous Materials Trailer | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$36,000 |
| Utility Vehicle and Trailer | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | \$35,000 |
| Total (#) | 26 | 26 | 26 | 26 | 26 | 27 | 27 | 27 | 27 | 26 | |
| Total (\$000) | \$8,393.0 | \$8,393.0 | \$8,393.0 | \$8,393.0 | \$8,393.0 | \$8,428.0 | \$8,428.0 | \$8,428.0 | \$8,428.0 | \$8,326.0 | |



APPENDIX B.1
TABLE 1 - PAGE 3

CITY OF BRANTFORD
CALCULATION OF SERVICE LEVELS
FIRE DEPARTMENT

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|-----------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Historic Population | 93,650 | 94,628 | 95,617 | 96,616 | 97,625 | 98,645 | 99,603 | 100,570 | 101,547 | 102,533 |
| Historic Employment | <u>44,224</u> | <u>44,249</u> | <u>44,274</u> | <u>44,299</u> | <u>44,324</u> | <u>44,349</u> | <u>44,712</u> | <u>45,078</u> | <u>45,447</u> | <u>45,819</u> |
| Population+Employment | 137,874 | 138,877 | 139,891 | 140,915 | 141,949 | 142,994 | 144,315 | 145,648 | 146,994 | 148,352 |

INVENTORY SUMMARY (\$000)

| | | | | | | | | | | |
|-----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Buildings | \$17,081.9 | \$17,081.9 | \$17,081.9 | \$17,081.9 | \$17,081.9 | \$17,081.9 | \$17,081.9 | \$17,081.9 | \$17,081.9 | \$17,081.9 |
| Land | \$4,304.7 | \$4,304.7 | \$4,304.7 | \$4,304.7 | \$4,304.7 | \$4,304.7 | \$4,304.7 | \$4,304.7 | \$4,313.4 | \$5,245.6 |
| Furniture & Equipment | \$3,807.0 | \$3,918.0 | \$4,028.0 | \$4,028.0 | \$4,028.0 | \$4,408.0 | \$4,408.0 | \$4,408.0 | \$4,415.0 | \$4,417.0 |
| Vehicles | \$8,393.0 | \$8,393.0 | \$8,393.0 | \$8,393.0 | \$8,393.0 | \$8,428.0 | \$8,428.0 | \$8,428.0 | \$8,428.0 | \$8,326.0 |
| Total (\$000) | \$33,586.6 | \$33,697.6 | \$33,807.6 | \$33,807.6 | \$33,807.6 | \$34,222.6 | \$34,222.6 | \$34,222.6 | \$34,238.3 | \$35,070.5 |

Average
Service
Level

SERVICE LEVEL (\$/pop & emp)

| | | | | | | | | | | | |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Buildings | \$123.89 | \$123.00 | \$122.11 | \$121.22 | \$120.34 | \$119.46 | \$118.37 | \$117.28 | \$116.21 | \$115.14 | \$119.70 |
| Land | \$31.22 | \$31.00 | \$30.77 | \$30.55 | \$30.33 | \$30.10 | \$29.83 | \$29.56 | \$29.34 | \$35.36 | \$30.81 |
| Furniture & Equipment | \$27.61 | \$28.21 | \$28.79 | \$28.58 | \$28.38 | \$30.83 | \$30.54 | \$30.26 | \$30.04 | \$29.77 | \$29.30 |
| Vehicles | \$60.87 | \$60.43 | \$60.00 | \$59.56 | \$59.13 | \$58.94 | \$58.40 | \$57.87 | \$57.34 | \$56.12 | \$58.87 |
| Total (\$/pop & emp) | \$243.60 | \$242.64 | \$241.67 | \$239.91 | \$238.17 | \$239.33 | \$237.14 | \$234.97 | \$232.92 | \$236.40 | \$238.68 |

CITY OF BRANTFORD
CALCULATION OF MAXIMUM ALLOWABLE
FIRE DEPARTMENT

| 10-Year Funding Envelope Calculation | |
|--|-------------|
| 10 Year Average Service Level 2011 - 2020 | \$238.68 |
| Net Population & Employment Growth 2021 - 2030 | 23,249 |
| Maximum Allowable Funding Envelope | \$5,549,071 |

APPENDIX B.1
TABLE 2
CITY OF BRANTFORD
DEVELOPMENT-RELATED CAPITAL PROGRAM
FIRE DEPARTMENT

| Project Description | Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|--|---------|----------------------|------------------------------------|----------------------|--------------------------|---------------------|---------------------------------|------------------------------------|---------------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2030 | Other Development-Related |
| 1.0 FIRE DEPARTMENT | | | | | | | | | | |
| 1.1 Buildings, Land & Furnishings | | | | | | | | | | |
| 1.1.1 Fire Training Centre | 2030 | \$ 1,500,000 | \$ - | \$ 1,500,000 | 50% | \$ 750,000 | \$ 750,000 | \$ - | \$ 750,000 | \$ - |
| Subtotal Buildings, Land & Furnishings | | \$ 1,500,000 | \$ - | \$ 1,500,000 | | \$ 750,000 | \$ 750,000 | \$ - | \$ 750,000 | \$ - |
| 1.2 Fire Station 2 Relocation | | | | | | | | | | |
| 1.1.1 Non-Debt Share | 2021 | \$ 5,413,451 | \$ - | \$ 5,413,451 | 42% | \$ 2,273,649 | \$ 3,139,802 | \$ 1,100,451 | \$ 2,039,351 | \$ - |
| 1.2.1 Debt Recovery - Principle Payment | 2022 | \$ 129,344 | \$ - | \$ 129,344 | 42% | \$ 54,324 | \$ 75,020 | \$ - | \$ 75,020 | \$ - |
| 1.2.2 Debt Recovery - Principle Payment | 2023 | \$ 132,598 | \$ - | \$ 132,598 | 42% | \$ 55,691 | \$ 76,907 | \$ - | \$ 76,907 | \$ - |
| 1.2.3 Debt Recovery - Principle Payment | 2024 | \$ 135,933 | \$ - | \$ 135,933 | 42% | \$ 57,092 | \$ 78,841 | \$ - | \$ 78,841 | \$ - |
| 1.2.4 Debt Recovery - Principle Payment | 2025 | \$ 139,353 | \$ - | \$ 139,353 | 42% | \$ 58,528 | \$ 80,825 | \$ - | \$ 80,825 | \$ - |
| 1.2.5 Debt Recovery - Principle Payment | 2026 | \$ 142,859 | \$ - | \$ 142,859 | 42% | \$ 60,001 | \$ 82,858 | \$ - | \$ 82,858 | \$ - |
| 1.2.6 Debt Recovery - Principle Payment | 2027 | \$ 146,452 | \$ - | \$ 146,452 | 42% | \$ 61,510 | \$ 84,942 | \$ - | \$ 84,942 | \$ - |
| 1.2.7 Debt Recovery - Principle Payment | 2028 | \$ 150,137 | \$ - | \$ 150,137 | 42% | \$ 63,057 | \$ 87,079 | \$ - | \$ 87,079 | \$ - |
| 1.2.8 Debt Recovery - Principle Payment | 2029 | \$ 153,913 | \$ - | \$ 153,913 | 42% | \$ 64,644 | \$ 89,270 | \$ - | \$ 89,270 | \$ - |
| 1.2.9 Debt Recovery - Present Value 2030+ Principle Payments | 2030 | \$ 1,796,560 | \$ - | \$ 1,796,560 | 42% | \$ 754,555 | \$ 1,042,005 | \$ - | \$ 1,042,005 | \$ - |
| Subtotal Fire Station 2 Relocation | | \$ 8,340,600 | \$ - | \$ 8,340,600 | | \$ 3,503,052 | \$ 4,837,548 | \$ 1,100,451 | \$ 3,737,097 | \$ - |
| 1.2 Fully Equipped Vehicles | | | | | | | | | | |
| 1.2.1 Rescue/Hazmat Vehicle | 2021 | \$ 525,000 | \$ - | \$ 525,000 | 0% | \$ - | \$ 525,000 | \$ 371,330 | \$ 153,670 | \$ - |
| Subtotal Fully Equipped Vehicles | | \$ 525,000 | \$ - | \$ 525,000 | | \$ - | \$ 525,000 | \$ 371,330 | \$ 153,670 | \$ - |
| 1.3 Equipment | | | | | | | | | | |
| 1.3.1 Expanded Emergency Operations Centre Equipment | 2021 | \$ 103,547 | \$ - | \$ 103,547 | 86% | \$ 89,518 | \$ 14,029 | \$ - | \$ 14,029 | \$ - |
| 1.3.2 SCBA Bottles and Paks | 2029 | \$ 500,000 | \$ - | \$ 500,000 | 86% | \$ 432,259 | \$ 67,741 | \$ - | \$ 67,741 | \$ - |
| 1.3.3 Fire Next Generation 911 (NG911) | 2028 | \$ 600,000 | \$ - | \$ 600,000 | 86% | \$ 518,710 | \$ 81,290 | \$ - | \$ 81,290 | \$ - |
| 1.3.4 Fire/Police Joint Radio System Upgrade | 2023 | \$ 3,000,000 | \$ - | \$ 3,000,000 | 86% | \$ 2,593,551 | \$ 406,449 | \$ - | \$ 406,449 | \$ - |
| 1.3.5 Equipment for 12 New Firefighters | Various | \$ 45,600 | \$ - | \$ 45,600 | 0% | \$ - | \$ 45,600 | \$ - | \$ 45,600 | \$ - |
| 1.3.6 Minor Capital | Various | \$ 1,119,500 | \$ - | \$ 1,119,500 | 86% | \$ 967,827 | \$ 151,673 | \$ - | \$ 151,673 | \$ - |
| Subtotal Equipment | | \$ 5,368,647 | \$ - | \$ 5,368,647 | | \$ 4,601,865 | \$ 766,782 | \$ - | \$ 766,782 | \$ - |
| 1.4 Studies | | | | | | | | | | |
| 1.4.1 Fire Master Plan | 2029 | \$ 100,000 | \$ - | \$ 100,000 | 50% | \$ 50,000 | \$ 50,000 | \$ - | \$ 50,000 | \$ - |
| Subtotal Studies | | \$ 100,000 | \$ - | \$ 100,000 | | \$ 50,000 | \$ 50,000 | \$ - | \$ 50,000 | \$ - |
| TOTAL FIRE DEPARTMENT | | \$ 15,834,247 | \$ - | \$ 15,834,247 | | \$ 8,904,917 | \$ 6,929,330 | \$ 1,471,781 | \$ 5,457,549 | \$ - |

| Residential Development Charge Calculation | | |
|---|-----|-----------------|
| Residential Share of 2021-2030 Discounted Development-Related Capital Program | 71% | \$3,874,860 |
| 10 Year Growth in Population in New Units | | 20,851 |
| Unadjusted Development Charge Per Capita (\$) | | \$185.84 |
| Non-Residential Development Charge Calculation | | |
| Non-Res Share of 2021-2030 Discounted Development-Related Capital Program | 29% | \$1,582,689 |
| 10 Year Growth in Square Metres | | 493,926 |
| Unadjusted Development Charge Per sq. m (\$) | | \$3.20 |

| | |
|-------------------------------------|-------------|
| 2021 - 2030 Net Funding Envelope | \$5,549,071 |
| Available DC Shares / Prior Growth | |
| Reserve Fund Balance at end of 2020 | \$371,330 |
| Prior Growth | \$1,100,451 |



APPENDIX B.1
TABLE 3 - PAGE 1

**CITY OF BRANTFORD
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
FIRE DEPARTMENT
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| FIRE DEPARTMENT | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | TOTAL |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| OPENING CASH BALANCE | \$0.0 | (\$1,422.4) | (\$1,214.6) | (\$1,284.5) | (\$1,035.6) | (\$755.6) | (\$441.2) | \$10.6 | \$445.2 | \$889.4 | |
| 2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | |
| - Fire Department (Non-Debt Share): Non Inflated | \$1,581.0 | \$14.0 | \$302.6 | \$14.0 | \$14.0 | \$14.0 | \$14.0 | \$71.7 | \$97.6 | \$546.5 | \$2,669.5 |
| - Debenture Principle Payments (1) | \$0.0 | \$53.3 | \$54.6 | \$56.0 | \$57.4 | \$58.8 | \$60.3 | \$61.8 | \$63.4 | \$739.8 | \$1,205.4 |
| - Fire Department: Inflated | \$1,581.01 | \$67.6 | \$369.4 | \$70.8 | \$72.5 | \$74.3 | \$76.1 | \$144.2 | \$177.7 | \$1,392.9 | \$4,026.6 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | |
| - Population Growth in New Units | 964 | 1,835 | 1,876 | 1,919 | 1,960 | 2,006 | 2,482 | 2,542 | 2,603 | 2,664 | 20,851 |
| REVENUE | | | | | | | | | | | |
| - DC Receipts: Inflated | \$196.7 | \$381.8 | \$398.2 | \$415.4 | \$432.8 | \$451.8 | \$570.2 | \$595.7 | \$622.2 | \$649.5 | \$4,714.3 |
| INTEREST | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$78.2) | (\$66.8) | (\$70.6) | (\$57.0) | (\$41.6) | (\$24.3) | \$0.4 | \$15.6 | \$31.1 | (\$291.4) |
| - Interest on In-year Transactions | (\$38.1) | \$5.5 | \$0.5 | \$6.0 | \$6.3 | \$6.6 | \$8.6 | \$7.9 | \$7.8 | (\$20.4) | (\$9.2) |
| - Interest Payments on Debentures (2) | \$0.0 | (\$33.7) | (\$32.4) | (\$31.0) | (\$29.6) | (\$28.2) | (\$26.7) | (\$25.2) | (\$23.6) | (\$130.0) | (\$360.4) |
| TOTAL REVENUE | \$158.6 | \$275.3 | \$299.5 | \$319.8 | \$352.5 | \$388.7 | \$527.9 | \$578.8 | \$621.9 | \$530.2 | \$4,053.3 |
| CLOSING CASH BALANCE | (\$1,422.4) | (\$1,214.6) | (\$1,284.5) | (\$1,035.6) | (\$755.6) | (\$441.2) | \$10.6 | \$445.2 | \$889.4 | \$26.6 | |

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

| | |
|--|--------------|
| 2021 Adjusted Charge Per Capita | \$204 |
|--|--------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 71% |
| Non-Residential Sector | 29% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



APPENDIX B.1
TABLE 3 - PAGE 2

CITY OF BRANTFORD
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
FIRE DEPARTMENT
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| FIRE DEPARTMENT | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | TOTAL |
|--|-----------|------------|------------|------------|------------|------------|------------|-----------|----------|----------|-----------|
| OPENING CASH BALANCE | \$0.00 | (\$549.37) | (\$486.11) | (\$540.35) | (\$468.10) | (\$386.93) | (\$296.65) | (\$87.58) | \$116.08 | \$326.82 | |
| 2021 - 2030 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | |
| - Fire Department (Non-Debt Share): Non Inflated | \$645.8 | \$5.7 | \$123.6 | \$5.7 | \$5.7 | \$5.7 | \$5.7 | \$29.3 | \$39.9 | \$223.2 | \$1,090.3 |
| - Debenture Principle Payments (1) | \$0.0 | \$21.8 | \$22.3 | \$22.9 | \$23.4 | \$24.0 | \$24.6 | \$25.3 | \$25.9 | \$302.2 | \$492.3 |
| - Fire Department: Inflated | \$645.77 | \$27.6 | \$150.9 | \$28.9 | \$29.6 | \$30.3 | \$31.1 | \$58.9 | \$72.6 | \$569.0 | \$1,644.7 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | |
| - Growth in Square Metres | 31,486 | 36,930 | 37,315 | 37,810 | 38,360 | 38,828 | 66,237 | 67,557 | 68,959 | 70,444 | 493,926 |
| REVENUE | | | | | | | | | | | |
| - DC Receipts: Inflated | \$111.1 | \$133.0 | \$137.0 | \$141.6 | \$146.6 | \$151.3 | \$263.3 | \$273.9 | \$285.2 | \$297.2 | \$1,940.2 |
| INTEREST | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$30.2) | (\$26.7) | (\$29.7) | (\$25.7) | (\$21.3) | (\$16.3) | (\$4.8) | \$4.1 | \$11.4 | (\$139.3) |
| - Interest on In-year Transactions | (\$14.7) | \$1.8 | (\$0.4) | \$2.0 | \$2.0 | \$2.1 | \$4.1 | \$3.8 | \$3.7 | (\$7.5) | (\$3.0) |
| - Interest Payments on Debentures (2) | \$0.0 | (\$13.8) | (\$13.2) | (\$12.7) | (\$12.1) | (\$11.5) | (\$10.9) | (\$10.3) | (\$9.6) | (\$53.1) | (\$147.2) |
| TOTAL REVENUE | \$96.4 | \$90.8 | \$96.6 | \$101.2 | \$110.8 | \$120.6 | \$240.1 | \$262.6 | \$283.3 | \$248.1 | \$1,650.6 |
| CLOSING CASH BALANCE | (\$549.4) | (\$486.1) | (\$540.3) | (\$468.1) | (\$386.9) | (\$296.6) | (\$87.6) | \$116.1 | \$326.8 | \$6.0 | |

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

| | |
|--|---------------|
| 2021 Adjusted Charge Per Square Metre | \$3.53 |
|--|---------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 71% |
| Non-Residential Sector | 29% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix B.2
Police Services

Police Services

The Brantford Police Service is responsible for the provision of police services in the City of Brantford. The department currently operates out of one headquarter office as well as a radio sub-office.

Table 1 Historical Service Levels

The 10-year historic inventory of capital assets for Police Service includes a 60,730-square foot headquarters and a small radio sub-office of 145 square feet. The total replacement value of these two buildings is \$36.53 million. The 2.26 hectares of land associated with the headquarters is valued at \$3.57 million.

The vehicles owned and operated by the Brantford Police Service includes passenger cars, vans, pickups, SUVs, as well as various trailers and smaller vehicles. The service has a fleet of 80 vehicles, excluding cruisers, valued at \$3.04 million. The equipment required for stations and police officers adds another \$10.54 million to the value of the inventory.

The current value of the Police Service's capital infrastructure including buildings, land, vehicles, and furniture and equipment is approximately \$53.68 million. The 10-year average historic service level is \$370.71 per population and employment. This average historical service level multiplied by the 10-year forecast growth in population results in a 10-year maximum allowable funding envelope of \$8.62 million which is carried forward to the development charges calculation.

Table 2 2021-2030 Development-Related Capital Program & Calculation of the Unadjusted Development Charges

The 2021 to 2030 Police Service development-related capital program includes the redevelopment and expansion of the Police Services Headquarters as well as various equipment acquisitions over the 10-year planning period. Required to service anticipated growth in the City of Brantford, the police service headquarters expansion and redevelopment brings the building to a total of 105,000 square feet with a gross cost of \$32.91 million. The non-debt share of this project cost is \$1.90 million and the remaining \$31.01 million is related to debenture recovery.

Other capital program items include the Police share of an upgraded radio system project, 911 emergency response program, and personal equipment for 32 additional officers that will be hired over the course of the 10-year period. Police equipment projects total \$6.65 million, bringing the total capital program for the Brantford Police Service to \$39.56 million.

Of this, \$19.21 million is deemed to benefit existing residents, as such, the 10-year development related capital program totals \$20.35 million. Approximately \$1.59 million has already been applied to the headquarters redevelopment, and the existing reserve fund contributes an additional \$977,660 which is also removed from the calculation. Another \$9.16 million is deemed “other development related” due to funding envelope restrictions, and may be recovered through future development charges studies or other tools.

The eligible \$8.62 million is related to growth between 2021 and 2030. The development-related net capital cost of \$8.62 million is then allocated 71 per cent to residential development (\$6.12 million) and 29 per cent to non-residential development (\$2.50 million). This ratio is based on each sector’s share of 10-year population in new unit growth and employment growth. The

residential share of the net development-related capital cost is divided by the 10-year forecast growth in population in new units to derive an unadjusted charge of \$293.47 per capita. The non-residential share of the net development-related capital cost is divided by the 10-year forecast growth in floor space to derive an unadjusted charge of \$5.06 per square metre.

Table 3 Cash Flow Analysis

After cash flow consideration, the residential calculated charge increases to \$367 per capita and the non-residential charge increases to \$6.34 per square metre.

| POLICE SERVICE SUMMARY | | | | | | |
|-------------------------------|-------------------------------------|--------------------|--------------------|---------|--------------------|---------------|
| 10-year Hist. | 2021 - 2030 | | Unadjusted | | Adjusted | |
| Service Level | Development-Related Capital Program | | Development Charge | | Development Charge | |
| per capita | Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$370.71 | \$39,560,835 | \$8,618,637 | \$293.47 | \$5.06 | \$367 | \$6.34 |

APPENDIX B.2
TABLE 1 - PAGE 1

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
POLICE SERVICE

| BUILDINGS Station | # of Square Feet | | | | | | | | | | UNIT COST (\$/sq. ft.) |
|-----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Police Headquarters | 60,734 | 60,734 | 60,734 | 60,734 | 60,734 | 60,734 | 60,734 | 60,734 | 60,734 | 60,734 | \$600 |
| Radio Suboffice | 145 | 145 | 145 | 145 | 145 | 145 | 145 | 145 | 145 | 145 | \$600 |
| Total (sq.ft.) | 60,879 | |
| Total (\$000) | \$36,527.4 | |

| LAND Station | # of Hectares | | | | | | | | | | UNIT COST (\$/ha) |
|----------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Police Headquarters | 2.26 | 2.26 | 2.26 | 2.26 | 2.26 | 2.26 | 2.26 | 2.26 | 2.26 | 2.26 | \$1,580,000 |
| Total (ha) | 2.26 | |
| Total (\$000) | \$3,570.8 | |

| VEHICLES Vehicle Type | # of Vehicles | | | | | | | | | | UNIT COST (\$/vehicle) |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|---------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Passenger Cars (Malibu's, Impalas etc.) | 3 | 3 | 4 | 9 | 11 | 11 | 11 | 13 | 14 | 14 | \$32,843 |
| Vans and Pickups | 16 | 16 | 16 | 13 | 14 | 14 | 14 | 17 | 14 | 14 | \$36,401 |
| Trailer Mounted Speed Monitor | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$13,000 |
| Motorcycles | 7 | 7 | 8 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | \$20,000 |
| Command Post | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$112,000 |
| ATV | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$20,000 |
| Trailer (24 ft.) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$8,000 |
| Trailer - 8' X 18' (EDU) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$41,000 |
| SUV | 20 | 20 | 20 | 27 | 27 | 28 | 35 | 37 | 36 | 36 | \$43,687 |
| Gurkha | - | - | - | - | - | - | 1 | 1 | 1 | 1 | \$100,000 |
| Total (#) | 52 | 52 | 54 | 64 | 67 | 68 | 76 | 83 | 80 | 80 | |
| Total (\$000) | \$1,908.7 | \$1,908.7 | \$1,961.5 | \$2,342.3 | \$2,444.4 | \$2,488.1 | \$2,893.9 | \$3,156.2 | \$3,036.1 | \$3,036.1 | |

| FURNITURE & EQUIPMENT Description | Value of Furniture and Equipment (\$) | | | | | | | | | | UNIT COST (\$/officer) |
|--|---------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Police Equipment (# of sworn officers) | 166 | 166 | 166 | 167 | 167 | 170 | 172 | 178 | 182 | 192 | \$11,000 |
| Radio equipment | 101 | 101 | 101 | 102 | 102 | 104 | 105 | 109 | 109 | 109 | \$6,800 |
| Other Equipment (Fitness, Maint., Training, Office etc.) | \$7,690,000 | \$7,690,000 | \$7,690,000 | \$7,690,000 | \$7,690,000 | \$7,690,000 | \$7,690,000 | \$7,690,000 | \$7,690,000 | \$7,690,000 | |
| Total (\$000) | \$10,202.8 | \$10,202.8 | \$10,202.8 | \$10,220.6 | \$10,220.6 | \$10,267.2 | \$10,296.0 | \$10,389.2 | \$10,433.2 | \$10,543.2 | |



**APPENDIX B.2
TABLE 1 - PAGE 2**

**CITY OF BRANTFORD
CALCULATION OF SERVICE LEVELS
POLICE SERVICE**

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|-----------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Historic Population | 93,650 | 94,628 | 95,617 | 96,616 | 97,625 | 98,645 | 99,603 | 100,570 | 101,547 | 102,533 |
| Historic Employment | <u>44,224</u> | <u>44,249</u> | <u>44,274</u> | <u>44,299</u> | <u>44,324</u> | <u>44,349</u> | <u>44,712</u> | <u>45,078</u> | <u>45,447</u> | <u>45,819</u> |
| Population+Employment | 137,874 | 138,877 | 139,891 | 140,915 | 141,949 | 142,994 | 144,315 | 145,648 | 146,994 | 148,352 |

INVENTORY SUMMARY (\$000)

| | | | | | | | | | | |
|-----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Buildings | \$36,527.4 | \$36,527.4 | \$36,527.4 | \$36,527.4 | \$36,527.4 | \$36,527.4 | \$36,527.4 | \$36,527.4 | \$36,527.4 | \$36,527.4 |
| Land | \$3,570.8 | \$3,570.8 | \$3,570.8 | \$3,570.8 | \$3,570.8 | \$3,570.8 | \$3,570.8 | \$3,570.8 | \$3,570.8 | \$3,570.8 |
| Vehicles | \$1,908.7 | \$1,908.7 | \$1,961.5 | \$2,342.3 | \$2,444.4 | \$2,488.1 | \$2,893.9 | \$3,156.2 | \$3,036.1 | \$3,036.1 |
| Furniture & Equipment | \$10,202.8 | \$10,202.8 | \$10,202.8 | \$10,220.6 | \$10,220.6 | \$10,267.2 | \$10,296.0 | \$10,389.2 | \$10,433.2 | \$10,543.2 |
| Total (\$000) | \$52,209.7 | \$52,209.7 | \$52,262.5 | \$52,661.1 | \$52,763.2 | \$52,853.5 | \$53,288.1 | \$53,643.6 | \$53,567.5 | \$53,677.5 |

**Average
Service
Level**

SERVICE LEVEL (\$/pop+empl)

| | | | | | | | | | | | |
|----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Buildings | \$264.93 | \$263.02 | \$261.11 | \$259.22 | \$257.33 | \$255.45 | \$253.11 | \$250.79 | \$248.50 | \$246.22 | \$255.97 |
| Land | \$25.90 | \$25.71 | \$25.53 | \$25.34 | \$25.16 | \$24.97 | \$24.74 | \$24.52 | \$24.29 | \$24.07 | \$25.02 |
| Vehicles | \$13.84 | \$13.74 | \$14.02 | \$16.62 | \$17.22 | \$17.40 | \$20.05 | \$21.67 | \$20.65 | \$20.47 | \$17.57 |
| Furniture & Equipment | \$74.00 | \$73.47 | \$72.93 | \$72.53 | \$72.00 | \$71.80 | \$71.34 | \$71.33 | \$70.98 | \$71.07 | \$72.15 |
| Total (\$/pop+empl) | \$378.68 | \$375.94 | \$373.59 | \$373.71 | \$371.71 | \$369.62 | \$369.25 | \$368.31 | \$364.42 | \$361.83 | \$370.71 |

**CITY OF BRANTFORD
CALCULATION OF MAXIMUM ALLOWABLE
POLICE SERVICE**

10-Year Funding Envelope Calculation

| | |
|--|----------------|
| 10 Year Average Service Level 2011 - 2020 | \$370.71 |
| Net Population & Employment Growth 2021 - 2030 | 23,249 |
| Maximum Allowable Funding Envelope | \$ 8,618,636.8 |

APPENDIX B.2
TABLE 2

CITY OF BRANTFORD
DEVELOPMENT-RELATED CAPITAL PROGRAM
POLICE SERVICE

| Project Description | Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|---|---------|----------------------|------------------------------------|----------------------|--------------------------|----------------------|---------------------------------|------------------------------------|---------------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2030 | Other Development-Related |
| 2.0 POLICE SERVICE | | | | | | | | | | |
| 2.1 Police Service Headquarters Redevelopment | | | | | | | | | | |
| 2.1.1 Non-Debt Share | 2021 | \$ 1,898,795 | \$ - | \$ 1,898,795 | 58% | \$ 1,098,299 | \$ 800,496 | \$ 800,496 | \$ - | \$ - |
| 2.1.2 Debt Recovery - Principle Payment | 2024 | \$ 1,240,761 | \$ - | \$ 1,240,761 | 58% | \$ 521,120 | \$ 719,641 | \$ 719,641 | \$ - | \$ - |
| 2.1.3 Debt Recovery - Principle Payment | 2025 | \$ 1,290,888 | \$ - | \$ 1,290,888 | 58% | \$ 542,173 | \$ 748,715 | \$ 71,664 | \$ 677,051 | \$ - |
| 2.1.4 Debt Recovery - Principle Payment | 2026 | \$ 1,343,040 | \$ - | \$ 1,343,040 | 58% | \$ 564,077 | \$ 778,963 | \$ - | \$ 778,963 | \$ - |
| 2.1.5 Debt Recovery - Principle Payment | 2027 | \$ 1,397,299 | \$ - | \$ 1,397,299 | 58% | \$ 586,865 | \$ 810,433 | \$ - | \$ 810,433 | \$ - |
| 2.1.6 Debt Recovery - Principle Payment | 2028 | \$ 1,453,749 | \$ - | \$ 1,453,749 | 58% | \$ 610,575 | \$ 843,175 | \$ - | \$ 843,175 | \$ - |
| 2.1.7 Debt Recovery - Principle Payment | 2029 | \$ 1,512,481 | \$ - | \$ 1,512,481 | 58% | \$ 635,242 | \$ 877,239 | \$ - | \$ 877,239 | \$ - |
| 2.1.8 Debt Recovery - Present Value 2030+ Principle Payments | 2030 | \$ 22,776,117 | \$ - | \$ 22,776,117 | 58% | \$ 9,565,969 | \$ 13,210,148 | \$ - | \$ 4,051,333 | \$ 9,158,815 |
| Subtotal Police Service Headquarters Redevelopment | | \$ 32,913,130 | \$ - | \$ 32,913,130 | | \$ 14,124,320 | \$ 18,788,810 | \$ 1,591,801 | \$ 8,038,194 | \$ 9,158,815 |
| 2.2 Equipment | | | | | | | | | | |
| 2.2.1 Police Next Generation 911 (NG911) | 2028 | \$ 850,000 | \$ - | \$ 850,000 | 86% | \$ 734,840 | \$ 115,160 | \$ - | \$ 115,160 | \$ - |
| 2.2.2 Police / Fire Radio System Replacement and Upgrade Plan | 2023 | \$ 3,000,000 | \$ - | \$ 3,000,000 | 86% | \$ 2,593,551 | \$ 406,449 | \$ 406,449 | \$ - | \$ - |
| 2.2.3 Equipment for 32 New Officers | Various | \$ 352,000 | \$ - | \$ 352,000 | 0% | \$ - | \$ 352,000 | \$ 211,200 | \$ 140,800 | \$ - |
| 2.2.4 Additional vehicles | Various | \$ 408,485 | \$ - | \$ 408,485 | 0% | \$ - | \$ 408,485 | \$ 222,007 | \$ 186,478 | \$ - |
| 2.2.5 Minor Capital | Various | \$ 2,037,220 | \$ - | \$ 2,037,220 | 86% | \$ 1,761,212 | \$ 276,008 | \$ 138,004 | \$ 138,004 | \$ - |
| Subtotal Equipment | | \$ 6,647,705 | \$ - | \$ 6,647,705 | | \$ 5,089,602 | \$ 1,558,103 | \$ 977,660 | \$ 580,443 | \$ - |
| TOTAL POLICE SERVICE | | \$ 39,560,835 | \$ - | \$ 39,560,835 | | \$ 19,213,922 | \$ 20,346,912 | \$ 2,569,461 | \$ 8,618,637 | \$ 9,158,815 |

| Residential Development Charge Calculation | | |
|---|-----|-----------------|
| Residential Share of 2021-2030 Discounted Development-Related Capital Program | 71% | \$6,119,232 |
| 10 Year Growth in Population in New Units | | 20,851 |
| Unadjusted Development Charge Per Capita (\$) | | \$293.47 |
| Non-Residential Development Charge Calculation | | |
| Non-Res Share of 2021-2030 Discounted Development-Related Capital Program | 29% | \$2,499,405 |
| 10 Year Growth in Square Metres | | 493,926 |
| Unadjusted Development Charge Per sq. m (\$) | | \$5.06 |

| | |
|-------------------------------------|-------------|
| 2021 - 2030 Net Funding Envelope | \$8,618,637 |
| Available DC Shares | |
| Reserve Fund Balance at end of 2020 | \$977,660 |
| Prior Growth | \$1,591,801 |



**APPENDIX B.2
TABLE 3 - PAGE 1**

**CITY OF BRANTFORD
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
POLICE SERVICE
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| POLICE SERVICE | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | TOTAL |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| OPENING CASH BALANCE | \$0.0 | \$326.4 | \$1,002.4 | \$1,731.4 | \$2,516.8 | \$2,447.7 | \$2,352.1 | \$2,462.7 | \$2,520.5 | \$2,716.7 | |
| 2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | |
| - Police Service (Non-Debt Share): Non Inflated | \$33.0 | \$33.0 | \$33.0 | \$33.0 | \$33.0 | \$33.0 | \$33.0 | \$114.8 | \$33.0 | \$33.0 | \$412.1 |
| - Debenture Principle Payments (1) | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$480.7 | \$553.1 | \$575.4 | \$598.7 | \$622.8 | \$2,876.4 | \$5,707.1 |
| - Police Service: Inflated | \$33.0 | \$33.7 | \$34.4 | \$35.1 | \$516.5 | \$589.5 | \$612.6 | \$730.5 | \$661.5 | \$2,915.9 | \$6,162.8 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | |
| - Population Growth in New Units | 964 | 1,835 | 1,876 | 1,919 | 1,960 | 2,006 | 2,482 | 2,542 | 2,603 | 2,664 | 20,851 |
| REVENUE | | | | | | | | | | | |
| - DC Receipts: Inflated | \$353.8 | \$686.9 | \$716.3 | \$747.4 | \$778.6 | \$812.8 | \$1,025.8 | \$1,071.6 | \$1,119.3 | \$1,168.4 | \$8,480.9 |
| INTEREST | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | \$11.4 | \$35.1 | \$60.6 | \$88.1 | \$85.7 | \$82.3 | \$86.2 | \$88.2 | \$95.1 | \$632.7 |
| - Interest on In-year Transactions | \$5.6 | \$11.4 | \$11.9 | \$12.5 | \$4.6 | \$3.9 | \$7.2 | \$6.0 | \$8.0 | (\$48.1) | \$23.1 |
| - Interest Payments on Debentures (2) | \$0.0 | \$0.0 | \$0.0 | \$0.0 | (\$423.9) | (\$408.4) | (\$392.2) | (\$375.4) | (\$357.9) | (\$993.4) | (\$2,951.1) |
| TOTAL REVENUE | \$359.4 | \$709.8 | \$763.3 | \$820.5 | \$447.3 | \$494.0 | \$723.2 | \$788.4 | \$857.7 | \$222.0 | \$6,185.6 |
| CLOSING CASH BALANCE | \$326.4 | \$1,002.4 | \$1,731.4 | \$2,516.8 | \$2,447.7 | \$2,352.1 | \$2,462.7 | \$2,520.5 | \$2,716.7 | \$22.8 | |

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

| | |
|--|--------------|
| 2021 Adjusted Charge Per Capita | \$367 |
|--|--------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 71% |
| Non-Residential Sector | 29% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



APPENDIX B.2
TABLE 3 - PAGE 2

CITY OF BRANTFORD
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
POLICE SERVICE
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| POLICE SERVICE | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | TOTAL |
|--|---------|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|------------|-------------|
| OPENING CASH BALANCE | \$0.00 | \$189.36 | \$424.97 | \$675.96 | \$943.90 | \$857.05 | \$751.79 | \$844.48 | \$917.73 | \$1,049.91 | |
| 2021 - 2030 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | |
| - Police Service (Non-Debt Share): Non Inflated | \$13.5 | \$13.5 | \$13.5 | \$13.5 | \$13.5 | \$13.5 | \$13.5 | \$46.9 | \$13.5 | \$13.5 | \$168.3 |
| - Debenture Principle Payments (1) | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$196.3 | \$225.9 | \$235.0 | \$244.5 | \$254.4 | \$1,174.9 | \$2,331.1 |
| - Police Service: Inflated | \$13.5 | \$13.8 | \$14.0 | \$14.3 | \$211.0 | \$240.8 | \$250.2 | \$298.4 | \$270.2 | \$1,191.0 | \$2,517.2 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | |
| - Growth in Square Metres | 31,486 | 36,930 | 37,315 | 37,810 | 38,360 | 38,828 | 66,237 | 67,557 | 68,959 | 70,444 | 493,926 |
| REVENUE | | | | | | | | | | | |
| - DC Receipts: Inflated | \$199.6 | \$238.8 | \$246.1 | \$254.4 | \$263.3 | \$271.8 | \$472.9 | \$492.0 | \$512.2 | \$533.7 | \$3,484.8 |
| INTEREST | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | \$6.6 | \$14.9 | \$23.7 | \$33.0 | \$30.0 | \$26.3 | \$29.6 | \$32.1 | \$36.7 | \$232.9 |
| - Interest on In-year Transactions | \$3.3 | \$3.9 | \$4.1 | \$4.2 | \$0.9 | \$0.5 | \$3.9 | \$3.4 | \$4.2 | (\$18.1) | \$10.4 |
| - Interest Payments on Debentures (2) | \$0.0 | \$0.0 | \$0.0 | \$0.0 | (\$173.2) | (\$166.8) | (\$160.2) | (\$153.3) | (\$146.2) | (\$405.8) | (\$1,205.4) |
| TOTAL REVENUE | \$202.9 | \$249.4 | \$265.0 | \$282.3 | \$124.1 | \$135.5 | \$342.9 | \$371.6 | \$402.4 | \$146.6 | \$2,522.7 |
| CLOSING CASH BALANCE | \$189.4 | \$425.0 | \$676.0 | \$943.9 | \$857.1 | \$751.8 | \$844.5 | \$917.7 | \$1,049.9 | \$5.5 | |

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

| | |
|--|---------------|
| 2021 Adjusted Charge Per Square Metre | \$6.34 |
|--|---------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 71% |
| Non-Residential Sector | 29% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix B.3
Library Services

Library Services

The Brantford Public Library is responsible for the delivery of library services in the City of Brantford. Currently, the Public Library operates out of two branches, however, the organization plans to expand its services significantly over the next 10 years in response to growth.

Table 1 Historical Service Levels

Currently, the total space used to provide library service in Brantford totals 68,000 square feet with a full replacement value of \$34.00 million. The land associated with this space totals 0.35 hectares with a value of \$553,000. Collections materials are valued at \$8.46 million and furniture and equipment total \$2.70 million. Computer-related equipment is excluded in this total as required by the *DCA*.

The full replacement value of the 2020 inventory of capital assets for the Public Library is \$45.71 million, and the average historical service level over 10 years is \$465.00 per capita. The historical service level multiplied by the forecast 10-year population growth results in a 10-year maximum allowable funding envelope of \$7.27 million which is brought forward to the development charges calculation.

Table 2 2021-2030 Development-Related Capital Program & Calculation of the Unadjusted Development Charges

The 2021-2030 development-related capital program for the Public Library includes a new 13,600 square foot library branch planned for 2023-2024. The new branch is expected to cost the City a total of \$6.51 million. Additionally, \$1.38 million is anticipated in growth-related material acquisition cost over

the planning period in order to maintain the historical service level with the anticipated future development.

The total 10-year development-related capital program for Public Library is approximately \$7.89 million. No senior government grants or subsidies are anticipated to offset the cost of the program, and no replacement shares have been identified.

After taking into account the existing reserve fund balance (\$2.97 million), \$4.92 million in development-related costs remain. This amount is within the maximum allowable funding envelope and is brought forward to the development charges calculation.

Of the total \$4.92 million, 100 per cent is allocated to residential development. This yields an unadjusted development charge rate of \$236.00 per capita.

Table 3 Cash Flow Analysis

After cash flow consideration, the residential charge increases to \$255 per capita.

| PUBLIC LIBRARY SUMMARY | | | | | | |
|------------------------|-------------------------------------|--------------------|--------------------|---------|--------------------|---------|
| 10-year Hist. | 2021 - 2030 | | Unadjusted | | Adjusted | |
| Service Level | Development-Related Capital Program | | Development Charge | | Development Charge | |
| per pop & emp | Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$465.00 | \$7,893,488 | \$4,920,862 | \$236.00 | \$0.00 | \$255 | \$0.00 |

APPENDIX B.3
TABLE 1 - PAGE 1

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PUBLIC LIBRARY

| BUILDINGS Branch Name | # of Square Feet | | | | | | | | | | UNIT COST (\$/sq.ft.) |
|----------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| St. Paul Avenue Branch | 6,500 | 6,500 | 6,500 | 6,500 | 6,500 | 6,500 | 6,500 | 6,500 | 6,500 | 6,500 | \$500 |
| Main Branch, 173 Colborne Street | 61,000 | 61,000 | 61,000 | 61,000 | 61,000 | 61,000 | 61,000 | 61,500 | 61,500 | 61,500 | \$500 |
| Total (sq.ft.) | 67,500 | 68,000 | 68,000 | 68,000 | |
| Total (\$000) | \$33,750.0 | \$34,000.0 | \$34,000.0 | \$34,000.0 | |

| LAND Branch Name | # of Hectares | | | | | | | | | | UNIT COST (\$/ha) |
|----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| St. Paul Avenue Branch | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | \$1,580,000 |
| Main Branch, 173 Colborne Street | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | \$1,580,000 |
| Total (ha) | 0.35 | |
| Total (\$000) | \$553.0 | |

| MATERIALS Type of Collection | # of Collection Materials | | | | | | | | | | UNIT COST (\$/item) |
|--|---------------------------|------------------|------------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Books/Paperbacks # (includes DVD, CD's) | 209,042 | 264,827 | 220,000 | 285,478 | 277,972 | 257,520 | 246,292 | 246,000 | 216,555 | 240,712 | \$35 |
| Electronic Information Resource Stations | 65 | 65 | 65 | 64 | 42 | 45 | 45 | 45 | 45 | 45 | \$750 |
| Periodical Subscriptions | \$18,400 | \$16,600 | \$16,600 | \$27,800 | \$23,100 | \$28,500 | \$13,400 | \$15,400 | \$14,000 | \$18,000 | |
| Total (\$000) | \$7,365.2 | \$9,317.7 | \$7,748.8 | \$10,039.7 | \$9,760.5 | \$9,047.0 | \$8,654.0 | \$8,643.8 | \$7,613.2 | \$8,458.7 | |

| FURNITURE AND EQUIPMENT Branch Name | Total Value of Furniture and Equipment (\$) | | | | | | | | | |
|---|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
| Equipment - Both Libraries | \$1,110,200 | \$1,110,200 | \$1,110,200 | \$1,110,200 | \$1,110,200 | \$1,110,200 | \$1,110,200 | \$1,110,200 | \$1,039,414 | \$1,059,908 |
| IT Equipment (Excluding PCs) - Both Libraries | \$710,700 | \$710,700 | \$710,700 | \$710,700 | \$710,700 | \$710,700 | \$710,700 | \$710,700 | \$765,056 | \$784,506 |
| Furniture - Both Libraries | \$695,700 | \$695,700 | \$695,700 | \$695,700 | \$695,700 | \$695,700 | \$695,700 | \$695,700 | \$758,310 | \$856,725 |
| Total (\$000) | \$2,516.6 | \$2,516.6 | \$2,516.6 | \$2,516.6 | \$2,516.6 | \$2,516.6 | \$2,516.6 | \$2,516.6 | \$2,562.8 | \$2,701.1 |



**APPENDIX B.3
TABLE 1 - PAGE 2**

**CITY OF BRANTFORD
CALCULATION OF SERVICE LEVELS
PUBLIC LIBRARY**

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---------------------|--------|--------|--------|--------|--------|--------|--------|---------|---------|---------|
| Historic Population | 93,650 | 94,628 | 95,617 | 96,616 | 97,625 | 98,645 | 99,603 | 100,570 | 101,547 | 102,533 |

INVENTORY SUMMARY (\$000)

| | | | | | | | | | | |
|-------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Buildings | \$33,750.0 | \$33,750.0 | \$33,750.0 | \$33,750.0 | \$33,750.0 | \$33,750.0 | \$33,750.0 | \$34,000.0 | \$34,000.0 | \$34,000.0 |
| Land | \$553.0 | \$553.0 | \$553.0 | \$553.0 | \$553.0 | \$553.0 | \$553.0 | \$553.0 | \$553.0 | \$553.0 |
| Materials | \$7,365.2 | \$9,317.7 | \$7,748.8 | \$10,039.7 | \$9,760.5 | \$9,047.0 | \$8,654.0 | \$8,643.8 | \$7,613.2 | \$8,458.7 |
| Furniture And Equipment | \$2,516.6 | \$2,516.6 | \$2,516.6 | \$2,516.6 | \$2,516.6 | \$2,516.6 | \$2,516.6 | \$2,516.6 | \$2,562.8 | \$2,701.1 |
| Total (\$000) | \$44,184.8 | \$46,137.3 | \$44,568.4 | \$46,859.3 | \$46,580.1 | \$45,866.6 | \$45,473.6 | \$45,713.4 | \$44,729.0 | \$45,712.8 |

SERVICE LEVEL (\$/capita)

**Average
Service
Level**

| | | | | | | | | | | | |
|--------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Buildings | \$360.38 | \$356.66 | \$352.97 | \$349.32 | \$345.71 | \$342.14 | \$338.85 | \$338.07 | \$334.82 | \$331.60 | \$345.05 |
| Land | \$5.90 | \$5.84 | \$5.78 | \$5.72 | \$5.66 | \$5.61 | \$5.55 | \$5.50 | \$5.45 | \$5.39 | \$5.64 |
| Materials | \$78.65 | \$98.47 | \$81.04 | \$103.91 | \$99.98 | \$91.71 | \$86.88 | \$85.95 | \$74.97 | \$82.50 | \$88.41 |
| Furniture And Equipment | \$26.87 | \$26.59 | \$26.32 | \$26.05 | \$25.78 | \$25.51 | \$25.27 | \$25.02 | \$25.24 | \$26.34 | \$25.90 |
| Total (\$/capita) | \$471.81 | \$487.56 | \$466.11 | \$485.01 | \$477.13 | \$464.97 | \$456.55 | \$454.54 | \$440.48 | \$445.84 | \$465.00 |

**CITY OF BRANTFORD
CALCULATION OF MAXIMUM ALLOWABLE
PUBLIC LIBRARY**

| 10-Year Funding Envelope Calculation | |
|---|-------------|
| 10 Year Average Service Level 2011 - 2020 | \$465.00 |
| Net Population Growth 2021 - 2030 | 15,638 |
| Maximum Allowable Funding Envelope | \$7,271,670 |



APPENDIX B.3
TABLE 2

CITY OF BRANTFORD
DEVELOPMENT-RELATED CAPITAL PROGRAM
PUBLIC LIBRARY

| Project Description | Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|--|---------|---------------------|------------------------------------|---------------------|--------------------------|-------------|---------------------------------|------------------------------------|---------------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2030 | Other Development-Related |
| 3.0 PUBLIC LIBRARY | | | | | | | | | | |
| 3.1 Buildings, Land and Furnishings | | | | | | | | | | |
| 3.1.1 New Branch Library | 2023 | \$ 707,000 | \$ - | \$ 707,000 | 0% | \$ - | \$ 707,000 | \$ 707,000 | \$ - | \$ - |
| 3.1.2 New Branch Library | 2024 | \$ 5,803,932 | \$ - | \$ 5,803,932 | 0% | \$ - | \$ 5,803,932 | \$ 1,712,604 | \$ 4,091,328 | \$ - |
| Subtotal Buildings, Land and Furnishings | | \$ 6,510,932 | \$ - | \$ 6,510,932 | | \$ - | \$ 6,510,932 | \$ 2,419,604 | \$ 4,091,328 | \$ - |
| 3.2 Materials Acquisitions | | | | | | | | | | |
| 3.2.1 Additional Material Acquisitions | Various | \$ 1,382,556 | \$ - | \$ 1,382,556 | 0% | \$ - | \$ 1,382,556 | \$ 553,022 | \$ 829,533 | \$ - |
| Subtotal Materials Acquisitions | | \$ 1,382,556 | \$ - | \$ 1,382,556 | | \$ - | \$ 1,382,556 | \$ 553,022 | \$ 829,533 | \$ - |
| TOTAL PUBLIC LIBRARY | | \$ 7,893,488 | \$ - | \$ 7,893,488 | | \$ - | \$ 7,893,488 | \$ 2,972,626 | \$ 4,920,862 | \$ - |

| Residential Development Charge Calculation | | |
|---|------|-----------------|
| Residential Share of 2021-2030 Discounted Development-Related Capital Program | 100% | \$4,920,862 |
| 10 Year Growth in Population in New Units | | 20,851 |
| Unadjusted Development Charge Per Capita (\$) | | \$236.00 |
| Non-Residential Development Charge Calculation | | |
| Non-Res Share of 2021-2030 Discounted Development-Related Capital Program | 0% | \$0 |
| 10 Year Growth in Square Metres | | 493,926 |
| Unadjusted Development Charge Per sq. m (\$) | | \$0.00 |

| | |
|---|-------------|
| 2021 - 2030 Net Funding Envelope | \$7,271,670 |
| Available DC Shares Reserve Fund Balance at end of 2020 | \$2,972,626 |

**APPENDIX B.3
TABLE 3**

**CITY OF BRANTFORD
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC LIBRARY
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| PUBLIC LIBRARY | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | TOTAL | |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|------------------|
| OPENING CASH BALANCE | \$0.0 | \$165.7 | \$571.1 | \$1,009.6 | (\$2,973.0) | (\$2,677.5) | (\$2,343.2) | (\$1,841.9) | (\$1,282.5) | (\$660.6) | | |
| 2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | |
| - Public Library: Non Inflated | \$83.0 | \$83.0 | \$83.0 | \$4,174.3 | \$83.0 | \$83.0 | \$83.0 | \$83.0 | \$83.0 | \$83.0 | \$83.0 | \$4,920.9 |
| - Public Library: Inflated | \$83.0 | \$84.6 | \$86.3 | \$4,429.8 | \$89.8 | \$91.6 | \$93.4 | \$95.3 | \$97.2 | \$99.1 | \$99.1 | \$5,250.1 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | |
| - Population Growth in New Units | 964 | 1,835 | 1,876 | 1,919 | 1,960 | 2,006 | 2,482 | 2,542 | 2,603 | 2,664 | 20,851 | |
| REVENUE | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$245.8 | \$477.3 | \$497.7 | \$519.3 | \$541.0 | \$564.8 | \$712.8 | \$744.6 | \$777.7 | \$811.9 | \$5,892.9 | |
| INTEREST | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | \$5.8 | \$20.0 | \$35.3 | (\$163.5) | (\$147.3) | (\$128.9) | (\$101.3) | (\$70.5) | (\$36.3) | (\$586.7) | |
| - Interest on In-year Transactions | \$2.8 | \$6.9 | \$7.2 | (\$107.5) | \$7.9 | \$8.3 | \$10.8 | \$11.4 | \$11.9 | \$12.5 | (\$27.9) | |
| TOTAL REVENUE | \$248.6 | \$490.0 | \$524.9 | \$447.1 | \$385.4 | \$425.8 | \$594.8 | \$654.7 | \$719.1 | \$788.0 | \$5,278.3 | |
| CLOSING CASH BALANCE | \$165.7 | \$571.1 | \$1,009.6 | (\$2,973.0) | (\$2,677.5) | (\$2,343.2) | (\$1,841.9) | (\$1,282.5) | (\$660.6) | \$28.3 | | |

| | |
|--|--------------|
| 2021 Adjusted Charge Per Capita | \$255 |
|--|--------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 100% |
| Non-Residential Sector | 0% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix B.4
Parks and Recreation

Parks & Recreation

The Brantford Parks and Recreation Department is responsible for providing indoor and outdoor recreation throughout the City. Indoor recreation services are primarily delivered through community centres and sports facilities, whereas outdoor recreation presents in the form of various types of parks and park facilities.

Table 1 Historical Service Levels

The City operates 13 indoor recreation buildings which have a total area of approximately 413,643 square feet and a replacement value of \$206.82 million. This space includes indoor pools, gymnasiums, arenas, fitness centres, program rooms and other space. Notably, the past 10 years have seen the expansion of the Wayne Gretzky Sports Centre that was completed in 2013 and the closure of Tranquility Hall in 2019. The land associated with the City's indoor recreation facilities totals 21.63 hectares with a value of \$34.17 million. The City owns various pieces of equipment used to provide recreation services. This includes fitness equipment, operations equipment, audio/video equipment and furniture. The total replacement value of all indoor recreation equipment in 2020 is \$784,800.

The City of Brantford's inventory of parkland is separated into six categories: neighbourhood parks, sports-related parks, horticulture parks, waterfront parks, specialized parks, and maintained woodlots. The cost of developing Brantford's total inventory of parkland is \$34.23 million.

The City also has an inventory of outdoor park buildings, including greenhouses, park offices, gazebos, shelters, sheds, and outdoor washrooms. These buildings total 107,600 square feet with a total replacement value of \$14.54 million.

Also located within the parks are various specialized facilities such as playground units and outdoor sporting amenities. The City of Brantford has numerous playgrounds, baseball diamonds, football fields, asphalt pads, and outdoor skating rinks, in addition to various lawn bowling fields, running tracks, outdoor swimming pools, tennis courts, and water parks. Other park facilities such as bridges, pathways, and parking lots are also included in the inventory. All together, the value of City park facilities totals \$138.01 million.

The combined value of capital assets for Parks & Recreation is \$428.56 million. The 10-year historical average service level is \$4,221.45 per capita, and this, multiplied by the 10-year forecast growth in population, results in a 10-year maximum allowable funding envelope of \$66.02 million.

Table 2 2021-2030 Development-Related Capital Program & Calculation of the Unadjusted Development Charges

The development-related capital program for Parks & Recreation includes a number of recreation buildings, parkland development projects and parkland facilities, trail and active transportation development projects, and studies.

Recreation buildings are the largest component of the Parks & Recreation capital program with a gross cost of \$55.86 million over the 10-year planning period. Of this amount, an anticipated \$42.74 million is dedicated to the new Southwest Community Centre and Park which is expected to add indoor recreation facilities as well as new parkland and associated amenities, including playgrounds, playing fields, park buildings, and trails. The remaining \$13.12 million is dedicated to the recovery of outstanding growth shares associated with the Wayne Gretzky Sports Centre, although it is noted that this will be funded entirely by previously collected DCs.

Parkland development projects such as new park open space, playgrounds, and development along the Church Street Waterfront add another \$8.32

million to the capital program. Off-road active transportation initiatives, pedestrian crossovers, and trail developments are anticipated to cost the City \$2.66 million expected over the 10-year planning period.

Finally, the capital program includes a feasibility study for a new recreation centre, and also lists two future updates to the Parks and Recreation Master Plan. The total cost of these studies is \$550,000.

The 10-year capital program for Parks & Recreation totals \$67.39 million. After deductions for replacement shares (\$1.57 million), the capital program is reduced \$65.82 million.

Approximately \$3.53 million is available in the Parks & Recreation development charges reserve fund, and another \$9.59 million in past DC revenues have already been applied to the Wayne Gretzky Sports Centre. These amounts have been deducted from the DC calculation. Finally, due to the scale and long benefitting horizon of the Southwest Sports Complex, another \$14.25 million has been allocated to development occurring beyond 2030 period and can be recovered through subsequent development charges studies. The remaining \$38.45 million is related to growth between 2021 and 2030.

The \$38.45 million is allocated entirely against residential development in the City resulting in an unadjusted development charge of \$1,844.04 per capita.

Table 3 Cash Flow Analysis

After cash flow consideration, the residential calculated charge increases to \$2,098 per capita. This is a reflection of the front-ended nature of many costly projects in the capital program.

PARKS & RECREATION SUMMARY

| 10-year Hist. Service Level per pop & emp | 2021 - 2030 Development-Related Capital Program | | Unadjusted Development Charge | | Adjusted Development Charge | |
|---|--|--------------------|----------------------------------|---------|--------------------------------|---------------|
| | Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$4,221.45 | \$67,389,700 | \$38,449,975 | \$1,844.04 | \$0.00 | \$2,098 | \$0.00 |

**APPENDIX B.4
TABLE 1 - PAGE 1**

**CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION
INDOOR RECREATION FACILITIES**

| BUILDINGS Facility Name | # of Square Feet | | | | | | | | | | UNIT COST (\$/sq.ft.) |
|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Beckett Adult Leisure Centre | 31,698 | 31,698 | 31,698 | 31,698 | 31,698 | 31,698 | 31,698 | 31,698 | 31,698 | 31,698 | \$500 |
| Bellview Community Hall | 3,542 | 3,542 | 3,542 | 3,542 | 3,542 | 3,542 | 3,542 | 3,542 | 3,542 | 3,542 | \$500 |
| Branlyn Community Centre | 22,100 | 22,100 | 22,100 | 22,100 | 22,100 | 22,100 | 22,100 | 22,100 | 22,100 | 22,100 | \$500 |
| Civic Centre | 77,083 | 77,083 | 77,083 | 77,083 | 77,083 | 77,083 | 77,083 | 77,083 | 77,083 | 77,083 | \$500 |
| Dufferin Tennis Club | 1,650 | 1,650 | 1,650 | 1,650 | 1,650 | 1,650 | 1,650 | 1,650 | 1,650 | 1,650 | \$500 |
| Eagle Place Community Centre | 13,204 | 13,204 | 13,204 | 13,204 | 13,204 | 13,204 | 13,204 | 13,204 | 13,204 | 13,204 | \$500 |
| Earl Haig Family Fun Park | 7,400 | 7,400 | 7,400 | 7,400 | 7,400 | 7,400 | 7,400 | 7,400 | 7,400 | 7,400 | \$500 |
| Grandview Hall | 4,620 | 4,620 | 4,620 | 4,620 | 4,620 | 4,620 | 4,620 | 4,620 | 4,620 | 4,620 | \$500 |
| Lions Park Complex | 36,663 | 36,663 | 36,663 | 36,663 | 36,663 | 36,663 | 36,663 | 36,663 | 36,663 | 36,663 | \$500 |
| TB Constain/SC Johnson CC | 16,430 | 16,430 | 16,430 | 16,430 | 16,430 | 16,430 | 16,430 | 16,430 | 16,430 | 16,430 | \$500 |
| Tranquility Hall | 2,025 | 2,025 | 2,025 | 2,025 | 2,025 | 2,025 | 2,025 | 2,025 | - | - | \$500 |
| Wayne Gretzky Sports Centre | 152,380 | 152,380 | 187,380 | 187,380 | 187,380 | 187,380 | 187,380 | 187,380 | 187,380 | 187,380 | \$500 |
| Woodman Community Centre | 11,873 | 11,873 | 11,873 | 11,873 | 11,873 | 11,873 | 11,873 | 11,873 | 11,873 | 11,873 | \$500 |
| | | | | | | | | | | | |
| Total (sq.ft.) | 380,668 | 380,668 | 415,668 | 415,668 | 415,668 | 415,668 | 415,668 | 415,668 | 413,643 | 413,643 | |
| Total (\$000) | \$190,333.8 | \$190,333.8 | \$207,833.8 | \$207,833.8 | \$207,833.8 | \$207,833.8 | \$207,833.8 | \$207,833.8 | \$206,821.3 | \$206,821.3 | |

| LAND Facility Name | # of Hectares | | | | | | | | | | UNIT COST (\$/ha) |
|------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|----------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Beckett Adult Leisure Centre | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | \$1,580,000 |
| Bellview Community Hall | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | 0.54 | \$1,580,000 |
| Branlyn Community Centre | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 | \$1,580,000 |
| Civic Centre | 4.80 | 4.80 | 4.80 | 4.80 | 4.80 | 4.80 | 4.80 | 4.80 | 4.80 | 4.80 | \$1,580,000 |
| Dufferin Tennis Club | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 | \$1,580,000 |
| Eagle Place Community Centre | 0.66 | 0.66 | 0.66 | 0.66 | 0.66 | 0.66 | 0.66 | 0.66 | 0.66 | 0.66 | \$1,580,000 |
| Earl Haig Family Fun Park | 3.50 | 3.50 | 3.50 | 3.50 | 3.50 | 3.50 | 3.50 | 3.50 | 3.50 | 3.50 | \$1,580,000 |
| Grandview Hall | 0.23 | 0.23 | 0.23 | 0.23 | 0.23 | 0.23 | 0.23 | 0.23 | 0.23 | 0.23 | \$1,580,000 |
| Lions Park Complex | 1.40 | 1.40 | 1.40 | 1.40 | 1.40 | 1.40 | 1.40 | 1.40 | 1.40 | 1.40 | \$1,580,000 |
| TB Constain/SC Johnson CC | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | \$1,580,000 |
| Tranquility Hall | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | - | - | \$1,580,000 |
| Wayne Gretzky Sports Centre | 8.00 | 8.00 | 8.00 | 8.00 | 8.00 | 8.00 | 8.00 | 8.00 | 8.00 | 8.00 | \$1,580,000 |
| Woodman Community Centre | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | 0.60 | \$1,580,000 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total (ha) | 21.93 | 21.63 | 21.63 | |
| Total (\$000) | \$34,650.5 | \$34,650.5 | \$34,650.5 | \$34,644.7 | \$34,644.7 | \$34,644.7 | \$34,644.7 | \$34,644.7 | \$34,170.7 | \$34,170.7 | |



**APPENDIX B.4
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**CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION
INDOOR RECREATION FACILITIES**

| FURNITURE & EQUIPMENT Facility Name | Total Value of Furniture & Equipment (\$) | | | | | | | | | |
|--|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
| Beckett Adult Leisure Centre | \$55,000 | \$55,000 | \$55,000 | \$55,000 | \$55,000 | \$55,000 | \$55,000 | \$55,000 | \$55,000 | \$55,000 |
| Bellview Community Hall | \$8,300 | \$8,300 | \$8,300 | \$8,300 | \$8,300 | \$8,300 | \$8,300 | \$8,300 | \$8,300 | \$8,300 |
| Branlyn Community Centre | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 |
| Civic Centre | \$111,000 | \$111,000 | \$111,000 | \$111,000 | \$111,000 | \$111,000 | \$111,000 | \$111,000 | \$111,000 | \$111,000 |
| Dufferin Tennis Club | \$5,800 | \$5,800 | \$5,800 | \$5,800 | \$5,800 | \$5,800 | \$5,800 | \$5,800 | \$5,800 | \$5,800 |
| Eagle Place Community Centre | \$31,000 | \$31,000 | \$31,000 | \$31,000 | \$31,000 | \$31,000 | \$31,000 | \$31,000 | \$31,000 | \$31,000 |
| Earl Haig Family Fun Park | \$76,000 | \$76,000 | \$76,000 | \$76,000 | \$76,000 | \$76,000 | \$76,000 | \$76,000 | \$76,000 | \$76,000 |
| Grandview Hall | \$10,900 | \$10,900 | \$10,900 | \$10,900 | \$10,900 | \$10,900 | \$10,900 | \$10,900 | \$10,900 | \$10,900 |
| Jaycees Sports Park Building | \$5,800 | \$5,800 | \$5,800 | \$5,800 | \$5,800 | \$5,800 | \$5,800 | \$5,800 | \$5,800 | \$5,800 |
| Steve Brown Complex | \$35,000 | \$35,000 | \$35,000 | \$35,000 | \$35,000 | \$35,000 | \$35,000 | \$35,000 | \$35,000 | \$35,000 |
| TB Constain/SC Johnson CC | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 |
| Tranquility Hall | \$4,700 | \$4,700 | \$4,700 | \$4,700 | \$4,700 | \$4,700 | \$4,700 | \$4,700 | \$0 | \$0 |
| Wayne Gretzky Sports Centre | \$313,000 | \$313,000 | \$313,000 | \$313,000 | \$313,000 | \$313,000 | \$313,000 | \$313,000 | \$313,000 | \$313,000 |
| Woodman Community Centre | \$55,000 | \$55,000 | \$55,000 | \$55,000 | \$55,000 | \$55,000 | \$55,000 | \$55,000 | \$55,000 | \$55,000 |
| | | | | | | | | | | |
| Total (\$000) | \$789.5 | \$789.5 | \$789.5 | \$789.5 | \$789.5 | \$789.5 | \$789.5 | \$789.5 | \$784.8 | \$784.8 |

**APPENDIX B.4
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**CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION DEPARTMENT
PARK DEVELOPMENT**

| NEIGHBOURHOOD PARKS Park Name | # of Hectares of Developed Land | | | | | | | | | | Development Cost (\$/ha) |
|----------------------------------|---------------------------------|------|------|------|------|------|------|------|------|------|-----------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Andrew W. Pate Park | 1.41 | 1.41 | 1.41 | 1.41 | 1.41 | 1.41 | 1.41 | 1.41 | 1.41 | 1.41 | \$50,000 |
| Anne Good Park | 1.21 | 1.21 | 1.21 | 1.21 | 1.21 | 1.21 | 1.21 | 1.21 | 1.21 | 1.21 | \$50,000 |
| Arctic Park | 0.39 | 0.39 | 0.39 | 0.39 | 0.39 | 0.39 | 0.39 | 0.39 | 0.39 | 0.39 | \$50,000 |
| Bellview Park | 0.84 | 0.84 | 0.84 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | \$50,000 |
| Branlyn Community Centre | 1.73 | 1.73 | 1.73 | 1.73 | 1.73 | 1.73 | 1.73 | 1.73 | 1.73 | 1.73 | \$50,000 |
| Brenda Court Park | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | \$50,000 |
| Bridle Path park | 3.45 | 3.45 | 3.45 | 3.45 | 3.45 | 3.45 | 3.45 | 3.45 | 3.45 | 3.45 | \$50,000 |
| Brier Park | 8.13 | 8.13 | 8.13 | 8.13 | 8.13 | 8.13 | 8.13 | 8.13 | 8.13 | 8.13 | \$50,000 |
| Brooklyn Park | 3.06 | 3.06 | 3.06 | 3.06 | 3.06 | 3.06 | 3.06 | 3.06 | 3.06 | 3.06 | \$50,000 |
| Burnley Park | 4.60 | 4.60 | 4.60 | 4.60 | 4.60 | 4.60 | 4.60 | 4.60 | 4.60 | 4.60 | \$50,000 |
| Cameron Heights Park | 2.47 | 2.47 | 2.47 | 2.47 | 2.47 | 2.47 | 2.47 | 2.47 | 2.47 | 2.47 | \$50,000 |
| Carolina Park | 0.47 | 0.47 | 0.47 | 0.47 | 0.47 | 0.47 | 0.47 | 0.47 | 0.47 | 0.47 | \$50,000 |
| Cedarland Park | 4.84 | 4.84 | 4.84 | 4.48 | 4.48 | 4.48 | 4.48 | 4.48 | 4.48 | 4.48 | \$50,000 |
| Centennial Park | 2.48 | 2.48 | 2.48 | 2.48 | 2.48 | 2.48 | 2.48 | 2.48 | 2.48 | 2.48 | \$50,000 |
| Central Park | 0.65 | 0.65 | 0.65 | 0.65 | 0.65 | 0.65 | 0.65 | 0.65 | 0.65 | 0.65 | \$50,000 |
| Charles Ward Park | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | 0.59 | \$50,000 |
| City View Park | 1.66 | 1.66 | 1.66 | 1.66 | 1.66 | 1.66 | 1.66 | 1.66 | 1.66 | 1.66 | \$50,000 |
| Conklin Park | 0.82 | 0.82 | 0.82 | 0.82 | 0.82 | 0.82 | 0.82 | 0.82 | 0.82 | 0.82 | \$50,000 |
| Connaught Park | 2.09 | 2.09 | 2.09 | 1.86 | 1.86 | 1.86 | 1.86 | 1.86 | 1.86 | 1.86 | \$50,000 |
| Deer Park | 0.65 | 0.65 | 0.65 | 0.65 | 0.65 | 0.65 | 0.65 | 0.65 | 0.65 | 0.65 | \$50,000 |
| Devereux Park | 1.76 | 1.76 | 1.76 | 1.76 | 1.76 | 1.76 | 1.76 | 1.76 | 1.76 | 1.76 | \$50,000 |
| Devon Down Park | 2.49 | 2.49 | 2.49 | 2.49 | 2.49 | 2.49 | 2.49 | 2.49 | 2.49 | 2.49 | \$50,000 |
| Donegal Park | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | 3.21 | \$50,000 |
| Echo Park | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | \$50,000 |
| Edith Monture Park | 3.08 | 3.08 | 3.08 | 3.08 | 3.08 | 3.08 | 3.08 | 3.08 | 3.08 | 3.08 | \$50,000 |
| Elgin Park | 0.47 | 0.47 | 0.47 | 0.47 | 0.47 | 0.47 | 0.47 | 0.47 | 0.47 | 0.47 | \$50,000 |
| Farringdon Park | | | | | | | 2.12 | 2.12 | 2.12 | 2.12 | \$50,000 |
| Florence Buchanan Park | 0.80 | 0.80 | 0.80 | 0.80 | 0.80 | 0.80 | 0.80 | 0.80 | 0.80 | 0.80 | \$50,000 |
| Grandwoodlands Park | 3.24 | 3.24 | 3.24 | 3.24 | 3.24 | 3.24 | 3.24 | 3.24 | 3.24 | 3.24 | \$50,000 |
| Greenbrier Park | 1.13 | 1.13 | 1.13 | 1.13 | 1.13 | 1.13 | 1.13 | 1.13 | 1.13 | 1.13 | \$50,000 |
| Greenwood Park | 0.76 | 0.76 | 0.76 | 0.76 | 0.76 | 0.76 | 0.76 | 0.76 | 0.76 | 0.76 | \$50,000 |
| Hickory Park | 2.33 | 2.33 | 2.33 | 2.33 | 2.33 | 2.33 | 2.33 | 2.33 | 2.33 | 2.33 | \$50,000 |
| Hillcrest Park | 0.66 | 0.66 | 0.66 | 0.66 | 0.66 | 0.66 | 0.66 | 0.66 | 0.66 | 0.66 | \$50,000 |

APPENDIX B.4
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CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION DEPARTMENT
PARK DEVELOPMENT

| NEIGHBOURHOOD PARKS CONT'D Park Name | # of Hectares of Developed Land | | | | | | | | | | Development Cost (\$/ha) |
|---|---------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Holmedale Park | 1.30 | 1.30 | 1.30 | 1.61 | 1.61 | 1.61 | 1.61 | 1.61 | 1.61 | 1.61 | \$50,000 |
| Iroquois Park | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | 1.36 | \$50,000 |
| Jim Walsh Rest Area | 0.58 | 0.58 | 0.58 | 0.58 | 0.58 | 0.58 | 0.58 | 0.58 | 0.58 | 0.58 | \$50,000 |
| Johnson Park | 0.87 | 0.87 | 0.87 | 0.87 | 0.87 | 0.87 | 0.87 | 0.87 | 0.87 | 0.87 | \$50,000 |
| Landsdowne Park | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | \$50,000 |
| Lynden Hills Park | 3.19 | 3.19 | 3.19 | 3.19 | 3.19 | 3.19 | 3.19 | 3.19 | 3.19 | 3.19 | \$50,000 |
| Mayfair Park | 3.51 | 3.51 | 3.51 | 3.51 | 3.51 | 3.51 | 3.51 | 3.51 | 3.51 | 3.51 | \$50,000 |
| Mayors Common Park | 0.89 | 0.89 | 0.89 | 0.89 | 0.89 | 0.89 | 0.89 | 0.89 | 0.89 | 0.89 | \$50,000 |
| Mission Park | 1.15 | 1.15 | 1.15 | 1.15 | 1.15 | 1.15 | 1.15 | 1.15 | 1.15 | 1.15 | \$50,000 |
| Mohawk Canal | 0.81 | 0.81 | 0.81 | 1.39 | 1.39 | 1.39 | 1.39 | 1.39 | 1.39 | 1.39 | \$50,000 |
| Mohawk Park | 18.31 | 18.31 | 18.31 | 18.31 | 18.31 | 18.31 | 18.31 | 18.31 | 18.31 | 18.31 | \$50,000 |
| Moose Park | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | \$50,000 |
| Orchard Park | 1.29 | 1.29 | 1.29 | 1.29 | 1.29 | 1.29 | 1.29 | 1.29 | 1.29 | 1.29 | \$50,000 |
| Parsons Park | 2.56 | 2.56 | 2.56 | 2.56 | 2.56 | 2.56 | 2.56 | 2.56 | 2.56 | 2.56 | \$50,000 |
| Pleasant Ridge Park | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | \$50,000 |
| Prince Charles Park | 1.64 | 1.64 | 1.64 | 1.64 | 1.64 | 1.64 | 1.64 | 1.64 | 1.64 | 1.64 | \$50,000 |
| Princess Anne Park | 1.53 | 1.53 | 1.53 | 1.49 | 1.49 | 1.49 | 1.49 | 1.49 | 1.49 | 1.49 | \$50,000 |
| Recreation Park | 0.81 | 0.81 | 0.81 | 0.82 | 0.82 | 0.82 | 0.82 | 0.82 | 0.82 | 0.82 | \$50,000 |
| Robert Moore Park | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 | \$50,000 |
| Roswell Park | 2.56 | 2.56 | 2.56 | 2.56 | 2.56 | 2.56 | 2.56 | 2.56 | 2.56 | 2.56 | \$50,000 |
| Shallow Creek Park | 3.09 | 3.09 | 3.09 | 3.09 | 3.09 | 3.09 | 3.09 | 3.09 | 3.09 | 3.09 | \$50,000 |
| Sheri-Mar Park | 0.31 | 0.31 | 0.31 | 0.31 | 0.31 | 0.31 | 0.31 | 0.31 | 0.31 | 0.31 | \$50,000 |
| Silverbridge Park | 3.42 | 3.42 | 3.42 | 3.42 | 3.42 | 3.42 | 3.42 | 3.42 | 3.42 | 3.42 | \$50,000 |
| Spring Garden Park | 3.42 | 3.42 | 3.42 | 3.42 | 3.42 | 3.42 | 3.42 | 3.42 | 3.42 | 3.42 | \$50,000 |
| Spring St. Buck Park | 1.60 | 1.60 | 1.60 | 1.60 | 1.60 | 1.60 | 1.60 | 1.60 | 1.60 | 1.60 | \$50,000 |
| Tranquility Park | 1.35 | 1.35 | 1.35 | 0.68 | 0.68 | 0.68 | 0.68 | 0.68 | 0.68 | 0.68 | \$50,000 |
| Turtle Pond Park | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | \$50,000 |
| Tutela Park | 1.53 | 1.53 | 1.53 | 1.53 | 1.53 | 1.53 | 1.53 | 1.53 | 1.53 | 1.53 | \$50,000 |
| Walter Gretzky Park (Wynfield West Phase 2 (Joint School Site)) | - | 1.68 | 1.68 | 1.68 | 1.68 | 1.68 | 1.68 | 1.68 | 1.68 | 1.68 | \$50,000 |
| Warner Merritt Park (Wynfield West Phase 1 (Merritt/Warner)) | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | \$50,000 |
| Westdale Park | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | 0.36 | \$50,000 |
| Wilkes Park | 1.43 | 1.43 | 1.43 | 1.21 | 1.21 | 1.21 | 1.21 | 1.21 | 1.21 | 1.21 | \$50,000 |
| Woodburn Park (Brookefield West Phase 2 (Bolster Rd)) | 0.77 | 0.77 | 0.77 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | \$50,000 |
| Wood Street Park | 1.63 | 1.63 | 1.63 | 1.43 | 1.43 | 1.43 | 1.43 | 1.43 | 1.43 | 1.43 | \$50,000 |
| Woodman Park | 1.04 | 1.04 | 1.04 | 1.04 | 1.04 | 1.04 | 1.04 | 1.04 | 1.04 | 1.04 | \$50,000 |
| Total (ha) | 129.50 | 131.18 | 131.18 | 130.05 | 130.05 | 130.05 | 132.17 | 132.17 | 132.17 | 132.17 | |
| Total (\$000) | \$6,474.81 | \$6,558.8 | \$6,558.8 | \$6,502.5 | \$6,502.5 | \$6,502.5 | \$6,608.5 | \$6,608.5 | \$6,608.5 | \$6,608.5 | |



APPENDIX B.4
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CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION DEPARTMENT
PARK DEVELOPMENT

| SPORTS RELATED PARKS Park Name | # of Hectares of Developed Land | | | | | | | | | | Development Cost (\$/ha) |
|---------------------------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-----------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Bellview Park | 0.84 | 0.84 | 0.84 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | \$57,000 |
| Bill Little Park | 2.89 | 2.89 | 2.89 | 2.89 | 2.89 | 2.89 | 2.89 | 2.89 | 2.89 | 2.89 | \$57,000 |
| Cockshutt Park | 11.17 | 11.17 | 11.17 | 11.17 | 11.17 | 11.17 | 11.17 | 11.17 | 11.17 | 11.17 | \$57,000 |
| D'Aubigny Creek Park | 6.20 | 6.20 | 6.20 | 6.20 | 6.20 | 6.20 | 6.20 | 6.20 | 6.20 | 6.20 | \$57,000 |
| Dufferin Park | 2.91 | 2.91 | 2.91 | 2.81 | 2.81 | 2.81 | 2.81 | 2.81 | 2.81 | 2.81 | \$57,000 |
| George Campbell Park | 1.33 | 1.33 | 1.33 | 1.33 | 1.33 | 1.33 | 1.33 | 1.33 | 1.33 | 1.33 | \$57,000 |
| Jaycee Park | 5.82 | 5.82 | 5.82 | 6.16 | 6.16 | 6.16 | 6.16 | 6.16 | 6.16 | 6.16 | \$57,000 |
| John Wright Soccer Complex | 4.22 | 4.22 | 4.22 | 4.22 | 4.22 | 4.22 | 4.22 | 4.22 | 4.22 | 4.22 | \$57,000 |
| Mohawk Park | 1.88 | 1.88 | 1.88 | 1.88 | 1.88 | 1.88 | 1.88 | 1.88 | 1.88 | 1.88 | \$57,000 |
| Steve Brown Sports Complex | 14.81 | 14.81 | 14.81 | 15.45 | 15.45 | 15.45 | 15.45 | 15.45 | 15.45 | 15.45 | \$57,000 |
| Waterworks Park- fields and bike park | 2.50 | 2.50 | 2.50 | 6.16 | 6.16 | 6.16 | 6.16 | 6.16 | 6.16 | 6.16 | \$57,000 |
| Wayne Gretzky Sports Centre | 2.58 | 2.58 | 2.58 | 2.58 | 2.58 | 2.58 | 2.58 | 2.58 | 2.58 | 2.58 | \$57,000 |
| Total (ha) | 57.15 | 57.15 | 57.15 | 63.40 | |
| Total (\$000) | \$3,257.55 | \$3,257.55 | \$3,257.55 | \$3,613.80 | |

| HORTICULTURE PARKS Park Name | # of Hectares of Developed Land | | | | | | | | | | Development Cost (\$/ha) |
|---------------------------------|---------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Alexandra Park | 0.81 | 0.81 | 0.81 | 0.81 | 0.81 | 0.81 | 0.81 | 0.81 | 0.81 | 0.81 | \$287,000 |
| Bell Homestead | 0.58 | 0.58 | 0.58 | 1.14 | 1.14 | 1.14 | 1.14 | 1.14 | 1.14 | 1.14 | \$287,000 |
| Bell Memorial Park | 0.39 | 0.39 | 0.39 | 0.39 | 0.39 | 0.39 | 0.39 | 0.39 | 0.39 | 0.39 | \$287,000 |
| C.'s Park | 0.39 | 0.39 | 0.39 | 0.39 | 0.39 | 0.39 | 0.39 | 0.39 | 0.39 | 0.39 | \$287,000 |
| C.N.R. Gore Park | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | \$287,000 |
| Dunsdon Park | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | \$287,000 |
| Edward E. Goold Park | 0.38 | 0.38 | 0.38 | 0.38 | 0.38 | 0.38 | 0.38 | 0.38 | 0.38 | 0.38 | \$287,000 |
| Fordview Park | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | \$287,000 |
| Glenhyrst Gardens | 6.69 | 6.69 | 6.69 | 6.69 | 6.69 | 6.69 | 6.69 | 6.69 | 6.69 | 6.69 | \$287,000 |
| Golfdale Park | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | 0.30 | \$287,000 |
| Jubilee Terrace | 0.18 | 0.18 | 0.18 | 0.18 | 0.18 | 0.18 | 0.18 | 0.18 | 0.18 | 0.18 | \$287,000 |
| Lincoln Square | 0.34 | 0.34 | 0.34 | 0.34 | 0.34 | 0.34 | 0.34 | 0.34 | 0.34 | 0.34 | \$287,000 |
| Lorne Park | 1.71 | 1.71 | 1.71 | 1.71 | 1.71 | 1.71 | 1.71 | 1.71 | 1.71 | 1.71 | \$287,000 |
| Preston Park | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | 1.46 | \$287,000 |
| Regent Park | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | 0.72 | \$287,000 |
| Seneca Park | 0.23 | 0.23 | 0.23 | 0.23 | 0.23 | 0.23 | 0.23 | 0.23 | 0.23 | 0.23 | \$287,000 |
| Tom Thumb Park | 0.28 | 0.28 | 0.28 | 0.28 | 0.28 | 0.28 | 0.28 | 0.28 | 0.28 | 0.28 | \$287,000 |
| Victoria Park | 0.65 | 0.65 | 0.65 | 0.65 | 0.65 | 0.65 | 0.65 | 0.65 | 0.65 | 0.65 | \$287,000 |
| War Memorial Park | 0.42 | 0.42 | 0.42 | 0.42 | 0.42 | 0.42 | 0.42 | 0.42 | 0.42 | 0.42 | \$287,000 |
| St. Andrew's Park | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | \$287,000 |
| Total (ha) | 16.85 | 16.85 | 16.85 | 17.41 | |
| Total (\$000) | \$4,836.0 | \$4,836.0 | \$4,836.0 | \$4,996.7 | |

APPENDIX B.4
TABLE 1 - PAGE 6

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION DEPARTMENT
PARK DEVELOPMENT

| WATERFRONT PARKS Park Name | # of Hectares of Developed Land | | | | | | | | | | Development Cost (\$/ha) |
|-------------------------------|---------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-----------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Brant's Crossing | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | \$9,724,000 |
| Cockshutt Boat Launch | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | \$50,000 |
| Fordview Park \ | 4.13 | 4.13 | 4.13 | 4.13 | 4.13 | 4.13 | 4.13 | 4.13 | 4.13 | 4.13 | \$50,000 |
| Gilkison Flats | 42.44 | 42.44 | 42.44 | 41.58 | 41.58 | 41.58 | 41.58 | 41.58 | 41.58 | 41.58 | \$11,000 |
| Rivergreen Park | 1.26 | 1.26 | 1.26 | 2.05 | 2.05 | 2.05 | 2.05 | 2.05 | 2.05 | 2.05 | \$50,000 |
| | | | | | | | | | | | |
| Total (ha) | 49.18 | 49.18 | 49.18 | 49.11 | |
| Total (\$000) | \$9,994.1 | \$9,994.1 | \$9,994.1 | \$10,024.2 | |

| SPECIALIZED PARKS Park Name | # of Hectares of Developed Land | | | | | | | | | | Development Cost (\$/ha) |
|--------------------------------|---------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Prominence Point | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | \$2,583,000 |
| Dogford Park | 1.55 | 1.55 | 1.55 | 1.55 | 1.55 | 1.55 | 1.55 | 1.55 | 1.55 | 1.55 | \$72,000 |
| Harmony Square | 0.32 | 0.32 | 0.32 | 0.32 | 0.32 | 0.32 | 0.32 | 0.32 | 0.32 | 0.32 | \$22,636,000 |
| Mohawk Park | 18.31 | 18.31 | 18.31 | 18.31 | 18.31 | 18.31 | 18.31 | 18.31 | 18.31 | 18.31 | \$50,000 |
| | | | | | | | | | | | |
| Total (ha) | 20.31 | 20.31 | 20.31 | 20.31 | 20.31 | 20.31 | 20.31 | 20.31 | 20.31 | 20.31 | |
| Total (\$000) | 8,606.41 | \$8,606.4 | |



**APPENDIX B.4
TABLE 1 - PAGE 7**

**CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION DEPARTMENT
PARK DEVELOPMENT**

| MAINTAINED WOODLOTS AND NATURAL PARKS Park Name | Value of Developed Land (\$) | | | | | | | | | |
|--|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
| D'Aubigny Creek Park | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 |
| Edith Monture Forest | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 |
| Farringdon Park (natural area) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$15,986 | \$15,986 | \$15,986 | \$15,986 |
| Forestwood Park | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 |
| Friendship Park | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 |
| Franklin Grobb Memorial Forest | \$47,958 | \$47,958 | \$47,958 | \$47,958 | \$47,958 | \$47,958 | \$47,958 | \$47,958 | \$47,958 | \$47,958 |
| Jaycee Sports park open space | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 |
| Mohawk Canal | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 |
| Mohawk Trail Park | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 |
| Powell Forest | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 |
| Rotary Park | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 |
| Royal Oak Park | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 |
| Shellard Forest | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 |
| Woodburn Forest | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 |
| Waterworks Park | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 | \$31,973 |
| Woodlot Riva Ridge | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 | \$15,986 |
| Total Development Value (\$000) | \$367.7 | \$367.7 | \$367.7 | \$367.7 | \$367.7 | \$367.7 | \$383.7 | \$383.7 | \$383.7 | \$383.7 |



APPENDIX B.4
TABLE 1 - PAGE 8

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION
OUTDOOR RECREATION

| PARK BUILDINGS Type of Structure | # of Square Feet of Building Space | | | | | | | | | | UNIT COST (\$/sq.ft.) | |
|---|------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------------------------|-------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | | |
| Miscellaneous Park Buildings | | | | | | | | | | | | |
| Cockshutt Park Arnold Anderson Stadium | 3,117 | 3,117 | 3,117 | 2,661 | 2,661 | 2,661 | 2,661 | 2,661 | 2,661 | 2,661 | 2,661 | \$130 |
| Cockshutt Park Baker Building | - | - | - | 1,342 | 1,342 | 1,342 | 1,342 | 1,342 | 1,342 | 1,342 | 1,342 | \$130 |
| Cockshutt Park Cricket Building | 1,250 | 1,250 | 1,250 | 1,202 | 1,202 | 1,202 | 1,202 | 1,202 | 1,202 | 1,202 | 1,202 | \$150 |
| Cockshutt Park Dressing Rooms | 1,889 | 1,889 | 1,889 | 1,812 | 1,812 | 1,812 | 1,812 | 1,812 | 1,812 | 1,812 | 1,812 | \$60 |
| Cockshutt Park - Catharine Avenue Garage | 1,415 | 1,415 | 1,415 | 1,529 | 1,529 | 1,529 | 1,529 | 1,529 | 1,529 | 1,529 | 1,529 | \$170 |
| Cockshutt Park Carpenter's Shop | 2,300 | 2,300 | 2,300 | 3,100 | 3,100 | 3,100 | 3,100 | 3,100 | 3,100 | 3,100 | 3,100 | \$90 |
| Cockshutt Park - Greenhouse 1 | 2,050 | 2,050 | 2,050 | 3,420 | 3,420 | 3,420 | 3,420 | 3,420 | 3,420 | 3,420 | 3,420 | \$60 |
| Cockshutt Park - Greenhouse 2 | 6,050 | 6,050 | 6,050 | 2,024 | 2,024 | 2,024 | 2,024 | 2,024 | 2,024 | 2,024 | 2,024 | \$60 |
| Cockshutt Park - Greenhouse 3 | 5,990 | 5,990 | 5,990 | 1,090 | 1,090 | 1,090 | 1,090 | 1,090 | 1,090 | 1,090 | 1,090 | \$30 |
| Cockshutt Park - Greenhouse 4 | 4,020 | 4,020 | 4,020 | 2,013 | 2,013 | 2,013 | 2,013 | 2,013 | 2,013 | 2,013 | 2,013 | \$60 |
| Cockshutt Park - Greenhouse 5 | 1,725 | 1,725 | 1,725 | 2,271 | 2,271 | 2,271 | 2,271 | 2,271 | 2,271 | 2,271 | 2,271 | \$30 |
| Cockshutt Park - Greenhouse 6 | 4,017 | 4,017 | 4,017 | 4,017 | 4,017 | 4,017 | 4,017 | 4,017 | 4,017 | 4,017 | 4,017 | \$120 |
| Cockshutt Park - Greenhouse 7 | 1,723 | 1,723 | 1,723 | 1,723 | 1,723 | 1,723 | 1,723 | 1,723 | 1,723 | 1,723 | 1,723 | \$220 |
| Cockshutt Park - Greenhouse 8 | 2,052 | 2,052 | 2,052 | 2,052 | 2,052 | 2,052 | 2,052 | 2,052 | 2,052 | 2,052 | 2,052 | \$80 |
| Cockshutt Park - Greenhouse Potting Shed | 494 | 494 | 494 | 494 | 494 | 494 | 494 | 494 | 494 | 494 | 494 | \$30 |
| Cockshutt Park - Greenhouse Boiler Shed | 495 | 495 | 495 | 495 | 495 | 495 | 495 | 495 | 495 | 495 | 495 | \$60 |
| Cockshutt Park - Mechanics Shop | 1,945 | 1,945 | 1,945 | 1,945 | 1,945 | 1,945 | 1,945 | 1,945 | 1,945 | 1,945 | 1,945 | \$210 |
| Greenwood Cemetery Chapel | 659 | 659 | 659 | 659 | 659 | 659 | 659 | 659 | 659 | 659 | 659 | \$120 |
| Iroquois Park | 630 | 630 | 630 | 722 | 722 | 722 | 722 | 722 | 722 | 722 | 722 | \$90 |
| Jaycee Sports Park - Field House | 2,654 | 2,654 | 2,654 | 2,654 | 2,654 | 2,654 | 2,654 | 2,654 | 2,654 | 2,654 | 2,654 | \$160 |
| Mohawk Park - Hall | 5,900 | 5,900 | 5,900 | 5,886 | 5,886 | 5,886 | 5,886 | 5,886 | 5,886 | 5,886 | 5,886 | \$240 |
| Mohawk Park Garage | 480 | 480 | 480 | 539 | 539 | 539 | 539 | 539 | 539 | 539 | 539 | \$110 |
| Mount Hope Cemetery - Mausoleum | 4,730 | 4,730 | 4,730 | 4,730 | 4,730 | 4,730 | 4,730 | 4,730 | 4,730 | 4,730 | 4,730 | \$210 |
| Mount Hope Cemetery Garage | 2,088 | 2,088 | 2,088 | 2,088 | 2,088 | 2,088 | 2,088 | 2,088 | 2,088 | 2,088 | 2,088 | \$120 |
| Pleasant Ridge Park | 800 | 800 | 800 | 881 | 881 | 881 | 881 | 881 | 881 | 881 | 881 | \$70 |
| Prince Charles Park | 500 | 500 | 500 | 495 | 495 | 495 | 495 | 495 | 495 | 495 | 495 | \$130 |
| Princess Anne Park - Lapidary Building | 1,000 | 1,000 | 1,000 | 1,116 | 1,116 | 1,116 | 1,116 | - | - | - | - | \$210 |
| Tranquility Garage | - | - | - | - | - | - | - | - | - | 1,431 | 1,431 | \$120 |
| Waterworks Park Silo | 248 | 248 | 248 | 248 | 248 | 248 | 248 | 248 | 248 | 248 | 248 | \$80 |
| Wayne Gretzky Sports Centre - Field House | - | - | 287 | 3,488 | 3,488 | 3,488 | 3,488 | 3,488 | 3,488 | 3,488 | 3,488 | \$150 |
| Westdale Park | 572 | 572 | 572 | 572 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | \$220 |
| Park Offices | | | | | | | | | | | | |
| Cockshutt Park Main Office | 9,614 | 9,614 | 9,614 | 8,279 | 8,279 | 8,279 | 8,279 | 8,279 | 8,279 | 8,279 | 8,279 | \$210 |
| Cockshutt Park 3 Sherwood Office | 2,428 | 2,428 | 2,428 | 838 | 838 | 838 | 838 | 838 | 838 | 838 | 838 | \$280 |
| Mount Hope Cemetery Office | 2,605 | 2,605 | 2,605 | 2,605 | 2,605 | 2,605 | 2,605 | 2,605 | 2,605 | 2,605 | 2,605 | \$150 |
| Oakhill Cemetery Office | 3,322 | 3,322 | 3,322 | 3,322 | 3,322 | 3,322 | 3,322 | 3,322 | 3,322 | 3,322 | 3,322 | \$180 |
| Gazebos and Shelters | | | | | | | | | | | | |
| Dufferin Park Shade Shelters (11) | 996 | 996 | 996 | 996 | 996 | 996 | 996 | 996 | 996 | 996 | 996 | \$70 |
| Earl Haig Family Fun Park (9) | 2,925 | 2,925 | 2,925 | 4,052 | 4,052 | 4,052 | 4,052 | 4,052 | 4,052 | 4,052 | 4,052 | \$70 |
| Gilkison Flats | 1,400 | 1,400 | 1,400 | 1,401 | 1,401 | 1,401 | 1,401 | 1,401 | 1,401 | 1,401 | 1,401 | \$90 |
| John Wright Soccer Complex | 1,450 | 1,450 | 1,450 | 1,461 | 1,461 | 1,461 | 1,461 | 1,461 | 1,461 | 1,461 | 1,461 | \$70 |
| Mission Park | 550 | 550 | 550 | 536 | 536 | 536 | 536 | 536 | 536 | 536 | 536 | \$120 |
| Mohawk Park (7) | 9,796 | 9,796 | 9,796 | 9,158 | 9,158 | 9,158 | 9,158 | 9,158 | 9,158 | 9,158 | 9,158 | \$70 |
| Waterworks Park | 1,400 | 1,400 | 1,400 | 1,388 | 1,388 | 1,388 | 1,388 | 1,388 | 1,388 | 1,388 | 1,388 | \$70 |
| Woodman Park | 543 | 543 | 543 | 543 | 543 | 543 | 543 | 543 | 543 | 543 | 543 | \$70 |

APPENDIX B.4
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CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION
OUTDOOR RECREATION

| PARK BUILDINGS CONT'D Type of Structure | # of Square Feet of Building Space | | | | | | | | | | UNIT COST (\$/sq.ft.) |
|---|------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Sheds | | | | | | | | | | | |
| Bellview Park - Shed | 110 | 110 | 110 | 106 | 106 | 106 | 106 | 106 | 106 | 106 | \$370 |
| Bridle Path Park - Splash Pad Building | 55 | 55 | 55 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | \$1,030 |
| Centennial Park - Community Garden Shed | - | - | - | - | - | 65 | 65 | 65 | 65 | 65 | \$50 |
| Cockshutt Park - Drive Shed | 1,033 | 1,033 | 1,033 | 1,033 | 1,033 | 1,033 | 1,033 | 1,033 | 1,033 | 1,033 | \$70 |
| Cockshutt Park - Sports Shed | 275 | 275 | 275 | 274 | 274 | 274 | 274 | 274 | 274 | 274 | \$80 |
| Cockshutt Park - Turf Shed | 405 | 405 | 405 | 409 | 409 | 409 | 409 | 409 | 409 | 409 | \$80 |
| Cockshutt Park - Salt Shed | 300 | 300 | 300 | 302 | 302 | 302 | 302 | 302 | 302 | 302 | \$80 |
| Cockshutt Park - Hort Shed 1 | 500 | 500 | 500 | 191 | 191 | 191 | 191 | 191 | 191 | 191 | \$270 |
| Cockshutt Park - Hort Shed 2 | 251 | 251 | 251 | 251 | 251 | 251 | 251 | 251 | 251 | 251 | \$250 |
| Cockshutt Park - Hort Shed 3 | 97 | 97 | 97 | 97 | 97 | 97 | 97 | 97 | 97 | 97 | \$590 |
| Cockshutt Park - Turf Equip Shed | 218 | 218 | 218 | 218 | 218 | 218 | 218 | 218 | 218 | 218 | \$80 |
| Cockshutt Park - Turf & Hort Tool Shed | 320 | 320 | 320 | 320 | 320 | 320 | 320 | 320 | 320 | 320 | \$210 |
| Cockshutt Park - Fuel/Oil Storage Shed | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | 142 | \$210 |
| Cockshutt Park - Pressure Washer Shed | 75 | 75 | 75 | 74 | 74 | 74 | 74 | 74 | 74 | 74 | \$530 |
| Cockshutt Park - Turf & Hort Storage Shed | 157 | 157 | 157 | 157 | 157 | 157 | 157 | 157 | 157 | 157 | \$210 |
| Cockshutt Park - Maint Utility Shed | 89 | 89 | 89 | 89 | 89 | 89 | 89 | 89 | 89 | 89 | \$210 |
| Donegal Park - Community Shed | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | \$120 |
| Dufferin Park - Shed | 260 | 260 | 260 | 253 | 253 | 253 | 253 | 253 | 253 | 253 | \$90 |
| Earl Haig Family Fun Park Community Garden Shed | - | - | - | - | - | 309 | 309 | 309 | 309 | 309 | \$50 |
| Earl Haig Storage Sheds (2) | 372 | 372 | 372 | 372 | 372 | 372 | 372 | 372 | 372 | 372 | \$120 |
| Earl Haig Splash Pad Shed | 126 | 126 | 126 | 126 | 126 | 126 | 126 | 126 | 126 | 126 | \$440 |
| Greenwood Park - Community Garden Shed | | | | | | 65 | 65 | 65 | 65 | 65 | \$50 |
| Mohawk Park - Splash Pad Shed | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | \$250 |
| Mohawk Park - Maintenance Shed | 190 | 190 | 190 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | \$100 |
| Rivergreen Park - Community Garden Shed | | | | | | 65 | 65 | 65 | 65 | 65 | \$50 |
| Steve Brown Sports Complex - Electrical Shed | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | \$130 |
| Tom Thumb Park - Shed | 65 | 65 | 65 | 64 | 64 | 64 | 64 | 64 | 64 | 64 | \$120 |
| Tutela Park - Splash Pad Building | - | - | - | - | - | - | - | - | - | 96 | \$317 |
| Woodman Park - Shed | 125 | 125 | 125 | 121 | 121 | 121 | 121 | 121 | 121 | 121 | \$130 |
| Wayne Gretzky Sports Centre - Shed | 125 | 125 | 125 | 127 | 127 | 127 | 127 | 127 | 127 | 127 | \$130 |
| Washrooms | | | | | | | | | | | |
| Bellview Park Washrooms | 950 | 950 | 950 | 938 | 938 | 938 | 938 | 938 | 938 | 938 | \$150 |
| Brant's Crossing Washrooms | 4,950 | 4,950 | 4,950 | 6,054 | 6,054 | 6,054 | 6,054 | 6,054 | 6,054 | 6,054 | \$150 |
| Mohawk Park Washrooms (3) | 1,610 | 1,610 | 1,610 | 1,610 | 1,610 | 1,610 | 1,610 | 1,610 | 1,610 | 1,610 | \$260 |
| Waterworks Park Washrooms | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | \$160 |
| Total (sq.ft.) | 111,892 | 111,892 | 112,179 | 106,760 | 106,688 | 107,192 | 107,192 | 106,076 | 107,507 | 107,603 | |
| Total (\$000) | \$14,826.22 | \$14,826.22 | \$14,869.27 | \$14,567.25 | \$14,551.41 | \$14,576.61 | \$14,576.61 | \$14,342.25 | \$14,513.97 | \$14,544.40 | |

APPENDIX B.4
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CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION DEPARTMENT
PARK FACILITIES

| SOCCER FIELDS Park Name | # of Soccer Fields | | | | | | | | | | Development Cost (\$/unit) | |
|---------------------------------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------------------|-----------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | | |
| Signature Complex | | | | | | | | | | | | |
| Steve Brown Sports Complex | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$632,000 |
| Class A | | | | | | | | | | | | |
| Steve Brown Sports Complex | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$417,000 |
| Class B | | | | | | | | | | | | |
| John Wright Soccer Complex | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$73,000 |
| Brooklyn Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$73,000 |
| Waterworks Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$73,000 |
| Mohawk Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$73,000 |
| Spring Gardens Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$73,000 |
| Greenbrier Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$73,000 |
| Wood Street Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$73,000 |
| Cedarland Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$73,000 |
| Class C | | | | | | | | | | | | |
| D'Aubigny Creek Park | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | \$20,000 |
| George Campbell Park | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | \$20,000 |
| Grandwoodlands Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$20,000 |
| Brier Park | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | \$20,000 |
| Silverbridge Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$20,000 |
| Steve Brown Sports Complex | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$20,000 |
| Devon Down Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$20,000 |
| Dufferin Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$20,000 |
| Walter Gretzky Park | | | | | | | 1 | 1 | 1 | 1 | \$20,000 | |
| Neighbourhood | | | | | | | | | | | | |
| Andrew W. Pate Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$8,250 |
| Branlyn Soccer 2 Neighbourhood Fields | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$8,250 |
| Donegal Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$8,250 |
| Robert Moore Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$8,250 |
| Total (#) | 36 | 36 | 36 | 36 | 36 | 36 | 37 | 37 | 37 | 37 | | |
| Total (\$000) | \$2,253.3 | \$2,253.3 | \$2,253.3 | \$2,253.3 | \$2,253.3 | \$2,253.3 | \$2,273.3 | \$2,273.3 | \$2,273.3 | \$2,273.3 | | |



APPENDIX B.4
TABLE 1 - PAGE 11

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION DEPARTMENT
PARK FACILITIES

| BASEBALL DIAMONDS Park Name | # of Baseball Diamonds | | | | | | | | | | Development Cost (\$/unit) |
|--|------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Signature Complex | | | | | | | | | | | |
| Cockshutt Park - Arnold Anderson Stadium | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$1,062,000 |
| Bill Little Park | | | | | 1 | 1 | 1 | 1 | 1 | 1 | \$935,000 |
| Class A | | | | | | | | | | | |
| Cockshutt Park - George Henry | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$501,000 |
| Jaycee Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$501,000 |
| Steve Brown Sports Complex | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$501,000 |
| Dufferin Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$501,000 |
| Class B | | | | | | | | | | | |
| Jaycee Sports Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$112,000 |
| Steve Brown Sports Complex | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$112,000 |
| Cockshutt Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$112,000 |
| Burnley Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$112,000 |
| Cedarland Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$112,000 |
| Connaught Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$112,000 |
| Devon Down Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$112,000 |
| Iroquois Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$112,000 |
| Mayfair Park | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | \$112,000 |
| Prince Charles Park | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$112,000 |
| Resurrection Community Centre (Brier Park) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$112,000 |
| Roswell Park | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$112,000 |
| Spring Gardens Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$112,000 |
| Waterworks Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$112,000 |
| Branlyn Community Centre | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$112,000 |
| Wilkes Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$112,000 |
| Class C | | | | | | | | | | | |
| Holmedale Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$38,000 |
| Greenbrier Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$38,000 |
| Lynden Hills Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$38,000 |
| Recreation Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$38,000 |
| Community Diamond | | | | | | | | | | | |
| Conklin Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$29,000 |
| Echo Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$29,000 |
| Farringdon Park | - | - | - | - | - | - | 1 | 1 | 1 | 1 | \$29,000 |
| Orchard Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$29,000 |
| Parsons Park | 1 | 1 | 1 | 1 | 1 | 1 | - | - | - | - | \$29,000 |
| Pleasant Ridge Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | \$29,000 |
| Centennial Park | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$29,000 |
| Total (#) | 2,047 | 2,048 | 2,049 | 2,053 | 2,055 | 2,056 | 2,057 | 2,058 | 2,058 | 2,059 | |
| Total (\$000) | \$6,216.0 | \$6,216.0 | \$6,216.0 | \$6,469.0 | \$7,404.0 | \$7,404.0 | \$7,404.0 | \$7,404.0 | \$7,375.0 | \$7,375.0 | |

APPENDIX B.4
TABLE 1 - PAGE 12

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION DEPARTMENT
PARK FACILITIES

| FOOTBALL FIELDS Park Name | # of Football Fields | | | | | | | | | | Development Cost (\$/unit) |
|---|----------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Signature Complex Artificial Turf | | | | | | | | | | | |
| Bisons Alumni Wayne Gretzky Sports Centre - Natural Field | 1 | 1 | 1 | 1 | 1 | - | - | - | - | - | \$619,000 |
| Bisons Alumni Wayne Gretzky Sports Centre - Artificial | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | \$2,313,000 |
| Kiwanis Field | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | \$2,313,000 |
| Class A | | | | | | | | | | | |
| Wayne Gretzky Sports Centre | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$733,000 |
| Class B | | | | | | | | | | | |
| Jaycee Sports Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$65,000 |
| Total (#) | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 | 4 | 4 | |
| Total (\$000) | \$1,417.0 | \$1,417.0 | \$1,417.0 | \$1,417.0 | \$1,417.0 | \$5,424.0 | \$5,424.0 | \$5,424.0 | \$5,424.0 | \$5,424.0 | |

APPENDIX B.4
TABLE 1 - PAGE 13

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION DEPARTMENT
PARK FACILITIES

| ASPHALT PADS Park Name | # of Asphalt Pads | | | | | | | | | | Development Cost (\$/unit) |
|---------------------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Full Court | | | | | | | | | | | |
| Brier Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Centennial Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Charles Ward Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| City View Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Donegal Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Farringdon Park | - | - | - | - | - | - | 1 | 1 | 1 | 1 | \$191,000 |
| Grandwoodlands Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Hillcrest Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Iroquois Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Lynden Hills Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Moose Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Orchard Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Pleasant Ridge Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Prince Charles Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Princess Anne Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Roswell park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Spring Gardens Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Spring St. Buck Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Tutela Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Westdale Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Woodman Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Wood St. Park | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$191,000 |
| Half Court | | | | | | | | | | | |
| Echo Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$29,000 |
| Edith Monture Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$29,000 |
| Johnson Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$29,000 |
| Mission Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$29,000 |
| Recreation Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$29,000 |
| Sheir-Mar Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$29,000 |
| Half Circle Hoop | | | | | | | | | | | |
| Andrew W. Pate Park | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$14,000 |
| Cameron Heights Park | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$14,000 |
| Connaught Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$14,000 |
| Devon Down Park | - | - | - | - | - | - | - | 1 | 1 | 1 | \$14,000 |
| Farringdon Park | - | - | - | - | - | - | 1 | 1 | 1 | 1 | \$14,000 |
| Florence Buchanan Park | - | - | - | - | - | - | 1 | 1 | 1 | 1 | \$14,000 |
| Parsons Park | - | - | - | - | - | - | 1 | 1 | 1 | 1 | \$14,000 |
| Woodburn Park | - | - | - | - | - | - | 1 | 1 | 1 | 1 | \$14,000 |
| Walter Gretzky Park | - | - | - | - | - | - | 1 | 1 | 1 | 1 | \$25,000 |
| Warner Merritt Park | - | - | - | - | - | - | 1 | 1 | 1 | 1 | \$14,000 |
| Total (#) | 28 | 28 | 28 | 31 | 31 | 31 | 38 | 39 | 39 | 39 | |
| Total (\$000) | \$4,022.0 | \$4,022.0 | \$4,022.0 | \$4,241.0 | \$4,241.0 | \$4,241.0 | \$4,527.0 | \$4,541.0 | \$4,541.0 | \$4,541.0 | |

APPENDIX B.4
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CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION DEPARTMENT
PARK FACILITIES

| PLAYGROUND UNITS Park Name | # of Square Metres | | | | | | | | | | Development Cost (\$/sq.m) | |
|-------------------------------|--------------------|-------|-------|------|------|------|------|------|------|------|-------------------------------|---------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | | |
| Fully Accessible | | | | | | | | | | | | |
| Mohawk Park | 1,093 | 1,093 | 1,093 | 983 | 983 | 983 | 983 | 983 | 983 | 883 | | \$1,007 |
| Play Structure Areas | | | | | | | | | | | | |
| Andrew Pate Park | 235 | 235 | 235 | 396 | 396 | 396 | 396 | 396 | 396 | 396 | | \$427 |
| Anne Good Park | 386 | 386 | 386 | 371 | 371 | 371 | 371 | 371 | 371 | 371 | | \$427 |
| Arctic Park | 139 | 139 | 139 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | | \$427 |
| Bellview Community Centre | 141 | 141 | 141 | 143 | 143 | 143 | 143 | 143 | 143 | 143 | | \$427 |
| Bellview Park | 193 | 193 | 193 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | | \$427 |
| Brenda Court Park | 90 | 90 | 90 | 91 | 91 | 91 | 91 | 91 | 91 | 91 | | \$427 |
| Bridle Path Park | 285 | 285 | 285 | 191 | 191 | 191 | 191 | 191 | 191 | 191 | | \$427 |
| Brier Park | 297 | 297 | 297 | 298 | 298 | 298 | 298 | 298 | 298 | 298 | | \$427 |
| Brooklyn Park | 194 | 194 | 194 | 149 | 149 | 149 | 149 | 149 | 149 | 149 | | \$427 |
| Burnley Park | 175 | 175 | 175 | 176 | 176 | 176 | 176 | 176 | 176 | 176 | | \$427 |
| Cameron Heights Park | 651 | 651 | 651 | 480 | 480 | 480 | 480 | 480 | 480 | 480 | | \$427 |
| Cedarland Park | 405 | 405 | 405 | 397 | 397 | 397 | 397 | 397 | 397 | 397 | | \$427 |
| Centennial Park | 428 | 428 | 428 | 389 | 389 | 389 | 389 | 389 | 389 | 389 | | \$427 |
| Central Park | 322 | 322 | 322 | 303 | 303 | 303 | 303 | 303 | 303 | 303 | | \$427 |
| Charles Ward Park | 382 | 382 | 382 | 384 | 384 | 384 | 384 | 384 | 384 | 384 | | \$427 |
| City View Park | 226 | 226 | 226 | 227 | 227 | 227 | 227 | 227 | 330 | 330 | | \$427 |
| Cockshutt Park | 300 | 300 | 300 | 309 | 309 | 309 | 309 | 309 | 309 | 395 | | \$427 |
| Conklin Park | 198 | 198 | 198 | 384 | 384 | 384 | 384 | 384 | 384 | 384 | | \$427 |
| Connaught Park | 422 | 422 | 422 | 232 | 232 | 232 | 232 | 232 | 232 | 232 | | \$427 |
| Deer Park | 231 | 231 | 231 | 237 | 237 | 237 | 237 | 237 | 237 | 237 | | \$427 |
| Devereux Park | 236 | 236 | 236 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | | \$427 |
| Devon Down Park | 302 | 302 | 302 | 396 | 396 | 396 | 396 | 396 | 396 | 402 | | \$427 |
| Donegal Park | 372 | 372 | 372 | 249 | 249 | 249 | 249 | 249 | 249 | 249 | | \$427 |
| Dufferin Park | 388 | 388 | 388 | 399 | 399 | 399 | 399 | 399 | 399 | 399 | | \$427 |
| Earl Haig Family Fun Park | 399 | 399 | 399 | 277 | 277 | 277 | 277 | 277 | 277 | 277 | | \$427 |
| Echo Park | 276 | 276 | 276 | 334 | 334 | 334 | 334 | 334 | 334 | 334 | | \$427 |
| Edith Monture Park | 333 | 333 | 333 | 349 | 349 | 349 | 349 | 349 | 349 | 349 | | \$427 |
| Elgin Park | 416 | 416 | 416 | 222 | 222 | 222 | 222 | 222 | 222 | 222 | | \$427 |
| Farrington Park | - | - | - | - | - | - | 336 | 336 | 336 | 336 | | \$427 |
| Florence Buchanan Park | 120 | 120 | 120 | 311 | 311 | 311 | 311 | 311 | 311 | 311 | | \$427 |
| Grandwoodlands Park | 288 | 288 | 288 | 201 | 201 | 201 | 201 | 201 | 201 | 385 | | \$427 |
| Greenbrier Park | 81 | 81 | 81 | 129 | 129 | 129 | 129 | 129 | 129 | 129 | | \$427 |
| Greenwood Park | 135 | 135 | 135 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | | \$427 |
| HEPC Corridor Swings | - | - | - | 397 | 397 | 397 | 397 | 397 | 397 | 397 | | \$427 |
| Hickory Park | 406 | 406 | 406 | 171 | 171 | 171 | 171 | 171 | 171 | 171 | | \$427 |
| Hillcrest Park | 230 | 230 | 230 | 216 | 216 | 216 | 216 | 216 | 216 | 216 | | \$427 |
| Holmedale Park | 223 | 223 | 223 | 238 | 238 | 238 | 238 | 238 | 238 | 238 | | \$427 |
| Iroquois Park | 237 | 237 | 237 | 346 | 346 | 346 | 346 | 346 | 346 | 346 | | \$427 |

APPENDIX B.4
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CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION DEPARTMENT
PARK FACILITIES

| PLAYGROUND UNITS Park Name | # of Square Metres | | | | | | | | | | Development Cost (\$/sq.m) |
|---|--------------------|------|------|------|------|------|------|------|------|------|-------------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Play Structure Areas (Continued) | | | | | | | | | | | |
| Johnson Park | 344 | 344 | 344 | 103 | 103 | 103 | 103 | 103 | 103 | 103 | \$427 |
| Lansdowne Park | 102 | 102 | 102 | 263 | 263 | 263 | 263 | 263 | 263 | 263 | \$427 |
| Lowes Loop | 260 | 260 | 260 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | \$427 |
| Lynden Hills Park | 633 | 633 | 633 | 240 | 240 | 240 | 240 | 240 | 240 | 240 | \$427 |
| Mayfair Park | 239 | 239 | 239 | 180 | 180 | 180 | 180 | 180 | 180 | 180 | \$427 |
| Mayor's Common Park | 163 | 163 | 163 | 360 | 360 | 360 | 360 | 360 | 360 | 360 | \$427 |
| Mission Park | 401 | 401 | 401 | 213 | 213 | 213 | 213 | 213 | 213 | 213 | \$427 |
| Moose Park | 211 | 211 | 211 | 349 | 349 | 349 | 349 | 349 | 349 | 321 | \$427 |
| Orchard Park | 391 | 391 | 391 | 480 | 480 | 480 | 480 | 480 | 435 | 435 | \$427 |
| Parsons Park | 263 | 263 | 263 | 325 | 325 | 325 | 325 | 325 | 325 | 325 | \$427 |
| Pleasant Ridge Park | 323 | 323 | 323 | 172 | 172 | 172 | 172 | 172 | 172 | 401 | \$427 |
| Preston Park | - | - | - | - | - | - | - | - | 305 | 305 | \$427 |
| Prince Charles Park | 171 | 171 | 171 | 367 | 367 | 367 | 367 | 367 | 367 | 367 | \$427 |
| Princess Anne Park | 391 | 391 | 391 | 398 | 398 | 398 | 398 | 398 | 398 | 398 | \$427 |
| Recreation Park | 444 | 444 | 444 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | \$427 |
| Robert Moore Park | 190 | 190 | 190 | 363 | 363 | 363 | 363 | 363 | 363 | 363 | \$427 |
| Roswell Park | 255 | 255 | 255 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | \$427 |
| Shallow Creek Park | 324 | 324 | 324 | 225 | 225 | 225 | 225 | 225 | 225 | 225 | \$427 |
| Sheri-Mar Park | 225 | 225 | 225 | 389 | 389 | 389 | 389 | 389 | 389 | 389 | \$427 |
| Silverbridge Park | 387 | 387 | 387 | 466 | 466 | 466 | 466 | 466 | 466 | 466 | \$427 |
| Spring Gardens Park | 298 | 298 | 298 | 281 | 281 | 281 | 281 | 281 | 281 | 281 | \$427 |
| Spring St. Buck | 280 | 280 | 280 | 66 | 66 | 66 | 66 | 66 | 66 | 408 | \$427 |
| Tourism Centre | - | - | - | 268 | 268 | 268 | 268 | 268 | 268 | 268 | \$427 |
| Tranquility Park | 267 | 267 | 267 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | \$427 |
| Turtle Pond Park | 347 | 347 | 347 | 401 | 401 | 401 | 401 | 401 | 401 | 401 | \$427 |
| Tuteia Park | 465 | 465 | 465 | 443 | 443 | 443 | 443 | 443 | 443 | 443 | \$427 |
| Warner Merritt Park | - | - | - | 475 | 475 | 475 | 475 | 475 | 475 | 475 | \$427 |
| Walter Gretzky Park | - | - | - | 171 | 171 | 171 | 171 | 171 | 171 | 171 | \$427 |
| Westdale Park | 194 | 194 | 194 | 339 | 339 | 339 | 339 | 339 | 339 | 339 | \$427 |
| Wikies Park | 372 | 372 | 372 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | \$427 |
| Woodburn Park | - | - | - | 210 | 210 | 210 | 210 | 210 | 210 | 210 | \$427 |
| Woodman Park | 209 | 209 | 209 | 307 | 307 | 307 | 307 | 307 | 307 | 307 | \$427 |
| Wood St. Park | 306 | 306 | 306 | 307 | 307 | 307 | 307 | 307 | 307 | 307 | \$427 |
| Sand Play Area | | | | | | | | | | | |
| Andrew Pate Park | 55 | 55 | 55 | 55 | 55 | 55 | 55 | 55 | 55 | 55 | \$282 |
| Cameron Heights Park | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | \$282 |
| Cedarland Park | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | \$282 |
| Centennial Park | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | \$282 |
| City View Park | - | - | - | - | - | - | - | - | 50 | 50 | \$282 |
| Cockshutt Park | - | - | - | - | - | - | - | - | 40 | 40 | \$282 |
| Connaught Park | 39 | 39 | 39 | 39 | 39 | 39 | 39 | 39 | 39 | 39 | \$282 |
| Devon Down Park | - | - | - | - | - | - | - | - | - | 48 | \$282 |
| Donegal Park | 51 | 51 | 51 | 51 | 51 | 51 | 51 | 51 | 51 | 51 | \$282 |
| Elgin Park | 53 | 53 | 53 | 53 | 53 | 53 | 53 | 53 | 53 | 53 | \$282 |
| Florence Buchanan Park | 68 | 68 | 68 | 68 | 68 | 68 | 68 | 68 | 68 | 68 | \$282 |

APPENDIX B.4
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CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION DEPARTMENT
PARK FACILITIES

| PLAYGROUND UNITS Park Name | # of Square Metres | | | | | | | | | | Development Cost (\$/sq.m) | |
|------------------------------------|--------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------------------|-------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | | |
| Sandy Play Area (Continued) | | | | | | | | | | | | |
| Lynden Hills Park | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | \$282 |
| Grandwoodlands Park | - | - | - | - | - | - | - | - | - | 30 | 30 | \$282 |
| Hickory Park | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | \$282 |
| Mayors Common | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | \$282 |
| Mission Park | 41 | 41 | 41 | 41 | 41 | 41 | 41 | 41 | 41 | 41 | 41 | \$282 |
| Mohawk Park | - | - | - | - | - | - | - | - | - | - | 38 | \$282 |
| Moose Park | - | - | - | - | - | - | - | - | - | 50 | 50 | \$282 |
| Orchard Park | - | - | - | - | - | - | - | - | - | - | 20 | \$282 |
| Parsons | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | \$282 |
| Pleasant Ridge Park | - | - | - | - | - | - | - | - | - | - | 48 | \$282 |
| Princess Anne Park | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | \$282 |
| Roswell Park | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | \$282 |
| Shallow Creek Park | 36 | 36 | 36 | 36 | 36 | 36 | 36 | 36 | 36 | 36 | 36 | \$282 |
| Spring Gardens Park | 62 | 62 | 62 | 62 | 62 | 62 | 62 | 62 | 62 | 62 | 62 | \$282 |
| Spring St. Buck Park | - | - | - | - | - | - | - | - | - | - | 50 | \$282 |
| Turtle Pond Park | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | \$282 |
| Tutela Park | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | \$282 |
| Warner Merritt Park | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | \$282 |
| Walter Gretzky Park | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | \$282 |
| Wilkes Park | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | \$282 |
| Woodburn Park | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | \$282 |
| Signature Natural Play Area | | | | | | | | | | | | |
| Gardenscape WGSC | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | \$344 |
| Nature Play Area | | | | | | | | | | | | |
| Andrew Pate Park | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | \$282 |
| Cameron Heights Park | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | \$282 |
| Lynden Hills Park | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | \$282 |
| Mayors Common | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | \$282 |
| Mohawk Park | - | - | - | - | - | - | - | - | - | - | 200 | \$282 |
| Orchard Park | - | - | - | - | - | - | - | - | - | 75 | 75 | \$282 |
| Roswell Park | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | \$282 |
| Spring Gardens Park | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | \$282 |
| Tutela Park | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | \$282 |
| Walter Gretzky Park | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | \$282 |
| Warner Merritt Park | 27 | 27 | 27 | 27 | 27 | 27 | 27 | 27 | 27 | 27 | 27 | \$282 |
| | | | | | | | | | | | | |
| Total (sq.m) | 22,036 | 22,036 | 22,036 | 23,185 | 23,185 | 23,185 | 23,521 | 23,521 | 24,129 | 25,252 | | |
| Total (\$000) | \$9,765.1 | \$9,765.1 | \$9,765.1 | \$10,192.0 | \$10,192.0 | \$10,192.0 | \$10,335.4 | \$10,335.4 | \$10,559.5 | \$10,922.5 | | |



APPENDIX B.4
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CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION DEPARTMENT
PARK FACILITIES

| SKATING RINK SITES Park Name | # Skating Rinks | | | | | | | | | | Development Cost (\$/unit) |
|---------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Andrew W. Pate Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Anne Good Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Brier Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Cedarland Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Centennial Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Charles Ward Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| City View Park | - | - | - | - | - | - | - | - | 1 | 1 | \$58,000 |
| Connaught Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Devon Down Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Donegal Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Echo Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Grandwoodlands Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Greenbrier Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Hillcrest Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Iroquois Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Lincoln Square Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Lynden Hills Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Mayfair Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Mohawk Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Moose Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Orchard Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Parsons Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | - | \$58,000 |
| Pleasant Ridge Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Prince Charles Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Recreation Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Seneca Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Spring Gardens Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Tutela Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Westdale Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,000 |
| Total (#) | 28 | 27 | 28 | 28 | |
| Total (\$000) | \$1,624.0 | \$1,566.0 | \$1,624.0 | \$1,624.0 | |



APPENDIX B.4
TABLE 1 - PAGE 18

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION DEPARTMENT
PARK FACILITIES

| BRIDGES Description | # of Linear Metres | | | | | | | | | | Development Cost (\$/m) |
|---|--------------------|------|------|------|------|------|------|------|------|------|----------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Wood Structures | | | | | | | | | | | |
| Perched Fen Boardwalk | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | \$3,873 |
| Dead Pond Look Out | 7 | 7 | 7 | 7 | 7 | 7 | 7 | - | - | - | \$0 |
| Mohawk Park Lookout | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | 38 | \$4,003 |
| CN Rail Trail Bridge 1 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | \$15,000 |
| CN Rail Trail Bridge 2 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | \$7,500 |
| CN Rail Trail Bridge 3 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | \$1,125 |
| Jaycee Park Foot Bridge | 6 | 6 | 6 | 6 | 6 | 6 | 6 | - | - | - | \$50,000 |
| LE&N Trail Bridge near Conklin Rd. | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$17,500 |
| D'Aubigny Creek Wetlands Bridge 1 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | \$3,935 |
| D'Aubigny Creek Wetlands Bridge 2 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$2,837 |
| D'Aubigny Creek Wetlands Bridge 3 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$3,297 |
| Blue Circle Trail Bridge | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$4,575 |
| Franklin Grobb Memorial Forest Bridge | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$5,229 |
| TH&B 1 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | \$18,000 |
| TH&B 2 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | \$18,000 |
| TH&B 3 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | \$18,000 |
| TH&B 4 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | \$16,700 |
| Grand Valley Trails Pedestrian Crossing 1 | - | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | \$15,250 |
| Grand Valley Trails Pedestrian Crossing 2 | - | - | - | 8 | 8 | 8 | 8 | 8 | 8 | 8 | \$15,250 |
| Tranquility Park Crossing | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$1,717 |

APPENDIX B.4
TABLE 1 - PAGE 19

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION DEPARTMENT
PARK FACILITIES

| BRIDGES (Continued) Description | # of Linear Metres | | | | | | | | | | Development Cost (\$/m) |
|---|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Steel/concrete Structures | | | | | | | | | | | |
| Brant's Crossing Lookout | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | \$20,000 |
| Drummond Street Bridge | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 28 | \$5,111 |
| TH&B Railway River Crossing Bridge (Fordview CN Bridge) | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | \$8,880 |
| Brant's Crossing Bridge (Trestle Bridge) | 121 | 121 | 121 | 121 | 121 | 121 | 121 | 121 | 121 | 121 | \$30,000 |
| D'Aubigny Creek Bridge | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | \$5,111 |
| SC Johnson Bridge over 403 | - | - | - | - | - | - | - | - | - | - | \$0 |
| Wayne Gretzky Pathway Bridge over CNR | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | \$1,787 |
| Shallow Creek Park Bridge | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | \$5,111 |
| Kerr's Lane Bridge | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$75,000 |
| Andrew W. Pate Park Bridge | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | \$1,500 |
| Fordview Park Lookout | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | \$35,454 |
| Cainsville Trail Subway | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | \$17,036 |
| Cainsville Trail Tunnel | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | \$313,771 |
| Gordon Graves Crossing Bridge (cost shared with PW) | 309 | 309 | 309 | 309 | 309 | 309 | 309 | 309 | 309 | 309 | \$5,532 |
| Lorne Bridge Pedestrian Underpass | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$45,259 |
| Oakhill Cemetery Creek Crossing | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | \$4,000 |
| Oakhill Cemetery Lookout | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$30,500 |
| WGP Trail HWY 403 Overpass Bridge | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 70 | \$27,890 |
| Farringdon Park look out | - | - | - | - | - | - | 16 | 16 | 16 | 16 | \$3,873 |
| Forest in the City Bridge A | - | - | - | - | - | - | 9 | 9 | 9 | 9 | \$5,111 |
| Forest in the City Bridge B | - | - | - | - | - | - | 9 | 9 | 9 | 9 | \$5,111 |
| Forest in the City Bridge C | - | - | - | - | - | - | 9 | 9 | 9 | 9 | \$5,111 |
| Forest in the City Bridge D | - | - | - | - | - | - | 9 | 9 | 9 | 9 | \$5,111 |
| Forest in the City Bridge E | - | - | - | - | - | - | 9 | 9 | 9 | 9 | \$5,111 |
| Total (m) | 953 | 961 | 961 | 968 | 968 | 968 | 1,031 | 1,018 | 1,018 | 1,018 | |
| Total (\$000) | 1,936.82 | \$2,058.8 | \$2,058.8 | \$2,179.0 | \$2,179.0 | \$2,179.0 | \$2,179.1 | \$1,869.1 | \$1,869.1 | \$1,869.1 | |

**APPENDIX B.4
TABLE 1 - PAGE 20**

**CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION DEPARTMENT
PARK FACILITIES**

| PATHWAYS Description | # of Linear Metres | | | | | | | | | | Development Cost (\$/m) |
|----------------------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|----------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Paved Surface 3m wide | 30,610 | 30,610 | 30,610 | 31,700 | 32,800 | 33,900 | 35,000 | 36,227 | 36,115 | 36,115 | \$321 |
| Paved Surface 2m wide | 8,050 | 8,050 | 8,050 | 8,900 | 9,700 | 10,500 | 11,300 | 12,166 | 14,604 | 14,604 | \$214 |
| Stone Surface 3m wide | 26,186 | 26,186 | 26,186 | 26,200 | 26,200 | 26,250 | 26,300 | 26,402 | 26,086 | 26,086 | \$136 |
| Stone Surface 2m wide | 5,318 | 5,318 | 5,318 | 5,100 | 4,800 | 4,500 | 4,200 | 4,018 | 3,737 | 3,737 | \$91 |
| Tar & Chip Surface 3m wide | 3,025 | 3,025 | 3,025 | - | - | - | - | - | - | - | \$32 |
| Woodchip/Dirt Surface | 10,172 | 10,172 | 10,172 | 10,800 | 11,400 | 12,000 | 12,600 | 13,419 | 13,419 | 13,419 | \$17 |
| Concrete Surface | 3,446 | 3,446 | 3,446 | 3,500 | 3,500 | 3,500 | 3,500 | 3,528 | 3,528 | 3,528 | \$295 |
| Brick Paver Surface | 2,163 | 2,163 | 2,163 | 2,163 | 2,163 | 2,163 | 2,163 | 2,163 | 1,920 | 1,920 | \$137 |
| Total (\$000) | \$17,176.4 | \$17,176.4 | \$17,176.4 | \$17,620.0 | \$18,127.2 | \$18,641.2 | \$19,155.2 | \$19,753.9 | \$20,137.9 | \$20,137.9 | |

| PARKING LOTS Description | # of Square Metres | | | | | | | | | | Development Cost (\$/sq.m) |
|--------------------------------------|--------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-------------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Paved | | | | | | | | | | | |
| Bell Homestead | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | \$576 |
| Bellview Community Hall | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | 436 | \$177 |
| Branlyn Community Centre 1/3 of lot | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | \$540 |
| Brier Park | 1,503 | 1,503 | 1,503 | 1,530 | 1,530 | 1,530 | 1,530 | 1,530 | 1,530 | 1,530 | \$177 |
| Burnley Park | 1,571 | 1,571 | 1,571 | 1,571 | 1,571 | 1,571 | 1,571 | 1,571 | 1,571 | 1,571 | \$177 |
| Civic Centre | 32,757 | 32,757 | 32,757 | 32,757 | 32,757 | 32,757 | 32,757 | 32,757 | 32,757 | 32,757 | \$540 |
| Cockshutt Park - Field lot | 7,801 | 7,801 | 7,801 | 7,801 | 7,801 | 7,801 | 7,801 | 7,801 | 7,801 | 7,801 | \$540 |
| Cockshutt Park - Office | 606 | 606 | 606 | 606 | 606 | 606 | 606 | 606 | 606 | 606 | \$320 |
| D'Aubigny Creek Park - field parking | 2,890 | 2,890 | 2,890 | 2,890 | 2,890 | 2,890 | 2,890 | 2,890 | 2,890 | 2,890 | \$177 |
| Doug Snooks Eagle Place | - | - | - | 2,622 | 2,622 | 2,622 | 2,622 | 2,622 | 2,622 | 2,622 | \$540 |
| Dufferin Park | 4,154 | 4,154 | 4,154 | 4,154 | 4,154 | 4,154 | 4,154 | 4,154 | 4,154 | 4,154 | \$320 |
| Earl Haig | 6,404 | 6,404 | 6,404 | 6,404 | 6,404 | 6,404 | 6,404 | 6,404 | 6,404 | 6,404 | \$540 |
| Farrington Park | - | - | - | - | - | - | 257 | 257 | 257 | 257 | \$177 |
| Fordview Park | 335 | 335 | 335 | 335 | 335 | 335 | 335 | 335 | 335 | 335 | \$320 |
| Glenhyrst Art Gallery | 1,188 | 1,188 | 1,188 | 1,188 | 1,188 | 1,188 | 1,188 | 1,188 | 1,188 | 1,188 | \$320 |
| Glenhyrst Tea House | 1,427 | 1,427 | 1,427 | 1,427 | 1,427 | 1,427 | 1,427 | 1,427 | 1,427 | 1,427 | \$177 |
| Greenwood Cemetery | 598 | 598 | 598 | 598 | 598 | 598 | 598 | 598 | 598 | 598 | \$177 |
| Hardy Road Trail Parking | 560 | 560 | 560 | 560 | 560 | 560 | 700 | 700 | 700 | 700 | \$177 |
| Greenwood Cemetery | 2,547 | 2,547 | 2,547 | 2,547 | 2,547 | 2,547 | 2,547 | 2,547 | 2,547 | 2,547 | \$177 |
| Jaycee Sports Park | 5,109 | 5,109 | 5,109 | 5,109 | 5,109 | 5,109 | 5,109 | 5,109 | 5,109 | 5,109 | \$540 |
| Mohawk Park | 14,017 | 14,017 | 14,017 | 14,643 | 14,643 | 14,643 | 14,643 | 14,643 | 14,643 | 14,643 | \$320 |
| Mount Hope Cemetery | 22,092 | 22,092 | 22,092 | 22,092 | 22,092 | 22,092 | 22,092 | 22,092 | 22,092 | 22,092 | \$177 |
| Oakhill Cemetery | 8,635 | 8,635 | 8,635 | 8,635 | 8,635 | 8,635 | 8,635 | 8,635 | 8,635 | 8,635 | \$177 |
| Sheri-Mar Park | 306 | 306 | 306 | 306 | 306 | 306 | 306 | 306 | 306 | 306 | \$177 |
| Steve Brown Sports Complex | 8,961 | 8,961 | 8,961 | 8,961 | 8,961 | 8,961 | 8,961 | 8,961 | 8,961 | 8,961 | \$540 |
| TB Costain | 3,917 | 3,917 | 3,917 | 3,917 | 3,917 | 3,917 | 3,917 | 3,917 | 3,917 | 3,917 | \$540 |
| Wayne Gretzky Sports Centre | - | - | - | 35,494 | 35,494 | 35,494 | 35,494 | 35,494 | 35,494 | 35,494 | \$540 |
| Wayne Gretzky Sports Centre | - | - | - | 1,249 | 1,249 | 1,249 | 1,249 | 1,249 | 1,249 | 1,249 | \$320 |
| Woodman Park | - | 2,860 | 2,860 | 2,860 | 2,860 | 2,860 | 2,860 | 2,860 | 2,860 | 2,860 | \$540 |
| Cockshutt boat launch drive and area | 2,221 | 2,221 | 2,221 | 2,221 | 2,221 | 2,221 | 2,221 | 2,221 | 2,221 | 2,221 | \$177 |

APPENDIX B.4
TABLE 1 - PAGE 21

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION DEPARTMENT
PARK FACILITIES

| PARKING LOTS (Continued) Description | # of Square Metres | | | | | | | | | | Development Cost (\$/sq.m) |
|---|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Unpaved | | | | | | | | | | | |
| Bill Little Park | 4,726 | 4,726 | 4,726 | 4,726 | 4,726 | 4,726 | 4,726 | 4,726 | 4,726 | 4,726 | \$110 |
| Cockshutt Park - yard | 4,316 | 4,316 | 4,316 | 4,316 | 4,316 | 4,316 | 4,316 | 4,316 | 4,316 | 4,316 | \$110 |
| Connaught Park | 1,298 | 1,298 | 1,298 | 1,298 | 1,298 | 1,298 | 1,298 | 1,298 | 1,298 | 1,298 | \$110 |
| D'Aubigny Creek Park - Boat launch area | 1,738 | 1,738 | 1,738 | 2,140 | 2,140 | 2,140 | 2,140 | 2,140 | 2,140 | 2,140 | \$110 |
| Dogford Park | 1,560 | 1,560 | 1,560 | 1,560 | 1,560 | 1,560 | 1,560 | 1,560 | 1,560 | 1,560 | \$110 |
| Fordview Park | 421 | 421 | 421 | 575 | 575 | 575 | 575 | 575 | 575 | 575 | \$110 |
| Glenhyrst Trail Parking | 1,006 | 1,006 | 1,006 | 1,006 | 1,006 | 1,006 | 1,006 | 1,006 | 1,006 | 1,006 | \$110 |
| George Campbell Park Parking Lot | 1,092 | 1,092 | 1,092 | 1,092 | 1,092 | 1,092 | 1,092 | 1,092 | 1,092 | 1,092 | \$110 |
| Greenwich Trail Parking | 1,193 | 1,193 | 1,193 | 1,193 | 1,193 | 1,193 | 1,193 | 1,193 | 1,193 | 1,193 | \$110 |
| John Wright Soccer Complex | 3,617 | 3,617 | 3,617 | 3,617 | 3,617 | 3,617 | 3,617 | 3,617 | 3,617 | 3,617 | \$110 |
| Master's Lane Trail Parking | 725 | 725 | 725 | 561 | 561 | 561 | 561 | 561 | 561 | 561 | \$110 |
| Mohawk Park - Forest Road | 1,063 | 1,063 | 1,063 | 1,063 | 1,063 | 1,063 | 1,063 | 1,063 | 1,063 | 1,063 | \$110 |
| Princess Anne Park | 454 | 454 | 454 | 454 | 454 | 454 | 454 | 454 | 454 | 454 | \$110 |
| Steve Brown Sports Complex | 1,913 | 1,913 | 1,913 | 1,913 | 1,913 | 1,913 | 1,913 | 1,913 | 1,913 | 1,913 | \$110 |
| Tranquility Park | 1,543 | 1,543 | 1,543 | 1,543 | 1,543 | 1,543 | 1,543 | 1,543 | 1,543 | 1,543 | \$110 |
| Waterworks Park | 2,348 | 2,348 | 2,348 | 2,348 | 2,348 | 2,348 | 2,348 | 2,348 | 2,348 | 2,348 | \$110 |
| Total (sq.m) | 162,417 | 165,277 | 165,277 | 205,687 | 205,687 | 205,687 | 206,084 | 206,084 | 206,084 | 206,084 | |
| Total (\$000) | 51,389.20 | \$52,933.6 | \$52,933.6 | \$74,121.4 | \$74,121.4 | \$74,121.4 | \$74,191.7 | \$74,191.7 | \$74,191.7 | \$74,191.7 | |

APPENDIX B.4
TABLE 1 - PAGE 22

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION DEPARTMENT
PARK FACILITIES

| OTHER PARK FACILITIES Park Name | # of Facilities | | | | | | | | | | Development Cost (\$/unit) |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|------------------|-------------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Lawn Bowling | | | | | | | | | | | |
| Dufferin Park | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$116,255 |
| Running Tracks | | | | | | | | | | | |
| Steve Brown Sports Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$710,700 |
| Bisons Alumni Field | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$710,700 |
| Kiwanis Field | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$710,700 |
| Long Jump & Triple Jump | | | | | | | | | | | |
| Steve Brown Sports Complex | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$38,610 |
| Kiwanis Field | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$38,610 |
| Skate Parks | | | | | | | | | | | |
| Brant's Crossing concrete street style | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$592,200 |
| Jaycee Sports Park- steel half pipe | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$165,840 |
| Outdoor Swimming Pools | | | | | | | | | | | |
| Woodman Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | \$1,100,000 |
| Earl Haig Family Fun Park - Lazy River | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$1,100,000 |
| Earl Haig Family Fun Park - Pool | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$1,100,000 |
| Tennis Courts | | | | | | | | | | | |
| Dufferin Park | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | \$89,252 |
| Steve Brown Sports Complex | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$89,252 |
| Beach Volleyball | | | | | | | | | | | |
| Mohawk Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$24,447 |
| Earl Haig Family Fun Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$24,447 |
| Batting Cage | | | | | | | | | | | |
| Earl Haig Family Fun Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$250,992 |
| Iroquois Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$250,992 |
| Waterplay | | | | | | | | | | | |
| Bridle Path Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$355,300 |
| Earl Haig Family Fun Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$500,000 |
| Mohawk Park | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$414,600 |
| Harmony Square? (Or fountain) | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$670,400 |
| Tutela Park | - | - | - | - | - | - | - | - | - | 1 | \$551,918 |
| Outdoor Ping Pong | | | | | | | | | | | |
| Walter Gretzky Park | - | - | - | - | - | - | - | 1 | 1 | 1 | \$6,000 |
| Bike Parks | | | | | | | | | | | |
| Waterworks Park (earthwork) | - | - | - | - | - | - | - | 1 | 1 | 1 | \$310,000 |
| Total (\$000) | \$7,714.5 | \$7,714.5 | \$7,714.5 | \$9,883.6 | \$9,883.6 | \$9,883.6 | \$9,883.6 | \$10,199.6 | \$10,199.6 | \$9,651.5 | |

**APPENDIX B.4
TABLE 1 - PAGE 23**

**CITY OF BRANTFORD
CALCULATION OF SERVICE LEVELS
PARKS & RECREATION
RECREATION COMBINED**

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---------------------|--------|--------|--------|--------|--------|--------|--------|---------|---------|---------|
| Historic Population | 93,650 | 94,628 | 95,617 | 96,616 | 97,625 | 98,645 | 99,603 | 100,570 | 101,547 | 102,533 |

INVENTORY SUMMARY (\$000)

| | | | | | | | | | | |
|----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Indoor Recreation | \$225,773.8 | \$225,773.8 | \$243,273.8 | \$243,268.0 | \$243,268.0 | \$243,268.0 | \$243,268.0 | \$243,268.0 | \$241,776.8 | \$241,776.8 |
| Parkland | \$33,536.5 | \$33,620.5 | \$33,620.5 | \$34,111.2 | \$34,111.2 | \$34,111.2 | \$34,233.2 | \$34,233.2 | \$34,233.2 | \$34,233.2 |
| Park Buildings | \$14,826.2 | \$14,826.2 | \$14,869.3 | \$14,567.3 | \$14,551.4 | \$14,576.6 | \$14,576.6 | \$14,342.3 | \$14,514.0 | \$14,544.4 |
| Park Facilities | \$103,514.3 | \$105,180.7 | \$105,180.7 | \$130,000.2 | \$131,442.4 | \$135,963.4 | \$136,997.2 | \$137,557.9 | \$138,194.9 | \$138,009.8 |
| Total (\$000) | \$377,650.9 | \$379,401.3 | \$396,944.4 | \$421,946.7 | \$423,373.1 | \$427,919.3 | \$429,075.1 | \$429,401.4 | \$428,719.0 | \$428,564.2 |

SERVICE LEVEL (\$/capita)

| | | | | | | | | | | | Average Service Level |
|--------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-----------------------------|
| Indoor Recreation | \$2,410.83 | \$2,385.91 | \$2,544.25 | \$2,517.89 | \$2,491.86 | \$2,466.10 | \$2,442.38 | \$2,418.89 | \$2,380.94 | \$2,358.04 | \$2,441.71 |
| Parkland | \$358.1 | \$355.3 | \$351.6 | \$353.1 | \$349.4 | \$345.8 | \$343.7 | \$340.4 | \$337.1 | \$333.9 | \$346.8 |
| Park Buildings | \$158.3 | \$156.7 | \$155.5 | \$150.8 | \$149.1 | \$147.8 | \$146.3 | \$142.6 | \$142.9 | \$141.9 | \$149.2 |
| Park Facilities | \$1,105.3 | \$1,111.5 | \$1,100.0 | \$1,345.5 | \$1,346.4 | \$1,378.3 | \$1,375.4 | \$1,367.8 | \$1,360.9 | \$1,346.0 | \$1,283.7 |
| Total (\$/capita) | \$4,032.58 | \$4,009.40 | \$4,151.40 | \$4,367.26 | \$4,336.73 | \$4,337.97 | \$4,307.85 | \$4,269.68 | \$4,221.88 | \$4,179.77 | \$4,221.45 |

**CITY OF BRANTFORD
CALCULATION OF MAXIMUM ALLOWABLE
PARKS & RECREATION**

| 10-Year Funding Envelope Calculation | |
|---|--------------|
| 10 Year Average Service Level 2011 - 2020 | \$4,221.45 |
| Net Population Growth 2021 - 2030 | 15,638 |
| Maximum Allowable Funding Envelope | \$66,015,035 |



APPENDIX B.4
TABLE 2

CITY OF BRANTFORD
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS & RECREATION

| Project Description | Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|---|---------|----------------------|------------------------------------|----------------------|--------------------------|---------------------|---------------------------------|------------------------------------|----------------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2030 | Other Development-Related |
| 4.0 PARKS & RECREATION | | | | | | | | | | |
| 4.1 Wayne Gretzky Sports Centre | | | | | | | | | | |
| 4.1.1 Recovery of Outstanding Growth Share | 2021 | \$ 13,118,287 | \$ - | \$ 13,118,287 | 0% | \$ - | \$ 13,118,287 | \$ 13,118,287 | \$ - | \$ - |
| Subtotal Wayne Gretzky Sports Centre | | \$ 13,118,287 | \$ - | \$ 13,118,287 | | \$ - | \$ 13,118,287 | \$ 13,118,287 | \$ - | \$ - |
| 4.2 Southwest Community Centre and Park | | | | | | | | | | |
| 4.2.1 Southwest Community Centre - Prior Projects | 2021 | \$ 17,825,000 | \$ - | \$ 17,825,000 | 0% | \$ - | \$ 17,825,000 | \$ - | \$ 17,825,000 | \$ - |
| 4.2.2 Southwest Community Centre and Park | 2024 | \$ 24,919,264 | \$ - | \$ 24,919,264 | 0% | \$ - | \$ 24,919,264 | \$ - | \$ 10,671,176 | \$ 14,248,088 |
| Subtotal Southwest Community Centre and Park | | \$ 42,744,264 | \$ - | \$ 42,744,264 | | \$ - | \$ 42,744,264 | \$ - | \$ 28,496,176 | \$ 14,248,088 |
| 4.3 Park Development | | | | | | | | | | |
| 4.3.1 Arrowdale Community Park Development | 2021 | \$ 4,000,000 | \$ - | \$ 4,000,000 | 0% | \$ - | \$ 4,000,000 | \$ - | \$ 4,000,000 | \$ - |
| 4.3.2 New Park Open Space Development | Various | \$ 1,950,000 | \$ - | \$ 1,950,000 | 0% | \$ - | \$ 1,950,000 | \$ - | \$ 1,950,000 | \$ - |
| 4.3.3 Church Street Waterfront Park Development | 2022 | \$ 250,000 | \$ - | \$ 250,000 | 0% | \$ - | \$ 250,000 | \$ - | \$ 250,000 | \$ - |
| 4.3.4 Church Street Waterfront Park Development | 2023 | \$ 400,000 | \$ - | \$ 400,000 | 0% | \$ - | \$ 400,000 | \$ - | \$ 400,000 | \$ - |
| 4.3.5 Woodman Community Centre - Playground Design and Construction | 2021 | \$ 106,500 | \$ - | \$ 106,500 | 90% | \$ 95,850 | \$ 10,650 | \$ - | \$ 10,650 | \$ - |
| 4.3.6 New Playgrounds | Various | \$ 1,615,649 | \$ - | \$ 1,615,649 | 0% | \$ - | \$ 1,615,649 | \$ - | \$ 1,615,649 | \$ - |
| Subtotal Park Development | | \$ 8,322,149 | \$ - | \$ 8,322,149 | | \$ 95,850 | \$ 8,226,299 | \$ - | \$ 8,226,299 | \$ - |
| 4.4 Trails and Active Transportation | | | | | | | | | | |
| 4.4.1 Off Road Active Transportation Initiatives | Various | \$ 1,555,000 | \$ - | \$ 1,555,000 | 50% | \$ 777,500 | \$ 777,500 | \$ - | \$ 777,500 | \$ - |
| 4.4.2 Bell Lane & Mt. Pleasant Pedestrian Crossover Works | 2021 | \$ 100,000 | \$ - | \$ 100,000 | 0% | \$ - | \$ 100,000 | \$ - | \$ 100,000 | \$ - |
| 4.4.3 Trail Development | Various | \$ 1,000,000 | \$ - | \$ 1,000,000 | 50% | \$ 500,000 | \$ 500,000 | \$ - | \$ 500,000 | \$ - |
| Subtotal Trails and Active Transportation | | \$ 2,655,000 | \$ - | \$ 2,655,000 | | \$ 1,277,500 | \$ 1,377,500 | \$ - | \$ 1,377,500 | \$ - |
| 4.5 Studies | | | | | | | | | | |
| 4.5.1 Twin Pad, Adult Rec Centre, Indoor Turf Feasibility Study | 2022 | \$ 150,000 | \$ - | \$ 150,000 | 0% | \$ - | \$ 150,000 | \$ - | \$ 150,000 | \$ - |
| 4.5.2 Parks and Recreation Master Plan | 2023 | \$ 200,000 | \$ - | \$ 200,000 | 50% | \$ 100,000 | \$ 100,000 | \$ - | \$ 100,000 | \$ - |
| 4.5.3 Parks and Recreation Master Plan | 2028 | \$ 200,000 | \$ - | \$ 200,000 | 50% | \$ 100,000 | \$ 100,000 | \$ - | \$ 100,000 | \$ - |
| Subtotal Studies | | \$ 550,000 | \$ - | \$ 550,000 | | \$ 200,000 | \$ 350,000 | \$ - | \$ 350,000 | \$ - |
| TOTAL PARKS & RECREATION | | \$ 67,389,700 | \$ - | \$ 67,389,700 | | \$ 1,573,350 | \$ 65,816,350 | \$ 13,118,287 | \$ 38,449,975 | \$ 14,248,088 |

| Residential Development Charge Calculation | | |
|---|------|-------------------|
| Residential Share of 2021-2030 Discounted Development-Related Capital Program | 100% | \$38,449,975 |
| 10 Year Growth in Population in New Units | | 20,851 |
| Unadjusted Development Charge Per Capita (\$) | | \$1,844.04 |
| Non-Residential Development Charge Calculation | | |
| Non-Res Share of 2021-2030 Discounted Development-Related Capital Program | 0% | \$0 |
| 10 Year Growth in Square Metres | | 493,926 |
| Unadjusted Development Charge Per sq. m (\$) | | \$0.00 |

| | |
|-------------------------------------|--------------|
| 2021 - 2030 Net Funding Envelope | \$66,015,035 |
| Available DC Shares / Prior Growth | |
| Reserve Fund Balance at end of 2020 | \$3,527,337 |
| Prior Growth | \$9,590,950 |



**APPENDIX B.4
TABLE 3**

**CITY OF BRANTFORD
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARKS & RECREATION
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| PARKS & RECREATION | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | TOTAL |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|--------------------|
| OPENING CASH BALANCE | \$0.00 | (\$20,958.40) | (\$19,033.37) | (\$16,955.65) | (\$25,662.07) | (\$23,078.00) | (\$20,163.46) | (\$15,860.58) | (\$11,182.55) | (\$5,864.50) | |
| 2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | |
| - Parks And Recreation: Non Inflated | \$22,420.0 | \$884.3 | \$984.3 | \$11,155.5 | \$484.3 | \$484.3 | \$484.3 | \$584.3 | \$484.3 | \$484.3 | \$38,450.0 |
| - Parks & Recreation: Inflated | \$22,420.0 | \$902.0 | \$1,024.1 | \$11,838.3 | \$524.2 | \$534.7 | \$545.4 | \$671.2 | \$567.5 | \$578.8 | \$39,606.2 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | |
| - Population Growth in New Units | 964 | 1,835 | 1,876 | 1,919 | 1,960 | 2,006 | 2,482 | 2,542 | 2,603 | 2,664 | 20,851 |
| REVENUE | | | | | | | | | | | |
| - DC Receipts: Inflated | \$2,022.5 | \$3,926.8 | \$4,094.9 | \$4,272.5 | \$4,451.0 | \$4,646.6 | \$5,864.2 | \$6,126.1 | \$6,398.5 | \$6,679.5 | \$48,482.6 |
| INTEREST | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$1,152.7) | (\$1,046.8) | (\$932.6) | (\$1,411.4) | (\$1,269.3) | (\$1,109.0) | (\$872.3) | (\$615.0) | (\$322.5) | (\$8,731.7) |
| - Interest on In-year Transactions | (\$560.9) | \$52.9 | \$53.7 | (\$208.1) | \$68.7 | \$72.0 | \$93.1 | \$95.5 | \$102.0 | \$106.8 | (\$124.3) |
| TOTAL REVENUE | \$1,461.6 | \$2,827.0 | \$3,101.8 | \$3,131.9 | \$3,108.3 | \$3,449.3 | \$4,848.3 | \$5,349.2 | \$5,885.5 | \$6,463.7 | \$39,626.6 |
| CLOSING CASH BALANCE | (\$20,958.4) | (\$19,033.4) | (\$16,955.7) | (\$25,662.1) | (\$23,078.0) | (\$20,163.5) | (\$15,860.6) | (\$11,182.6) | (\$5,864.5) | \$20.4 | |

| | |
|--|----------------|
| 2021 Adjusted Charge Per Capita | \$2,098 |
|--|----------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 100% |
| Non-Residential Sector | 0% |
| Rates for 2021 | |
| Inflation Rate: | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix B.5

Public Transit

Public Transit

Brantford Transit provides public transportation in the City of Brantford. Transit is provided through a surface route network that stretches across the City.

Transit Ridership

In accordance with the *Development Charges Act*, transit services must be based on a “planned level of service” rather than the “10-year historical average level of service”. For the purposes of determining the “planned level of service” for transit, the City’s Public Transit development-related capital program has been informed by existing and proposed capital budget documents and discussions with staff.

A transit ridership forecast was prepared for Brantford Transit using historical annual ridership figures provided by City staff for the years 2011-2020. Despite the significant decrease in transit ridership due to the COVID-19 pandemic, ridership numbers from 2020 were included in the historical ridership review.

The forecast assumes that an average annual ridership of 11.17 trips per population and employment will continue over the 10-year planning period. As such, it is estimated that annual ridership will grow from 1.15 million trips in 2020 to 1.92 million in 2030.

| Year | Total Annual Ridership | DC Forecast Population & Employment | Annual Ridership per Population & Employment |
|-------------|-------------------------------|--|---|
| 2011 | 1,588,443 | 137,874 | 11.52 |
| 2012 | 1,662,847 | 138,877 | 11.97 |
| 2013 | 1,645,395 | 139,891 | 11.76 |
| 2014 | 1,669,445 | 140,915 | 11.85 |
| 2015 | 1,588,225 | 141,949 | 11.19 |
| 2016 | 1,493,816 | 142,994 | 10.45 |
| 2017 | 1,490,754 | 144,315 | 10.33 |
| 2018 | 1,672,459 | 145,648 | 11.48 |
| 2019 | 1,973,132 | 146,994 | 13.42 |
| 2020 | 1,151,950 | 148,352 | 7.76 |
| 2021 | 1,162,580 | 149,721 | 7.76 |
| 2022 | 1,694,883 | 151,681 | 11.17 |
| 2023 | 1,717,064 | 153,666 | 11.17 |
| 2024 | 1,739,535 | 155,677 | 11.17 |
| 2025 | 1,762,319 | 157,716 | 11.17 |
| 2026 | 1,785,398 | 159,782 | 11.17 |
| 2027 | 1,817,529 | 162,657 | 11.17 |
| 2028 | 1,850,247 | 165,585 | 11.17 |
| 2029 | 1,883,556 | 168,566 | 11.17 |
| 2030 | 1,917,470 | 171,601 | 11.17 |

Transit Development Charges Capital Program Allocations

The following table provides a summary of the allocations used to arrive at the benefit to existing and in-period share calculations for the Public Transit projects identified in the capital program.

Using the ridership forecast shown in the previous table, the benefit to existing share is calculated based on the historical average annual ridership

per population and employment multiplied by the population and employment in 2020. A 10-year historical average is used because the 2020 ridership figures are considered to be an outlier, and staff anticipate that ridership levels will rebound following the pandemic. This results in an average of 1.66 million riders per year. Of the total projected 2030 ridership of 1.92 million, the 1.66 million existing riders make up 86 per cent. The remaining 14 per cent is attributed to new development occurring over the planning period.

| Transit DC Capital Program Allocations | | |
|---|------------------|-----|
| BTE | 1,657,685 | 86% |
| Growth | 259,784 | 14% |
| Total | 1,917,470 | |

It is noted that not all Public Transit capital projects are assigned benefit to existing shares and growth shares based on the ridership forecast. For example, items such as bus fleet expansions typically have a more immediate relationship with growth service level requirements, and as such, are often considered to be 100 per cent development-related.

Table 1 2021-2030 Development-Related Capital Program & Calculation of the Unadjusted Development Charges

The 2021-2030 development-related capital program for Public Transit includes new downtown transit shelters and enhanced transfer transit facilities at a total cost of \$720,000. Expansions to the City’s fleet of conventional and specialized buses over the 10-year planning period are expected to cost \$4.40 million. The capital program also includes two Transit Optimization Studies and an Electric Bus Feasibility Study at a total cost of \$775,000. The total 10-year development-related capital program for Public Transit is \$5.90 million.

The benefit to existing share of the capital plan totals \$1.29 million. For the new bus shelters, enhanced transfer facilities, and studies, this share is based on the ridership analysis described above. No benefit to existing shares have been identified for the transit fleet expansions. \$1.42 million from the existing reserve fund is deducted, and the remaining \$3.18 million is eligible for development charges funding.

The \$3.18 million is allocated 71 per cent to residential development (\$2.26 million) and 29 per cent to non-residential development (\$921,660). This ratio is based on each sector's share of 10-year population and employment growth. The residential share of the net development-related capital cost is divided by the 10-year forecast growth in population in new units to derive an unadjusted charge of \$108.22 per capita. The non-residential share of the net development-related capital cost is divided by the 10-year forecast growth in floor space to derive an unadjusted charge of \$1.87 per square metre.

Table 2 Cash Flow Analysis

| PUBLIC TRANSIT SUMMARY | | | | | |
|-------------------------------------|--------------------|--------------------|---------|--------------------|---------------|
| 2021 - 2030 | | Unadjusted | | Adjusted | |
| Development-Related Capital Program | | Development Charge | | Development Charge | |
| Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$5,895,000 | \$3,178,146 | \$108.22 | \$1.87 | \$109 | \$1.88 |

APPENDIX B.5
TABLE 1

CITY OF BRANTFORD
DEVELOPMENT-RELATED CAPITAL PROGRAM
PUBLIC TRANSIT

| Project Description | Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|--|---------|---------------------|------------------------------------|---------------------|--------------------------|---------------------|---------------------------------|------------------------------------|---------------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2030 | Other Development-Related |
| 5.0 PUBLIC TRANSIT | | | | | | | | | | |
| 5.1 Facilities | | | | | | | | | | |
| 5.1.1 New Transit (Bus) Shelters | various | \$ 220,000 | \$ - | \$ 220,000 | 86% | \$ 190,194 | \$ 29,806 | \$ 11,922 | \$ 17,884 | \$ - |
| 5.1.2 Enhanced Transfer Transit Facilities | 2023 | \$ 500,000 | \$ - | \$ 500,000 | 86% | \$ 432,259 | \$ 67,741 | \$ 67,741 | \$ - | \$ - |
| Subtotal Facilities | | \$ 720,000 | \$ - | \$ 720,000 | | \$ 622,452 | \$ 97,548 | \$ 79,664 | \$ 17,884 | \$ - |
| 5.2 Fleet | | | | | | | | | | |
| 5.2.1 Conventional Transit Fleet Expansion | 2024 | \$ 2,000,000 | \$ - | \$ 2,000,000 | 0% | \$ - | \$ 2,000,000 | \$ 1,280,383 | \$ 719,617 | \$ - |
| 5.2.2 Conventional Transit Fleet Expansion | 2028 | \$ 2,000,000 | \$ - | \$ 2,000,000 | 0% | \$ - | \$ 2,000,000 | \$ - | \$ 2,000,000 | \$ - |
| 5.2.3 Specialized Transit Fleet (Brantford Lift) Expansion | 2026 | \$ 400,000 | \$ - | \$ 400,000 | 0% | \$ - | \$ 400,000 | \$ - | \$ 400,000 | \$ - |
| Subtotal Fleet | | \$ 4,400,000 | \$ - | \$ 4,400,000 | | \$ - | \$ 4,400,000 | \$ 1,280,383 | \$ 3,119,617 | \$ - |
| 5.3 Transportation Studies | | | | | | | | | | |
| 5.3.1 Transit Optimization Study | 2022 | \$ 300,000 | \$ - | \$ 300,000 | 86% | \$ 259,355 | \$ 40,645 | \$ 40,645 | \$ - | \$ - |
| 5.3.2 Transit Optimization Study | 2028 | \$ 300,000 | \$ - | \$ 300,000 | 86% | \$ 259,355 | \$ 40,645 | \$ - | \$ 40,645 | \$ - |
| 5.3.3 Electric Bus Feasibility Study | 2021 | \$ 175,000 | \$ - | \$ 175,000 | 86% | \$ 151,290 | \$ 23,710 | \$ 23,710 | \$ - | \$ - |
| Subtotal Transportation Studies | | \$ 775,000 | \$ - | \$ 775,000 | | \$ 670,001 | \$ 104,999 | \$ 64,354 | \$ 40,645 | \$ - |
| TOTAL PUBLIC TRANSIT | | \$ 5,895,000 | \$ - | \$ 5,895,000 | | \$ 1,292,453 | \$ 4,602,547 | \$ 1,424,401 | \$ 3,178,146 | \$ - |

| Residential Development Charge Calculation | | |
|---|-----|-----------------|
| Residential Share of 2021-2030 Discounted Development-Related Capital Program | 71% | \$2,256,484 |
| 10 Year Growth in Population in New Units | | 20,851 |
| Unadjusted Development Charge Per Capita (\$) | | \$108.22 |
| Non-Residential Development Charge Calculation | | |
| Non-Res Share of 2021-2030 Discounted Development-Related Capital Program | 29% | \$921,662 |
| 10 Year Growth in Square Metres | | 493,926 |
| Unadjusted Development Charge Per sq. m (\$) | | \$1.87 |

| | |
|-------------------------------------|-------------|
| Available DC Shares | |
| Reserve Fund Balance at end of 2020 | \$1,424,401 |

| Transit Ridership Analysis - DC Allocations | | | |
|---|------------------|-------------|---------------|
| Timing | Ridership* | Allocation | DC Allocation |
| 2020 | 1,657,685 | 86% | BTE |
| 2021-2030 | 259,784 | 14% | In-Period |
| Total | 1,917,470 | 100% | |

*Note: 2020 ridership adjusted for COVID-19 impacts based on historical



**APPENDIX B.5
TABLE 2 - PAGE 1**

**CITY OF BRANTFORD
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC TRANSIT
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| PUBLIC TRANSIT | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | TOTAL |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| OPENING CASH BALANCE | \$0.00 | \$105.65 | \$315.60 | \$541.72 | \$230.29 | \$472.30 | \$413.25 | \$736.29 | (\$622.44) | (\$319.97) | |
| 2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | |
| - Public Works (New Projects): Non Inflated | \$1.3 | \$1.3 | \$1.3 | \$512.2 | \$1.3 | \$285.3 | \$1.3 | \$1,450.1 | \$1.3 | \$1.3 | \$2,256.5 |
| - Public Works (New Projects): Inflated | \$1.3 | \$1.3 | \$1.3 | \$543.5 | \$1.4 | \$315.0 | \$1.4 | \$1,665.7 | \$1.5 | \$1.5 | \$2,533.9 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | |
| - Population Growth in New Units | 964 | 1,835 | 1,876 | 1,919 | 1,960 | 2,006 | 2,482 | 2,542 | 2,603 | 2,664 | 20,851 |
| REVENUE | | | | | | | | | | | |
| - DC Receipts: Inflated | \$105.1 | \$204.0 | \$212.7 | \$222.0 | \$231.3 | \$241.4 | \$304.7 | \$318.3 | \$332.4 | \$347.0 | \$2,518.9 |
| INTEREST | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | \$3.7 | \$11.0 | \$19.0 | \$8.1 | \$16.5 | \$14.5 | \$25.8 | (\$34.2) | (\$17.6) | \$46.7 |
| - Interest on In-year Transactions | \$1.8 | \$3.5 | \$3.7 | (\$8.8) | \$4.0 | (\$2.0) | \$5.3 | (\$37.1) | \$5.8 | \$6.0 | (\$17.7) |
| TOTAL REVENUE | \$106.9 | \$211.2 | \$227.4 | \$232.1 | \$243.4 | \$255.9 | \$324.5 | \$307.0 | \$304.0 | \$335.4 | \$2,547.9 |
| CLOSING CASH BALANCE | \$105.6 | \$315.6 | \$541.7 | \$230.3 | \$472.3 | \$413.2 | \$736.3 | (\$622.4) | (\$320.0) | \$14.0 | |

| | |
|--|--------------|
| 2021 Adjusted Charge Per Capita | \$109 |
|--|--------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 71% |
| Non-Residential Sector | 29% |
| Rates for 2021 | |
| Inflation Rate: | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



**APPENDIX B.5
TABLE 2 - PAGE 2**

**CITY OF BRANTFORD
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC TRANSIT
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| PUBLIC TRANSIT | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | TOTAL |
|---|---------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|----------------|----------------|------------------|
| OPENING CASH BALANCE | \$0.00 | \$59.71 | \$133.30 | \$211.69 | \$68.46 | \$149.75 | \$105.62 | \$251.38 | (\$288.99) | (\$150.95) | |
| 2021 - 2030 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | |
| - Public Works (New Projects): Non Inflated | \$0.5 | \$0.5 | \$0.5 | \$209.2 | \$0.5 | \$116.5 | \$0.5 | \$592.3 | \$0.5 | \$0.5 | \$921.7 |
| - Public Works (New Projects): Inflated | \$0.5 | \$0.5 | \$0.5 | \$222.0 | \$0.6 | \$128.6 | \$0.6 | \$680.4 | \$0.6 | \$0.6 | \$1,035.0 |
| NON-RESIDENTIAL SPACE GROWTH | | | | | | | | | | | |
| - Growth in Square Metres | 31,486 | 36,930 | 37,315 | 37,810 | 38,360 | 38,828 | 66,237 | 67,557 | 68,959 | 70,444 | 493,926 |
| REVENUE | | | | | | | | | | | |
| - DC Receipts: Inflated | \$59.2 | \$70.8 | \$73.0 | \$75.4 | \$78.1 | \$80.6 | \$140.2 | \$145.9 | \$151.9 | \$158.3 | \$1,033.4 |
| INTEREST | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | \$2.1 | \$4.7 | \$7.4 | \$2.4 | \$5.2 | \$3.7 | \$8.8 | (\$15.9) | (\$8.3) | \$10.1 |
| - Interest on In-year Transactions | \$1.0 | \$1.2 | \$1.3 | (\$4.0) | \$1.4 | (\$1.3) | \$2.4 | (\$14.7) | \$2.6 | \$2.8 | (\$7.3) |
| TOTAL REVENUE | \$60.2 | \$74.1 | \$78.9 | \$78.8 | \$81.9 | \$84.5 | \$146.3 | \$140.0 | \$138.7 | \$152.8 | \$1,036.2 |
| CLOSING CASH BALANCE | \$59.7 | \$133.3 | \$211.7 | \$68.5 | \$149.7 | \$105.6 | \$251.4 | (\$289.0) | (\$150.9) | \$1.2 | |

| | |
|--|---------------|
| 2021 Adjusted Charge Per Square Metre | \$1.88 |
|--|---------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 71% |
| Non-Residential Sector | 29% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix B.6

Housing

Housing

The City of Brantford provides a variety of housing assistance to its population. The Housing Services department assists Brantford residents through financial grants to encourage home ownership, development of housing offering affordable rents, and renovation programs encouraging investment in affordable housing.

Table 1 Historical Service Levels

The City of Brantford Housing Services department owns, manages, or oversees a number of housing units and buildings, including units shared with Brant County. These units include apartment towers, townhouses, and semi-detached and single detached housing forms offering various forms of housing support. The total value of these properties is \$291.81 million, \$263.85 million of which represents the City of Brantford's share.

The land associated with these properties totals \$44.32 million. \$3.40 million represents the County share leaving \$40.92 to be brought forward to the historical service level calculation.

The total replacement value of Brantford Housing Services capital inventory is \$304.77 million. The average service level attained in the 10-year historical period 2011-2020 is \$2,976.50 per capita. This service level multiplied by the 10-year projected growth in population leads to a maximum allowable funding envelope of \$46.55 million.

Table 2 2021-2030 Development-Related Capital Program & Calculation of the Unadjusted Development Charges

The 2021-2030 housing capital program consists of several new affordable housing buildings and associated debenture recoveries. In total, 476 new units are included within the 10-year capital program.

The total cost of the capital plan is \$97.95 million of which \$40.64 million is attributed to Brant County's share as well as shares covered by grants and subsidies.

Benefit to existing shares equal to 35 per cent of the net municipal cost have been deducted from the eligible capital costs for all projects. Although all projects included in the capital program are growth-related and represent additional units beyond the stock currently provided by the County, a deduction was made in recognition of demand for units from the existing population in Brantford. The 35 per cent benefit to existing share was calculated by dividing the units needed to accommodate 10-year population growth by the number of units in the capital program. The table below illustrates the calculation methodology.

| Summary of Social Housing Benefit to Existing Calculation Methodology | |
|--|------------|
| Current # of Social Housing Units | 2,437 |
| City's Share (83.1%) | 2,025 |
| # of Units / 1,000 Population in 2020 | 19.75 |
| Units required to accommodate 10-year population growth (a) | 309 |
| New units proposed in capital program (b) | 476 |
| Growth-Related Share (a/b) | 65% |
| Benefit to Existing Share (remaining shares) | 35% |

Overall, the benefit to existing shares total \$20.06 million and have been removed from the calculation.

The existing reserve fund balance contributes an additional \$196,535 which is deducted from the DC eligible capital costs.

The resulting development-related capital program totals \$37.05 million, all of which is allocated within the 10-year planning period. These costs are 100 per cent borne by the residential class. The net development-related capital cost is divided by the 10-year forecast growth in population in new units to derive an unadjusted charge of \$1,777.04 per capita.

Table 3 Cash Flow Analysis

After cash flow consideration, the residential charge increases to \$1,943 per capita.

| HOUSING SUMMARY | | | | | | |
|------------------------|-------------------------------------|--------------------|--------------------|---------|--------------------|---------------|
| 10-year Hist. | 2021 - 2030 | | Unadjusted | | Adjusted | |
| Service Level | Development-Related Capital Program | | Development Charge | | Development Charge | |
| per capita | Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$2,976.50 | \$97,947,594 | \$37,053,005 | \$1,777.04 | \$0.00 | \$1,943 | \$0.00 |

APPENDIX B.6
TABLE 1 - PAGE 1

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
HOUSING

| BUILDINGS Category | # of Buildings | | | | | | | | | | UNIT COST (\$/unit) |
|-----------------------|----------------|------|------|------|------|------|------|------|------|------|------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Beckett Building | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$14,275,000 |
| Branlyn Meadows | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$1,442,960 |
| 7 - 9 Cayuga St | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$618,295 |
| 687 Colborne St | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 702 Colborne St | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$625,400 |
| 4 Drummond Rd | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 5 Glenwood Dr | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 8 Glenwood Dr | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 9 Glenwood Dr | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 10 Glenwood Dr | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 12 Glenwood Dr | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 26 Graham Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 303 Greenwich St | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 20 Lynwood Dr | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 22 Lynwood Dr | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 24 Lynwood Dr | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 26 Lynwood Dr | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 30 Lynwood Dr | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 6 Park Road S | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 8 Park Rd S | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 10 Park Rd S | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 11 Park Rd S | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 12 Park Rd S | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 13 Park Rd S | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 14 Park Rd S | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 15 Park Rd S | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 16 Park Rd S | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 17 Park Rd S | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 18 Park Rd S | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 19 Park Rd S | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 20 Park Rd S | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |

APPENDIX B.6
TABLE 1 - PAGE 2

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
HOUSING

| BUILDINGS (Continued) Category | # of Buildings | | | | | | | | | | UNIT COST (\$/unit) |
|------------------------------------|----------------|------|------|------|------|------|------|------|------|------|------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| 21 Park Rd S | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 22 Park Rd S | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 24 Gilkison St | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$248,400 |
| 12 Ava Rd | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$513,800 |
| 147 Balmoral Dr | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$281,500 |
| 52 Clara Crt | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$205,700 |
| 46 Cambridge Dr | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | \$240,800 |
| 55 Greens Rd | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 59 Greens Rd | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 18 Inverness | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | - | \$281,800 |
| 9 - 11 Robertson Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$282,750 |
| 12 - 14 Robertson Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$282,750 |
| 15 - 17 Roberston Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$282,750 |
| 16 - 18 Robertson Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$282,750 |
| 19 - 21 Robertson Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$282,750 |
| 20 - 22 Robertson Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$282,750 |
| 23 - 25 Robertson Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$282,750 |
| 24 - 27 Robertson Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$282,750 |
| 111 Robinson Rd | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | \$408,100 |
| 19 Roman Cres | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | \$217,600 |
| 21 Roman Cres | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | - | \$275,700 |
| 53 Roman Cres | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | - | \$234,400 |
| 41 Woodlawn Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | \$217,600 |
| 43 Woodlawn Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | \$256,100 |
| 58 Woodlawn Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | \$378,900 |
| 71 Woodlawn Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | - | \$235,400 |
| 109 Woodlawn Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | \$246,200 |
| John Noble Apartments (City share) | - | - | - | - | - | - | - | 1 | 1 | 1 | \$10,975,000 |
| 124 Sherwood Drive | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | \$925,000 |
| Heritage House 40 Queen | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$10,500,000 |
| 8 Murray | - | - | - | - | - | - | - | 1 | 1 | 1 | \$238,200 |
| 95 Henry | - | - | - | - | - | - | - | 1 | 1 | 1 | \$238,200 |



APPENDIX B.6
TABLE 1 - PAGE 3

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
HOUSING

| Community Housing Providers Category | # of Units | | | | | | | | | | UNIT COST (\$/unit) |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Hamilton East Kiwanis | 73 | 73 | 73 | 73 | 73 | 73 | 73 | 73 | 73 | 73 | \$105,000 |
| Harmony Non-Profit | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | \$87,500 |
| Your Homes Non-Profit | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | \$87,500 |
| Slovak Village | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | \$100,000 |
| St. Basil's | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | \$107,500 |
| Victoria Park | 145 | 145 | 145 | 145 | 145 | 145 | 145 | 145 | 145 | 145 | \$85,000 |
| Westglen | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | \$65,000 |
| Saorsie Co-op | 74 | 74 | 74 | 74 | 74 | 74 | 74 | 74 | 74 | 74 | \$85,000 |
| Jaycees | 24 | 24 | 24 | 24 | 24 | 24 | 24 | 24 | 24 | 24 | \$110,000 |
| BNH - 100% RGI units | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | \$105,000 |
| BNH | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | \$80,000 |
| South Dumfries | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | \$20,000 |
| | | | | | | | | | | | |
| Total (unit) | 877 | 877 | 877 | 877 | 877 | 878 | 878 | 877 | 870 | 870 | |
| Total (\$000) | \$119,964.0 | \$119,964.0 | \$119,964.0 | \$119,964.0 | \$119,964.0 | \$120,889.0 | \$120,889.0 | \$128,349.9 | \$126,384.6 | \$126,384.6 | |

APPENDIX B.6
TABLE 1 - PAGE 4

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
HOUSING

| CITY-COUNTY SHARED BUILDINGS Location | # of Hectares | | | | | | | | | | UNIT COST (\$/ha) |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Albion Towers | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$14,985,000 |
| Brant Towers | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$31,980,000 |
| Brant Towers | - | - | - | - | - | - | 1 | 1 | 1 | 1 | \$16,000 |
| Brant Towers | - | - | - | - | - | - | 1 | 1 | 1 | 1 | \$76,300 |
| Lorne Towers | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$25,750,000 |
| Lorne Towers | - | - | - | - | - | - | 1 | 1 | 1 | 1 | \$56,800 |
| Sunrise Villa | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$1,698,000 |
| Sunrise Villa | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$32,000 |
| Trillium Way | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$9,329,454 |
| Trillium Way | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$297,000 |
| Walkers Green | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$4,257,000 |
| Winston Court | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | \$5,362,500 |
| Daleview Gardens | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | \$1,160,000 |
| Daleview Gardens | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$27,500 |
| Eastdale Gardens | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$3,220,425 |
| Eastdale Gardens | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$33,400 |
| Eastdale Gardens | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$43,500 |
| Northland Gardens | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | \$2,120,000 |
| Northland Gardens | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$44,600 |
| Northland Gardens | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$25,600 |
| Riverside Gardens | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | \$1,800,000 |
| Riverside Gardens | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$38,700 |
| Willow Street | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$1,406,925 |
| 9 Inverness | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$281,500 |
| 25 Inverness | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$281,500 |
| 34 Inverness | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$281,500 |
| 41 Inverness | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$281,500 |
| 51 Roman Cres | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$281,500 |
| 18 Shaftesbury Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$296,000 |
| 20 Thistledown Dr | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$292,500 |
| 22 Woodlawn Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$281,500 |
| 40 Woodlawn Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$292,500 |
| 69 Woodlawn Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$238,200 |
| 97 Woodlawn Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 119 Woodlawn Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$281,500 |
| 145 Woodlawn Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$281,500 |
| 150 Woodlawn Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 155 Woodlawn Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$312,000 |
| 162 Woodlawn Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$281,500 |
| 167 Woodlawn Ave | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$281,500 |
| 5 Marlene Ave. | - | - | - | - | - | - | - | - | - | 1 | \$6,125,000 |
| Total (unit) | 28.00 | 28.00 | 28.00 | 28.00 | 28.00 | 29.00 | 29.00 | 27.73 | 20.73 | 20.73 | |
| Total (\$000) | \$158,605.8 | \$158,605.8 | \$158,605.8 | \$159,148.1 | \$159,148.1 | \$159,148.1 | \$159,297.2 | \$159,297.2 | \$159,297.2 | \$165,422.2 | |
| Total Brantford Share (\$000) | \$131,801.4 | \$131,801.4 | \$131,801.4 | \$132,252.1 | \$132,252.1 | \$132,252.1 | \$132,376.0 | \$132,376.0 | \$132,376.0 | \$137,465.8 | |



APPENDIX B.6
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CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
HOUSING

| LAND Location | # of Hectares | | | | | | | | | | UNIT COST (\$/ha) |
|------------------|---------------|------|------|------|------|------|------|------|------|------|----------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Beckett Building | 0.10 | 0.10 | 0.10 | 0.10 | 0.10 | 0.10 | 0.10 | 0.10 | 0.10 | 0.10 | \$1,580,000 |
| Branlyn Meadows | 0.62 | 0.62 | 0.62 | 0.62 | 0.62 | 0.62 | 0.62 | 0.62 | 0.62 | 0.62 | \$1,580,000 |
| 7/9 Cayuga St | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | \$1,580,000 |
| 687 Colborne St | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | \$1,580,000 |
| 702 Colborne St | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | \$1,580,000 |
| 4 Drummond St | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | \$1,580,000 |
| 5 Glenwood Dr | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | \$1,580,000 |
| 8 Glenwood Dr | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | \$1,580,000 |
| 9 Glenwood Dr | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | \$1,580,000 |
| 10 Glenwood Dr | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | \$1,580,000 |
| 12 Glenwood Dr | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | \$1,580,000 |
| 26 Graham Ave | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | \$1,580,000 |
| 59 Greens Rd | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | \$1,580,000 |
| 55 Greens Rd | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 | \$1,580,000 |
| 303 Greenwich St | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | \$1,580,000 |
| 20 Lynwood Dr | 0.17 | 0.17 | 0.17 | 0.17 | 0.17 | 0.17 | 0.17 | 0.17 | 0.17 | 0.17 | \$1,580,000 |
| 22 Lynwood Dr | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | \$1,580,000 |
| 24 Lynwood Dr | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | \$1,580,000 |
| 26 Lynwood Dr | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | \$1,580,000 |
| 30 Lynwood Dr | 0.14 | 0.14 | 0.14 | 0.14 | 0.14 | 0.14 | 0.14 | 0.14 | 0.14 | 0.14 | \$1,580,000 |
| 6 Park Road S | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | \$1,580,000 |
| 8 Park Rd S | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | \$1,580,000 |
| 10 Park Rd S | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | \$1,580,000 |
| 11 Park Rd S | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | \$1,580,000 |
| 12 Park Rd S | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | \$1,580,000 |
| 13 Park Rd S | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | \$1,580,000 |
| 14 Park Rd S | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | \$1,580,000 |
| 15 Park Rd S | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | \$1,580,000 |
| 16 Park Rd S | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | \$1,580,000 |
| 17 Park Rd S | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | \$1,580,000 |
| 18 Park Rd S | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | \$1,580,000 |

APPENDIX B.6
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CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
HOUSING

| LAND (Continued) Location | # of Hectares | | | | | | | | | | UNIT COST (\$/ha) |
|------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|----------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| 19 Park Rd S | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | \$1,580,000 |
| 20 Park Rd S | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | \$1,580,000 |
| 21 Park Rd S | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | \$1,580,000 |
| 22 Park Rd S | 0.10 | 0.10 | 0.10 | 0.10 | 0.10 | 0.10 | 0.10 | 0.10 | 0.10 | 0.10 | \$1,580,000 |
| 24 Gilkison St | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | \$1,580,000 |
| 12 Ava Rd | 6.59 | 6.59 | 6.59 | 6.59 | 6.59 | 6.59 | 6.59 | - | - | - | \$1,580,000 |
| 147 Balmoral Dr | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | \$1,580,000 |
| 52 Clara Crt | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | \$1,580,000 |
| 46 Cambridge Dr | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | \$1,580,000 |
| 18 Inverness | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | - | - | - | \$1,580,000 |
| 9 - 11 Robertson Ave | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | \$1,580,000 |
| 12 -14 Robertson Ave | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | \$1,580,000 |
| 15 - 17 Roberston Ave | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | \$1,580,000 |
| 16 - 18 Robertson Ave | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | \$1,580,000 |
| 19 - 21 Robertson Ave | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | \$1,580,000 |
| 20 -22 Robertson Ave | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | \$1,580,000 |
| 23 -25 Robertson Ave | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | \$1,580,000 |
| 24 - 27 Robertson Ave | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | \$1,580,000 |
| 111 Robinson Rd | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | \$1,580,000 |
| 19 Roman Cres | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | \$1,580,000 |
| 21 Roman Cres | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | - | - | - | \$1,580,000 |
| 53 Roman Cres | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | - | - | - | \$1,580,000 |
| 41 Woodlawn Ave | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | \$1,580,000 |
| 43 Woodlawn Ave | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | - | - | - | \$1,580,000 |
| 58 Woodlawn Ave | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | \$1,580,000 |
| 71 Woodlawn Ave | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | - | - | - | \$1,580,000 |
| 109 Woodlawn Ave | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | \$1,580,000 |
| John Noble Apartments (City share) | - | - | - | - | - | - | - | 8.46 | 8.46 | 8.46 | \$1,580,000 |
| 124 Sherwood Drive | - | - | - | - | - | 0.19 | 0.19 | 0.19 | 0.19 | 0.19 | \$1,580,000 |
| Heritage House | 0.31 | 0.31 | 0.31 | 0.31 | 0.31 | 0.31 | 0.31 | 0.31 | 0.31 | 0.31 | \$1,580,000 |
| 8 Murray | - | - | - | - | - | - | - | 1.39 | 1.39 | 1.39 | \$1,580,000 |
| 95 Henry | - | - | - | - | - | - | - | 0.21 | 0.21 | 0.21 | \$1,580,000 |
| | | | | | | | | | | | |
| Total (unit) | 11.96 | 11.96 | 11.96 | 11.96 | 11.96 | 12.15 | 12.15 | 15.32 | 15.32 | 15.32 | |
| Total (\$000) | \$18,901.5 | \$18,901.5 | \$18,901.5 | \$18,901.5 | \$18,901.5 | \$19,201.7 | \$19,201.7 | \$24,211.4 | \$24,211.4 | \$24,211.4 | |



APPENDIX B.6
TABLE 1 - PAGE 7

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
CITY-COUNTY SHARED PROJECTS

| LAND (Continued) Location | # of Hectares | | | | | | | | | | UNIT COST (\$/ha) |
|--------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|----------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Albion Towers | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | \$1,580,000 |
| Brant Towers | 1.21 | 1.21 | 1.21 | 1.21 | 1.21 | 1.21 | 1.21 | 1.21 | 1.21 | 1.21 | \$1,580,000 |
| Lorne Towers | 1.07 | 1.07 | 1.07 | 1.07 | 1.07 | 1.07 | 1.07 | 1.07 | 1.07 | 1.07 | \$1,580,000 |
| Sunrise Villa | 0.38 | 0.38 | 0.38 | 0.38 | 0.38 | 0.38 | 0.38 | 0.38 | 0.38 | 0.38 | \$1,580,000 |
| Trillium Way | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | \$1,580,000 |
| Walkers Green | 0.19 | 0.19 | 0.19 | 0.19 | 0.19 | 0.19 | 0.19 | 0.19 | 0.19 | 0.19 | \$1,580,000 |
| Winston Court | 1.56 | 1.56 | 1.56 | 1.56 | 1.56 | 1.56 | 1.56 | 1.56 | 1.56 | 1.56 | \$1,580,000 |
| Daleview Gardens | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | \$1,580,000 |
| Eastdale Gardens | 1.33 | 1.33 | 1.33 | 1.33 | 1.33 | 1.33 | 1.33 | 1.33 | 1.33 | 1.33 | \$1,580,000 |
| Northland Gardens | 1.94 | 1.94 | 1.94 | 1.94 | 1.94 | 1.94 | 1.94 | 1.94 | 1.94 | 1.94 | \$1,580,000 |
| Riverside Gardens | 1.42 | 1.42 | 1.42 | 1.42 | 1.42 | 1.42 | 1.42 | 1.42 | 1.42 | 1.42 | \$1,580,000 |
| Willow Street | 0.21 | 0.21 | 0.21 | 0.21 | 0.21 | 0.21 | 0.21 | 0.21 | 0.21 | 0.21 | \$1,580,000 |
| 9 Inverness | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | \$1,580,000 |
| 25 Inverness | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | \$1,580,000 |
| 34 Inverness | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | \$1,580,000 |
| 41 Inverness | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | \$1,580,000 |
| 51 Roman Cres | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | \$1,580,000 |
| 18 Shaftesbury Ave | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | \$1,580,000 |
| 20 Thistledown Dr | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | \$1,580,000 |
| 22 Woodlawn Ave | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | 0.07 | \$1,580,000 |
| 40 Woodlawn Ave | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | \$1,580,000 |
| 69 Woodlawn Ave | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | \$1,580,000 |
| 97 Woodlawn Ave | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | \$1,580,000 |
| 119 Woodlawn Ave | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | \$1,580,000 |
| 145 Woodlawn Ave | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | \$1,580,000 |
| 150 Woodlawn Ave | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | \$1,580,000 |
| 155 Woodlawn Ave | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | \$1,580,000 |
| 162 Woodlawn Ave | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | \$1,580,000 |
| 167 Woodlawn Ave | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | \$1,580,000 |
| 5 Marlene Ave. | - | - | - | - | - | - | - | - | - | 0.62 | \$630,048 |
| Total (unit) | 12.48 | 13.10 | |
| Total (\$000) | \$19,718.4 | \$20,108.4 | |
| Total Brantford Share (\$000) | \$16,386.0 | \$16,710.1 | |



**APPENDIX B.6
TABLE 1 - PAGE 8**

**CITY OF BRANTFORD
CALCULATION OF SERVICE LEVELS
HOUSING**

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---------------------|--------|--------|--------|--------|--------|--------|--------|---------|---------|---------|
| Historic Population | 93,650 | 94,628 | 95,617 | 96,616 | 97,625 | 98,645 | 99,603 | 100,570 | 101,547 | 102,533 |

INVENTORY SUMMARY (\$000)

| | | | | | | | | | | |
|----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Buildings | \$251,765.4 | \$251,765.4 | \$251,765.4 | \$252,216.1 | \$252,216.1 | \$253,141.1 | \$253,265.0 | \$260,725.8 | \$258,760.5 | \$263,850.4 |
| Land | \$35,287.5 | \$35,287.5 | \$35,287.5 | \$35,287.5 | \$35,287.5 | \$35,587.7 | \$35,587.7 | \$40,597.4 | \$40,597.4 | \$40,921.5 |
| Total (\$000) | \$287,052.9 | \$287,052.9 | \$287,052.9 | \$287,503.6 | \$287,503.6 | \$288,728.8 | \$288,852.7 | \$301,323.2 | \$299,357.9 | \$304,771.9 |

**Average
Service
Level**

SERVICE LEVEL (\$/capita)

| | | | | | | | | | | | |
|--------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Buildings | \$2,688.37 | \$2,660.58 | \$2,633.06 | \$2,610.50 | \$2,583.52 | \$2,566.18 | \$2,542.74 | \$2,592.48 | \$2,548.18 | \$2,573.32 | \$2,599.89 |
| Land | \$376.80 | \$372.91 | \$369.05 | \$365.23 | \$361.46 | \$360.76 | \$357.30 | \$403.67 | \$399.79 | \$399.11 | \$376.61 |
| Total (\$/capita) | \$3,065.17 | \$3,033.49 | \$3,002.11 | \$2,975.73 | \$2,944.98 | \$2,926.95 | \$2,900.04 | \$2,996.15 | \$2,947.97 | \$2,972.43 | \$2,976.50 |

**CITY OF BRANTFORD
CALCULATION OF MAXIMUM ALLOWABLE
HOUSING**

| 10-Year Funding Envelope Calculation | |
|---|--------------|
| 10 Year Average Service Level 2011 - 2020 | \$2,976.50 |
| Net Population Growth 2021 - 2030 | 15,638 |
| Maximum Allowable Funding Envelope | \$46,546,507 |

APPENDIX B.6
TABLE 2

CITY OF BRANTFORD
DEVELOPMENT-RELATED CAPITAL PROGRAM
HOUSING

| Project Description | Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|---|--------|----------------------|------------------------------------|----------------------|--------------------------|----------------------|---------------------------------|------------------------------------|----------------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2030 | Other Development-Related |
| 6.0 HOUSING | | | | | | | | | | |
| 6.1 Buildings, Land, and Furnishings | | | | | | | | | | |
| 6.1.1 New Build - 50 Unit Affordable Housing Building | 2024 | \$ 10,250,000 | \$ 4,571,500 | \$ 5,678,500 | 35% | \$ 1,987,475 | \$ 3,691,025 | \$ - | \$ 3,691,025 | \$ - |
| 6.1.2 New Build - 50 Unit Affordable Housing Building | 2025 | \$ 10,250,000 | \$ 4,571,500 | \$ 5,678,500 | 35% | \$ 1,987,475 | \$ 3,691,025 | \$ - | \$ 3,691,025 | \$ - |
| 6.1.3 New Build - 50 Unit Affordable Housing Building | 2026 | \$ 10,250,000 | \$ 4,571,500 | \$ 5,678,500 | 35% | \$ 1,987,475 | \$ 3,691,025 | \$ - | \$ 3,691,025 | \$ - |
| 6.1.4 New Build - 50 Unit Affordable Housing Building | 2027 | \$ 10,250,000 | \$ 4,571,500 | \$ 5,678,500 | 35% | \$ 1,987,475 | \$ 3,691,025 | \$ - | \$ 3,691,025 | \$ - |
| 6.1.5 New Build - 50 Unit Affordable Housing Building | 2028 | \$ 10,250,000 | \$ 4,571,500 | \$ 5,678,500 | 35% | \$ 1,987,475 | \$ 3,691,025 | \$ - | \$ 3,691,025 | \$ - |
| 6.1.6 New Build - 27 Unit Affordable Housing Building | 2029 | \$ 5,535,000 | \$ 2,468,610 | \$ 3,066,390 | 35% | \$ 1,073,237 | \$ 1,993,154 | \$ - | \$ 1,993,154 | \$ - |
| 6.1.7 Trillium Way Site - 49 Unit Mixed Use Low-Rise Apartment Building | 2021 | \$ 12,300,000 | \$ 2,257,000 | \$ 10,043,000 | 35% | \$ 3,515,050 | \$ 6,527,950 | \$ 196,535 | \$ 6,331,415 | \$ - |
| 6.1.8 Stinson & Stirton build - 4 units | 2021 | \$ 463,300 | \$ 100,000 | \$ 363,300 | 35% | \$ 127,155 | \$ 236,145 | \$ - | \$ 236,145 | \$ - |
| Subtotal Buildings, Land, and Furnishings | | \$ 69,548,300 | \$ 27,683,110 | \$ 41,865,190 | | \$ 14,652,817 | \$ 27,212,374 | \$ 196,535 | \$ 27,015,839 | \$ - |
| 6.2 50 Unit Affordable Housing Building (2023) | | | | | | | | | | |
| 6.2.1 Non-Debt Share | 2023 | \$ 6,416,090 | \$ 4,571,500 | \$ 1,844,590 | 35% | \$ 645,607 | \$ 1,198,984 | \$ - | \$ 1,198,984 | \$ - |
| 6.2.2 Debt Recovery - Principle Payment | 2023 | \$ 33,616 | \$ - | \$ 33,616 | 35% | \$ 11,765 | \$ 21,850 | \$ - | \$ 21,850 | \$ - |
| 6.2.3 Debt Recovery - Principle Payment | 2024 | \$ 69,262 | \$ - | \$ 69,262 | 35% | \$ 24,242 | \$ 45,020 | \$ - | \$ 45,020 | \$ - |
| 6.2.4 Debt Recovery - Principle Payment | 2025 | \$ 72,060 | \$ - | \$ 72,060 | 35% | \$ 25,221 | \$ 46,839 | \$ - | \$ 46,839 | \$ - |
| 6.2.5 Debt Recovery - Principle Payment | 2026 | \$ 74,971 | \$ - | \$ 74,971 | 35% | \$ 26,240 | \$ 48,731 | \$ - | \$ 48,731 | \$ - |
| 6.2.6 Debt Recovery - Principle Payment | 2027 | \$ 78,000 | \$ - | \$ 78,000 | 35% | \$ 27,300 | \$ 50,700 | \$ - | \$ 50,700 | \$ - |
| 6.2.7 Debt Recovery - Principle Payment | 2028 | \$ 81,151 | \$ - | \$ 81,151 | 35% | \$ 28,403 | \$ 52,748 | \$ - | \$ 52,748 | \$ - |
| 6.2.8 Debt Recovery - Principle Payment | 2029 | \$ 84,429 | \$ - | \$ 84,429 | 35% | \$ 29,550 | \$ 54,879 | \$ - | \$ 54,879 | \$ - |
| 6.2.9 Debt Recovery - Present Value 2030+ Principle Payments | 2030 | \$ 2,188,660 | \$ - | \$ 2,188,660 | 35% | \$ 766,031 | \$ 1,422,629 | \$ - | \$ 1,422,629 | \$ - |
| Subtotal 50 Unit Affordable Housing Building (2023) | | \$ 9,098,238 | \$ 4,571,500 | \$ 4,526,738 | | \$ 1,584,358 | \$ 2,942,380 | \$ - | \$ 2,942,380 | \$ - |
| 6.3 Shellard Lane New Build - 70 Unit Mixed Use Apartment Building | | | | | | | | | | |
| 6.3.1 Non-Debt Share | 2022 | \$ 10,090,168 | \$ 7,136,000 | \$ 2,954,168 | 35% | \$ 1,033,959 | \$ 1,920,209 | \$ - | \$ 1,920,209 | \$ - |
| 6.3.2 Debt Recovery - Principle Payment | 2023 | \$ 61,423 | \$ - | \$ 61,423 | 35% | \$ 21,498 | \$ 39,925 | \$ - | \$ 39,925 | \$ - |
| 6.3.3 Debt Recovery - Principle Payment | 2024 | \$ 125,625 | \$ - | \$ 125,625 | 35% | \$ 43,969 | \$ 81,656 | \$ - | \$ 81,656 | \$ - |
| 6.3.4 Debt Recovery - Principle Payment | 2025 | \$ 129,422 | \$ - | \$ 129,422 | 35% | \$ 45,298 | \$ 84,124 | \$ - | \$ 84,124 | \$ - |
| 6.3.5 Debt Recovery - Principle Payment | 2026 | \$ 133,333 | \$ - | \$ 133,333 | 35% | \$ 46,667 | \$ 86,667 | \$ - | \$ 86,667 | \$ - |
| 6.3.6 Debt Recovery - Principle Payment | 2027 | \$ 137,363 | \$ - | \$ 137,363 | 35% | \$ 48,077 | \$ 89,286 | \$ - | \$ 89,286 | \$ - |
| 6.3.7 Debt Recovery - Principle Payment | 2028 | \$ 141,515 | \$ - | \$ 141,515 | 35% | \$ 49,530 | \$ 91,985 | \$ - | \$ 91,985 | \$ - |
| 6.3.8 Debt Recovery - Principle Payment | 2029 | \$ 145,793 | \$ - | \$ 145,793 | 35% | \$ 51,027 | \$ 94,765 | \$ - | \$ 94,765 | \$ - |
| 6.3.9 Debt Recovery - Present Value 2030+ Principle Payments | 2030 | \$ 3,350,813 | \$ - | \$ 3,350,813 | 35% | \$ 1,172,784 | \$ 2,178,028 | \$ - | \$ 2,178,028 | \$ - |
| Subtotal Shellard Lane New Build - 70 Unit Mixed Use Apartment Building | | \$ 14,315,455 | \$ 7,136,000 | \$ 7,179,455 | | \$ 2,512,809 | \$ 4,666,646 | \$ - | \$ 4,666,646 | \$ - |
| 6.4 Recovery of 177 Colborne Housing Debt | | | | | | | | | | |
| 6.4.1 Non-Debt Share | 2021 | \$ 3,377,182 | \$ 1,250,000 | \$ 2,127,182 | 35% | \$ 744,514 | \$ 1,382,668 | \$ - | \$ 1,382,668 | \$ - |
| 6.4.2 Debt Recovery - Principle Payment | 2022 | \$ 24,485 | \$ - | \$ 24,485 | 35% | \$ 8,570 | \$ 15,915 | \$ - | \$ 15,915 | \$ - |
| 6.4.3 Debt Recovery - Principle Payment | 2023 | \$ 49,892 | \$ - | \$ 49,892 | 35% | \$ 17,462 | \$ 32,430 | \$ - | \$ 32,430 | \$ - |
| 6.4.4 Debt Recovery - Principle Payment | 2024 | \$ 51,147 | \$ - | \$ 51,147 | 35% | \$ 17,901 | \$ 33,245 | \$ - | \$ 33,245 | \$ - |
| 6.4.5 Debt Recovery - Principle Payment | 2025 | \$ 52,434 | \$ - | \$ 52,434 | 35% | \$ 18,352 | \$ 34,082 | \$ - | \$ 34,082 | \$ - |
| 6.4.6 Debt Recovery - Principle Payment | 2026 | \$ 53,753 | \$ - | \$ 53,753 | 35% | \$ 18,813 | \$ 34,939 | \$ - | \$ 34,939 | \$ - |
| 6.4.7 Debt Recovery - Principle Payment | 2027 | \$ 55,105 | \$ - | \$ 55,105 | 35% | \$ 19,287 | \$ 35,818 | \$ - | \$ 35,818 | \$ - |
| 6.4.8 Debt Recovery - Principle Payment | 2028 | \$ 56,491 | \$ - | \$ 56,491 | 35% | \$ 19,772 | \$ 36,719 | \$ - | \$ 36,719 | \$ - |
| 6.4.8 Debt Recovery - Principle Payment | 2029 | \$ 57,912 | \$ - | \$ 57,912 | 35% | \$ 20,269 | \$ 37,643 | \$ - | \$ 37,643 | \$ - |
| 6.4.9 Debt Recovery - Present Value 2030+ Principle Payments | 2030 | \$ 1,207,200 | \$ - | \$ 1,207,200 | 35% | \$ 422,520 | \$ 784,680 | \$ - | \$ 784,680 | \$ - |
| Subtotal Recovery of 177 Colborne Housing Debt | | \$ 4,985,600 | \$ 1,250,000 | \$ 3,735,600 | | \$ 1,307,460 | \$ 2,428,140 | \$ - | \$ 2,428,140 | \$ - |
| TOTAL HOUSING | | \$ 97,947,594 | \$ 40,640,610 | \$ 57,306,984 | | \$ 20,057,444 | \$ 37,249,540 | \$ 196,535 | \$ 37,053,005 | \$ - |

| Residential Development Charge Calculation | | |
|---|------|-------------------|
| Residential Share of 2021-2030 Discounted Development-Related Capital Program | 100% | \$37,053,005 |
| 10 Year Growth in Population in New Units | | 20,851 |
| Unadjusted Development Charge Per Capita (\$) | | \$1,777.04 |
| Non-Residential Development Charge Calculation | | |
| Non-Res Share of 2021-2030 Discounted Development-Related Capital Program | 0% | \$0 |
| 10 Year Growth in Square Metres | | 493,926 |
| Unadjusted Development Charge Per sq. m (\$) | | \$0.00 |

| | |
|-------------------------------------|--------------|
| 2021 - 2030 Net Funding Envelope | \$46,546,507 |
| Available DC Shares | |
| Reserve Fund Balance at end of 2020 | \$196,535 |



**APPENDIX B.6
TABLE 3**

**CITY OF BRANTFORD
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
HOUSING
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| HOUSING | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | TOTAL |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|--------------------|
| OPENING CASH BALANCE | \$0.00 | (\$6,244.25) | (\$4,914.04) | (\$2,832.86) | (\$3,357.66) | (\$3,822.01) | (\$4,208.65) | (\$3,552.24) | (\$2,697.58) | \$398.57 | |
| 2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | |
| - Housing (Non-Debt Share): Non Inflated | \$7,950.2 | \$1,920.2 | \$1,199.0 | \$3,691.0 | \$3,691.0 | \$3,691.0 | \$3,691.0 | \$3,691.0 | \$1,993.2 | \$0.0 | \$31,517.7 |
| - Debenture Principle Payments (1) | \$0.0 | \$15.9 | \$94.2 | \$159.9 | \$165.0 | \$170.3 | \$175.8 | \$181.5 | \$187.3 | \$4,385.3 | \$5,535.3 |
| - Housing: Inflated | \$7,950.2 | \$1,974.5 | \$1,341.6 | \$4,076.9 | \$4,160.3 | \$4,245.5 | \$4,332.5 | \$4,421.3 | \$2,522.6 | \$4,385.3 | \$39,410.8 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | |
| - Population Growth in New Units | 964 | 1,835 | 1,876 | 1,919 | 1,960 | 2,006 | 2,482 | 2,542 | 2,603 | 2,664 | 20,851 |
| REVENUE | | | | | | | | | | | |
| - DC Receipts: Inflated | \$1,873.1 | \$3,636.7 | \$3,792.3 | \$3,956.8 | \$4,122.2 | \$4,303.3 | \$5,430.9 | \$5,673.5 | \$5,925.8 | \$6,186.0 | \$44,900.6 |
| INTEREST | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$343.4) | (\$270.3) | (\$155.8) | (\$184.7) | (\$210.2) | (\$231.5) | (\$195.4) | (\$148.4) | \$13.9 | (\$1,725.7) |
| - Interest on In-year Transactions | (\$167.1) | \$29.1 | \$42.9 | (\$3.3) | (\$1.0) | \$1.0 | \$19.2 | \$21.9 | \$59.6 | \$31.5 | \$33.7 |
| - Interest Payments on Debentures (2) | \$0.0 | (\$17.6) | (\$142.1) | (\$245.6) | (\$240.5) | (\$235.2) | (\$229.7) | (\$224.1) | (\$218.3) | (\$2,230.7) | |
| TOTAL REVENUE | \$1,706.0 | \$3,304.7 | \$3,422.8 | \$3,552.1 | \$3,696.0 | \$3,858.9 | \$4,988.9 | \$5,275.9 | \$5,618.7 | \$4,000.8 | \$39,424.8 |
| CLOSING CASH BALANCE | (\$6,244.2) | (\$4,914.0) | (\$2,832.9) | (\$3,357.7) | (\$3,822.0) | (\$4,208.6) | (\$3,552.2) | (\$2,697.6) | \$398.6 | \$14.0 | |

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

| | |
|--|----------------|
| 2021 Adjusted Charge Per Capita | \$1,943 |
|--|----------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 100% |
| Non-Residential Sector | 0% |
| Rates for 2021 | |
| Inflation Rate: | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix B.7
Land Ambulance

Land Ambulance

The County of Brant Ambulance Service provides paramedic services to the City of Brantford and the County of Brant. Call volumes related to land ambulance have reflected substantial growth in the County of Brant and City of Brantford with annual call volume increases of 8 – 10 per cent. Funding for this shared service is based on population and currently the City of Brantford is responsible for 73 per cent of the capital and operating costs associated with providing the service.

Table 1 Historical Service Levels

The County of Brant Ambulance Service currently operates out of seven stations, five of which are in Brantford. Two new stations have been leased in 2020 increasing the combined floor area to 27,065 square feet with a replacement cost of \$9.42 million, \$6.92 million of which represents Brantford's share. Land for the stations totals 2.88 hectares with a value of \$4.55 million, with \$3.32 million representing the City's share. The replacement cost of the 15 eligible vehicles is \$4.95 million total, \$3.61 million of which is Brantford's share. Furniture and equipment adds another \$285,500 to Brantford's share of the inventory.

In total, Brantford's share of the replacement cost of the 2020 inventory of capital assets is \$14.14 million. The calculated average historical service level over the 10-year period is \$59.89 per population and employment. The historical service level multiplied by the forecast 10-year population and employment growth results in a 10-year maximum allowable charge of \$1.39 million.

Table 2 2021-2030 Development-Related Capital Program & Calculation of the Unadjusted Development Charges

The 2021-2030 development-related capital program for land ambulance totals \$12.29 million of which the majority can be apportioned to a new station with a gross cost of \$10.50 million. The new facility will be replacing the existing Henry Street and Cainsville facilities. The new land ambulance facility will have a greater GFA than the combined Henry Street and Cainsville facilities as well as increased capacity capabilities in order to meet demand resulting from growth in the City of Brantford and County of Brant.

A provision of \$1.75 million is included for five new, fully equipped ambulances over the 10-year planning period. Additionally, \$40,500 of the total capital program is attributed to equipment for 20 additional paramedics to service forecast growth in population and employment between 2021 and 2030.

The County's share of this capital program is calculated at \$3.39 million has is deducted from the gross capital costs. Given the new land ambulance station will be replacing the 355 Henry Street and Cainsville facilities, a portion of the capital cost associated with this facility has been deemed replacement. As such, a replacement share of \$3.05 million has been deducted from the capital cost. Another \$4.43 million has been allocated to other development-related costs due to funding envelope restrictions. This share has been deducted from the 2021-2030 development-charge calculation, however it is eligible for recovery through future DCs. The available reserve fund balance of \$33,701 is applied to the development-related cost, leaving a remaining \$1.39 million eligible for development charges funding over the 10-year planning period.

Of these remaining costs, \$988,592 (71 per cent) is allocated to residential development and \$403,791 (29 per cent) is allocated to non-residential development. This ratio is based on each sector’s share of 10-year population and employment growth. The residential share of the net development-related capital cost is divided by the 10-year forecast growth in population in new units to derive an unadjusted charge of \$47.41 per capita. The non-residential share of the net development-related capital cost is divided by the 10-year forecast growth in floor space to derive an unadjusted charge of \$0.82 per square metre.

Table 3 Cash Flow Analysis

After conducting a cash flow analysis, the charges increase slightly to \$52 per capita and \$0.89 per square metre respectively.

| LAND AMBULANCE SUMMARY | | | | | | |
|-------------------------------|-------------------------------------|--------------------|--------------------|---------|--------------------|---------------|
| 10-year Hist. | 2021 - 2030 | | Unadjusted | | Adjusted | |
| Service Level | Development-Related Capital Program | | Development Charge | | Development Charge | |
| per pop & emp | Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$59.89 | \$12,290,500 | \$1,392,383 | \$47.41 | \$0.82 | \$52 | \$0.89 |

**APPENDIX B.7
TABLE 1 - PAGE 1**

**CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
LAND AMBULANCE**

| BUILDINGS Facility Name | # of Square Feet | | | | | | | | | | UNIT COST (\$/sq. ft.) | |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|---------------------------|-------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | | |
| 303 Henry Street - Brantford | 5,040 | 5,040 | 5,040 | 5,040 | 5,040 | 5,040 | 5,040 | 5,040 | 5,040 | 5,040 | 5,040 | \$350 |
| 135 Francis Street, Brantford | 3,195 | 3,195 | 3,195 | 3,195 | 3,195 | 3,195 | 3,195 | 3,195 | 3,195 | 3,195 | 3,195 | \$350 |
| Alexander Street - Paris | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | \$350 |
| 400 Colborne - Brantford | 3,105 | 3,105 | 3,105 | 3,105 | 3,105 | 3,105 | 3,105 | 3,105 | 3,105 | 3,105 | 3,105 | \$350 |
| Elgin Street Rental Space (not leasing in 2021 - replaced by 355 Henry & 12 Garnet) | - | - | - | - | - | - | 2,875 | 2,875 | 2,875 | 2,875 | | \$350 |
| 355 Henry St - Brantford | - | - | - | - | - | - | - | - | - | 7,950 | | \$350 |
| 12 Garnet (Cainsville) - Brantford | - | - | - | - | - | - | - | - | - | 1,900 | | \$350 |
| | | | | | | | | | | | | |
| Total (sq.ft.) | 14,340 | 14,340 | 14,340 | 14,340 | 14,340 | 14,340 | 17,215 | 17,215 | 17,215 | 27,065 | | |
| Total (\$000) | \$5,019.0 | \$5,019.0 | \$5,019.0 | \$5,019.0 | \$5,019.0 | \$5,019.0 | \$6,025.3 | \$6,025.3 | \$6,025.3 | \$9,472.8 | | |
| Total Brantford Share (\$000) | \$3,663.9 | \$3,663.9 | \$3,663.9 | \$3,663.9 | \$3,663.9 | \$3,663.9 | \$4,398.4 | \$4,398.4 | \$4,398.4 | \$6,915.1 | | |

| LAND Facility Name | # of Hectares | | | | | | | | | | UNIT COST (\$/ha) | |
|--------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------------|-------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | | |
| Henry Street - Brantford | 0.27 | 0.27 | 0.27 | 0.27 | 0.27 | 0.27 | 0.27 | 0.27 | 0.27 | 0.27 | 0.27 | \$1,580,000 |
| 135 Francis Street, Brantford | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 | \$1,580,000 |
| Alexander Street - Paris | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | 0.13 | \$1,580,000 |
| 400 Colborne - Brantford | 0.48 | 0.48 | 0.48 | 0.48 | 0.48 | 0.48 | 0.48 | 0.48 | 0.48 | 0.48 | 0.48 | \$1,580,000 |
| Elgin Street Rental Space | - | - | - | - | - | - | 0.48 | 0.48 | 0.48 | 0.48 | | \$1,580,000 |
| 355 Henry St - Brantford | - | - | - | - | - | - | - | - | - | 0.88 | | \$1,580,000 |
| 12 Garnet (Cainsville) - Brantford | - | - | - | - | - | - | - | - | - | 0.48 | | \$1,580,000 |
| | | | | | | | | | | | | |
| Total (ha) | 1.04 | 1.04 | 1.04 | 1.04 | 1.04 | 1.04 | 1.52 | 1.52 | 1.52 | 2.88 | | |
| Total (\$000) | 1,649.29 | \$1,649.3 | \$1,649.3 | \$1,649.3 | \$1,649.3 | \$1,649.3 | \$2,407.7 | \$2,407.7 | \$2,401.6 | \$4,550.4 | | |
| Total Brantford Share (\$000) | \$1,204.0 | \$1,204.0 | \$1,204.0 | \$1,204.0 | \$1,204.0 | \$1,204.0 | \$1,757.6 | \$1,757.6 | \$1,753.2 | \$3,321.8 | | |



APPENDIX B.7
TABLE 1 - PAGE 2

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
WASTE WATER SERVICES

| VEHICLES Vehicle Type | # of Vehicles | | | | | | | | | | UNIT COST (\$/unit) |
|--------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Type 3 Modular | 7 | 7 | 8 | 8 | 8 | 9 | 11 | 11 | 13 | 13 | \$350,000 |
| Emergency Response Vehicle | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | \$200,000 |
| | | | | | | | | | | | |
| Total (#) | 8 | 8 | 9 | 9 | 9 | 10 | 12 | 12 | 14 | 15 | |
| Total (\$000) | \$2,650.0 | \$2,650.0 | \$3,000.0 | \$3,000.0 | \$3,000.0 | \$3,350.0 | \$4,050.0 | \$4,050.0 | \$4,750.0 | \$4,950.0 | |
| Total Brantford Share (\$000) | \$1,934.5 | \$1,934.5 | \$2,190.0 | \$2,190.0 | \$2,190.0 | \$2,445.5 | \$2,956.5 | \$2,956.5 | \$3,467.5 | \$3,613.5 | |

| FURNITURE AND EQUIPMENT Description | Value of Furniture and Equipment (\$) | | | | | | | | | | UNIT COST (\$/unit) |
|--|---------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Number of Paramedics | 65 | 65 | 70 | 72 | 72 | 74 | 83 | 112 | 118 | 124 | \$2,025 |
| Total Value of Station Furniture | \$112,000 | \$112,000 | \$112,000 | \$112,000 | \$112,000 | \$112,000 | \$112,000 | \$112,000 | \$112,000 | \$140,000 | |
| | | | | | | | | | | | |
| Total (#) | 65 | 65 | 70 | 72 | 72 | 74 | 83 | 112 | 118 | 124 | |
| Total (\$000) | \$243.6 | \$243.6 | \$253.8 | \$257.8 | \$257.8 | \$261.9 | \$280.1 | \$338.8 | \$351.0 | \$391.1 | |
| Total Brantford Share (\$000) | \$177.8 | \$177.8 | \$185.2 | \$188.2 | \$188.2 | \$191.2 | \$204.5 | \$247.3 | \$256.2 | \$285.5 | |

**APPENDIX B.7
TABLE 1 - PAGE 3**

**CITY OF BRANTFORD
CALCULATION OF SERVICE LEVELS
LAND AMBULANCE**

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|-----------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Historic Population | 93,650 | 94,628 | 95,617 | 96,616 | 97,625 | 98,645 | 99,603 | 100,570 | 101,547 | 102,533 |
| Historic Employment | <u>44,224</u> | <u>44,249</u> | <u>44,274</u> | <u>44,299</u> | <u>44,324</u> | <u>44,349</u> | <u>44,712</u> | <u>45,078</u> | <u>45,447</u> | <u>45,819</u> |
| Population+Employment | 137,874 | 138,877 | 139,891 | 140,915 | 141,949 | 142,994 | 144,315 | 145,648 | 146,994 | 148,352 |

INVENTORY SUMMARY (\$000)

| | | | | | | | | | | |
|-------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| Buildings | \$3,663.9 | \$3,663.9 | \$3,663.9 | \$3,663.9 | \$3,663.9 | \$3,663.9 | \$4,398.4 | \$4,398.4 | \$4,398.4 | \$6,915.1 |
| Land | \$1,204.0 | \$1,204.0 | \$1,204.0 | \$1,204.0 | \$1,204.0 | \$1,204.0 | \$1,757.6 | \$1,757.6 | \$1,753.2 | \$3,321.8 |
| Vehicles | \$1,934.5 | \$1,934.5 | \$2,190.0 | \$2,190.0 | \$2,190.0 | \$2,445.5 | \$2,956.5 | \$2,956.5 | \$3,467.5 | \$3,613.5 |
| Furniture And Equipment | \$177.8 | \$177.8 | \$185.2 | \$188.2 | \$188.2 | \$191.2 | \$204.5 | \$247.3 | \$256.2 | \$285.5 |
| Total (\$000) | \$6,980.2 | \$6,980.2 | \$7,243.1 | \$7,246.0 | \$7,246.0 | \$7,504.5 | \$9,317.0 | \$9,359.9 | \$9,875.3 | \$14,135.9 |

SERVICE LEVEL (\$/pop+empl)

| | | | | | | | | | | | Average Service Level |
|---------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------------------|
| Buildings | \$26.57 | \$26.38 | \$26.19 | \$26.00 | \$25.81 | \$25.62 | \$30.48 | \$30.20 | \$29.92 | \$46.61 | \$29.38 |
| Land | \$8.73 | \$8.67 | \$8.61 | \$8.54 | \$8.48 | \$8.42 | \$12.18 | \$12.07 | \$11.93 | \$22.39 | \$11.00 |
| Vehicles | \$14.03 | \$13.93 | \$15.66 | \$15.54 | \$15.43 | \$17.10 | \$20.49 | \$20.30 | \$23.59 | \$24.36 | \$18.04 |
| Furniture And Equipment | \$1.29 | \$1.28 | \$1.32 | \$1.34 | \$1.33 | \$1.34 | \$1.42 | \$1.70 | \$1.74 | \$1.92 | \$1.47 |
| Total (\$/pop & emp) | \$50.63 | \$50.26 | \$51.78 | \$51.42 | \$51.05 | \$52.48 | \$64.56 | \$64.26 | \$67.18 | \$95.29 | \$59.89 |

**CITY OF BRANTFORD
CALCULATION OF MAXIMUM ALLOWABLE
LAND AMBULANCE**

| 10-Year Funding Envelope Calculation | |
|--|----------------|
| 10 Year Average Service Level 2011 - 2020 | \$60 |
| Net Population & Employment Growth 2021 - 2030 | 23,249 |
| Maximum Allowable Funding Envelope | \$ 1,392,382.6 |



APPENDIX B.7
TABLE 2

CITY OF BRANTFORD
DEVELOPMENT-RELATED CAPITAL PROGRAM
LAND AMBULANCE

| Project Description | Timing | Gross Project Cost | Grants/ Subsidies/ Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|--|--------|----------------------|-------------------------------------|---------------------|--------------------------|---------------------|---------------------------------|------------------------------------|---------------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2030 | Other Development-Related |
| 7.0 LAND AMBULANCE | | | | | | | | | | |
| 7.1 Facilities | | | | | | | | | | |
| 7.1.1 New Station | 2025 | \$ 10,500,000 | \$ 2,887,500 | \$ 7,612,500 | 40% | \$ 3,045,000 | \$ 4,567,500 | \$ - | \$ 909,703 | \$ 3,657,797 |
| Subtotal Facilities | | \$ 10,500,000 | \$ 2,887,500 | \$ 7,612,500 | | \$ 3,045,000 | \$ 4,567,500 | \$ - | \$ 909,703 | \$ 3,657,797 |
| 7.2 Fleet | | | | | | | | | | |
| 7.2.1 1 Additional Ambulance with Equipment | 2021 | \$ 350,000 | \$ 97,650 | \$ 252,350 | 0% | \$ - | \$ 252,350 | \$ 33,701 | \$ 218,649 | \$ - |
| 7.2.2 1 Additional Ambulance with Equipment | 2023 | \$ 350,000 | \$ 97,650 | \$ 252,350 | 0% | \$ - | \$ 252,350 | \$ - | \$ 252,350 | \$ - |
| 7.2.3 1 Additional Ambulance with Equipment | 2025 | \$ 350,000 | \$ 97,650 | \$ 252,350 | 0% | \$ - | \$ 252,350 | \$ - | \$ - | \$ 252,350 |
| 7.2.4 1 Additional Ambulance with Equipment | 2027 | \$ 350,000 | \$ 97,650 | \$ 252,350 | 0% | \$ - | \$ 252,350 | \$ - | \$ - | \$ 252,350 |
| 7.2.5 1 Additional Ambulance with Equipment | 2029 | \$ 350,000 | \$ 97,650 | \$ 252,350 | 0% | \$ - | \$ 252,350 | \$ - | \$ - | \$ 252,350 |
| Subtotal Fleet | | \$ 1,750,000 | \$ 488,250 | \$ 1,261,750 | | \$ - | \$ 1,261,750 | \$ 33,701 | \$ 470,999 | \$ 757,050 |
| 7.3 Equipment and Personnel | | | | | | | | | | |
| 7.3.1 4 Additional Paramedics | 2021 | \$ 8,100 | \$ 2,260 | \$ 5,840 | 0% | \$ - | \$ 5,840 | \$ - | \$ 5,840 | \$ - |
| 7.3.2 4 Additional Paramedics | 2023 | \$ 8,100 | \$ 2,260 | \$ 5,840 | 0% | \$ - | \$ 5,840 | \$ - | \$ 5,840 | \$ - |
| 7.3.3 4 Additional Paramedics | 2025 | \$ 8,100 | \$ 2,260 | \$ 5,840 | 0% | \$ - | \$ 5,840 | \$ - | \$ - | \$ 5,840 |
| 7.3.4 4 Additional Paramedics | 2027 | \$ 8,100 | \$ 2,260 | \$ 5,840 | 0% | \$ - | \$ 5,840 | \$ - | \$ - | \$ 5,840 |
| 7.3.5 4 Additional Paramedics | 2029 | \$ 8,100 | \$ 2,260 | \$ 5,840 | 0% | \$ - | \$ 5,840 | \$ - | \$ - | \$ 5,840 |
| Subtotal Equipment and Personnel | | \$ 40,500 | \$ 11,300 | \$ 29,201 | | \$ - | \$ 29,201 | \$ - | \$ 11,680 | \$ 17,520 |
| Check County Budget Call volume increasing 8-10% annually | | | | | | | | | | |
| TOTAL LAND AMBULANCE | | \$ 12,290,500 | \$ 3,387,050 | \$ 8,903,451 | \$ 0 | \$ 3,045,000 | \$ 5,858,451 | \$ 33,701 | \$ 1,392,383 | \$ 4,432,367 |

| Residential Development Charge Calculation | | |
|---|-----|----------------|
| Residential Share of 2021-2030 Discounted Development-Related Capital Program | 71% | \$988,592 |
| 10 Year Growth in Population in New Units | | 20,851 |
| Unadjusted Development Charge Per Capita (\$) | | \$47.41 |
| Non-Residential Development Charge Calculation | | |
| Non-Res Share of 2021-2030 Discounted Development-Related Capital Program | 29% | \$403,791 |
| 10 Year Growth in Square Metres | | 493,926 |
| Unadjusted Development Charge Per sq. m (\$) | | \$0.82 |

| | |
|-------------------------------------|-------------|
| 2021 - 2030 Net Funding Envelope | \$1,392,383 |
| Available DC Shares | |
| Reserve Fund Balance at end of 2020 | \$33,701 |



**APPENDIX B.7
TABLE 3 - PAGE 1**

**CITY OF BRANTFORD
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
LAND AMBULANCE
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| LAND AMBULANCE | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | TOTAL |
|---|---------------|---------------|---------------|----------------|---------------|---------------|----------------|----------------|----------------|----------------|------------------|
| OPENING CASH BALANCE | \$0.00 | (\$112.29) | (\$19.47) | (\$112.21) | (\$10.63) | (\$616.24) | (\$532.92) | (\$414.38) | (\$282.72) | (\$136.89) | |
| 2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | |
| - Land Ambulance: Non Inflated | \$159.4 | \$0.0 | \$183.3 | \$0.0 | \$645.9 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$988.6 |
| - Land Ambulance: Inflated | \$159.4 | \$0.0 | \$190.7 | \$0.0 | \$699.1 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$1,049.2 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | |
| - Population Growth in New Units | 964 | 1,835 | 1,876 | 1,919 | 1,960 | 2,006 | 2,482 | 2,542 | 2,603 | 2,664 | 20,851 |
| REVENUE | | | | | | | | | | | |
| - DC Receipts: Inflated | \$50.1 | \$97.3 | \$101.5 | \$105.9 | \$110.3 | \$115.2 | \$145.3 | \$151.8 | \$158.6 | \$165.6 | \$1,201.6 |
| INTEREST | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$6.2) | (\$1.1) | (\$6.2) | (\$0.6) | (\$33.9) | (\$29.3) | (\$22.8) | (\$15.5) | (\$7.5) | (\$123.1) |
| - Interest on In-year Transactions | (\$3.0) | \$1.7 | (\$2.5) | \$1.9 | (\$16.2) | \$2.0 | \$2.5 | \$2.7 | \$2.8 | \$2.9 | (\$5.2) |
| TOTAL REVENUE | \$47.1 | \$92.8 | \$98.0 | \$101.6 | \$93.5 | \$83.3 | \$118.5 | \$131.7 | \$145.8 | \$161.0 | \$1,073.3 |
| CLOSING CASH BALANCE | (\$112.3) | (\$19.5) | (\$112.2) | (\$10.6) | (\$616.2) | (\$532.9) | (\$414.4) | (\$282.7) | (\$136.9) | \$24.1 | |

| | |
|--|-------------|
| 2021 Adjusted Charge Per Capita | \$52 |
|--|-------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 71% |
| Non-Residential Sector | 29% |
| Rates for 2021 | |
| Inflation Rate: | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



**APPENDIX B.7
TABLE 3 - PAGE 2**

**CITY OF BRANTFORD
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
LAND AMBULANCE
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| LAND AMBULANCE | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | TOTAL |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------|
| OPENING CASH BALANCE | \$0.00 | (\$38.12) | (\$6.13) | (\$50.96) | (\$17.44) | (\$273.79) | (\$249.98) | (\$196.17) | (\$136.65) | (\$71.01) | |
| 2021 - 2030 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | |
| - Land Ambulance: Non Inflated | \$65.1 | \$0.0 | \$74.9 | \$0.0 | \$263.8 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$403.8 |
| - Land Ambulance: Inflated | \$65.1 | \$0.0 | \$77.9 | \$0.0 | \$285.6 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$428.6 |
| NON-RESIDENTIAL SPACE GROWTH | | | | | | | | | | | |
| - Growth in Square Metres | 31,486 | 36,930 | 37,315 | 37,810 | 38,360 | 38,828 | 66,237 | 67,557 | 68,959 | 70,444 | 493,926 |
| REVENUE | | | | | | | | | | | |
| - DC Receipts: Inflated | \$28.0 | \$33.5 | \$34.6 | \$35.7 | \$37.0 | \$38.2 | \$66.4 | \$69.1 | \$71.9 | \$74.9 | \$489.3 |
| INTEREST | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$2.1) | (\$0.3) | (\$2.8) | (\$1.0) | (\$15.1) | (\$13.7) | (\$10.8) | (\$7.5) | (\$3.9) | (\$57.2) |
| - Interest on In-year Transactions | (\$1.0) | \$0.6 | (\$1.2) | \$0.6 | (\$6.8) | \$0.7 | \$1.2 | \$1.2 | \$1.3 | \$1.3 | (\$2.2) |
| TOTAL REVENUE | \$27.0 | \$32.0 | \$33.1 | \$33.5 | \$29.2 | \$23.8 | \$53.8 | \$59.5 | \$65.6 | \$72.3 | \$429.9 |
| CLOSING CASH BALANCE | (\$38.1) | (\$6.1) | (\$51.0) | (\$17.4) | (\$273.8) | (\$250.0) | (\$196.2) | (\$136.7) | (\$71.0) | \$1.3 | |

| | |
|--|---------------|
| 2021 Adjusted Charge Per Square Metre | \$0.89 |
|--|---------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 71% |
| Non-Residential Sector | 29% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix B.8
Child Care

Child Care

The City of Brantford contributes a share of funding toward the child care spaces owned and operated by Brant County. Historically, there has been no development charge for child care in the City of Brantford. Through discussions with staff, planned investments relating to the increase in need for Child Care services were identified, and it was determined that a DC rate would be appropriate to include as part of the 2021 DC Background Study.

Table 1 Historical Service Levels

The City of Brantford provides funding for a total of 4,033 subsidized child care spaces. These spaces include infant, toddler, preschool, JK/SK, and school age child care programs. The total value of these programs is \$141.16 million, of which approximately 31 per cent (\$44.04 million) represents the City of Brantford's share.

The total replacement value of Brantford Child Care capital inventory is \$44.04 million. The average service level attained in the 10-year historical period 2011-2020 is \$363.60 per capita. This service level multiplied by the 10-year projected growth in population leads to a maximum allowable funding envelope of \$5.69 million.

Table 2 2021-2030 Development-Related Capital Program & Calculation of the Unadjusted Development Charges

The 2021-2030 child care capital program consists of the City's share of the costs of 640 new child care spaces anticipated to be required over the 2021-2030 period, totalling \$6.99 million. As this share represents the City's costs only, no grants, subsidies, or replacement shares have been identified,

however, the City costs exceed the calculated funding envelope. As such, \$1.30 million has been deemed “other development-related” resulting in \$5.69 million to be brought forward to the development charges calculation.

These costs are 100 per cent borne by the residential class. The net development-related capital cost is divided by the 10-year forecast growth in population in new units to derive an unadjusted charge of \$272.70 per capita.

Table 3 Cash Flow Analysis

After cash flow consideration, the residential charge increases to \$279 per capita.

| CHILD CARE SUMMARY | | | | | | |
|--------------------|-------------------------------------|--------------------|--------------------|---------|--------------------|---------------|
| 10-year Hist. | 2021 - 2030 | | Unadjusted | | Adjusted | |
| Service Level | Development-Related Capital Program | | Development Charge | | Development Charge | |
| per pop & emp | Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$363.60 | \$6,988,800 | \$5,685,977 | \$272.70 | \$0.00 | \$279 | \$0.00 |

APPENDIX B.8
TABLE 1 - PAGE 1

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
CHILD CARE

| CHILD CARE SPACES Branch Name | # of Child Care Spaces | | | | | | | | | | UNIT COST (\$/space) |
|--------------------------------------|------------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Infant | 62 | 66 | 88 | 88 | 99 | 99 | 105 | 127 | 117 | 117 | \$35,000 |
| Toddler | 205 | 270 | 335 | 320 | 323 | 328 | 335 | 330 | 360 | 385 | \$35,000 |
| Preschool | 699 | 720 | 741 | 789 | 763 | 779 | 742 | 781 | 826 | 890 | \$35,000 |
| JK/SK | 214 | 314 | 494 | 809 | 911 | 973 | 1,127 | 1,086 | 1,092 | 1,092 | \$35,000 |
| School Age | 783 | 943 | 1,085 | 1,242 | 1,323 | 1,329 | 1,510 | 1,514 | 1,549 | 1,549 | \$35,000 |
| Total (sq.ft.) | 1,963 | 2,313 | 2,743 | 3,248 | 3,419 | 3,508 | 3,819 | 3,838 | 3,944 | 4,033 | |
| Total (\$000) | \$68,705.0 | \$80,955.0 | \$96,005.0 | \$113,680.0 | \$119,665.0 | \$122,780.0 | \$133,665.0 | \$134,330.0 | \$138,040.0 | \$141,155.0 | |
| Total Brantford Share (\$000) | \$21,435.96 | \$25,258.0 | \$29,953.6 | \$35,468.2 | \$37,335.5 | \$38,307.4 | \$41,703.5 | \$41,911.0 | \$43,068.5 | \$44,040.4 | |

**APPENDIX B.8
TABLE 1 - PAGE 2**

**CITY OF BRANTFORD
CALCULATION OF SERVICE LEVELS
CHILD CARE**

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---------------------|--------|--------|--------|--------|--------|--------|--------|---------|---------|---------|
| Historic Population | 93,650 | 94,628 | 95,617 | 96,616 | 97,625 | 98,645 | 99,603 | 100,570 | 101,547 | 102,533 |

INVENTORY SUMMARY (\$000)

| | | | | | | | | | | |
|----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Child Care Spaces | \$21,436.0 | \$25,258.0 | \$29,953.6 | \$35,468.2 | \$37,335.5 | \$38,307.4 | \$41,703.5 | \$41,911.0 | \$43,068.5 | \$44,040.4 |
| Total (\$000) | \$21,436.0 | \$25,258.0 | \$29,953.6 | \$35,468.2 | \$37,335.5 | \$38,307.4 | \$41,703.5 | \$41,911.0 | \$43,068.5 | \$44,040.4 |

SERVICE LEVEL (\$/capita)

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | Average Service Level |
|--------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------------|
| Child Care Spaces | \$228.89 | \$266.92 | \$313.27 | \$367.10 | \$382.44 | \$388.34 | \$418.70 | \$416.73 | \$424.12 | \$429.52 | \$363.60 |
| Total (\$/capita) | \$228.89 | \$266.92 | \$313.27 | \$367.10 | \$382.44 | \$388.34 | \$418.70 | \$416.73 | \$424.12 | \$429.52 | \$363.60 |

**CITY OF BRANTFORD
CALCULATION OF MAXIMUM ALLOWABLE
CHILD CARE**

| 10-Year Funding Envelope Calculation | |
|---|-------------|
| 10 Year Average Service Level 2011 - 2020 | \$363.60 |
| Net Population Growth 2021 - 2030 | 15,638 |
| Maximum Allowable Funding Envelope | \$5,685,977 |

APPENDIX B.8
TABLE 2

CITY OF BRANTFORD
DEVELOPMENT-RELATED CAPITAL PROGRAM
CHILD CARE

| Project Description | Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|--|---------|---------------------|------------------------------------|---------------------|--------------------------|-------------|---------------------------------|------------------------------------|---------------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2030 | Other Development-Related |
| 8.0 CHILD CARE | | | | | | | | | | |
| 8.1 Child Care Spaces | | | | | | | | | | |
| 8.1.1 640 New Child Care Spaces- City Share: | Various | \$ 6,988,800 | \$ - | \$ 6,988,800 | 0% | \$ - | \$ 6,988,800 | \$ - | \$ 5,685,977 | \$ 1,302,823 |
| Subtotal Child Care Spaces | | \$ 6,988,800 | \$ - | \$ 6,988,800 | | \$ - | \$ 6,988,800 | \$ - | \$ 5,685,977 | \$ 1,302,823 |
| TOTAL CHILD CARE | | \$ 6,988,800 | \$ - | \$ 6,988,800 | | \$ - | \$ 6,988,800 | \$ - | \$ 5,685,977 | \$ 1,302,823 |

| Residential Development Charge Calculation | | |
|---|------|-----------------|
| Residential Share of 2021-2030 Discounted Development-Related Capital Program | 100% | \$5,685,977 |
| 10 Year Growth in Population in New Units | | 20,851 |
| Unadjusted Development Charge Per Capita (\$) | | \$272.70 |
| Non-Residential Development Charge Calculation | | |
| Non-Res Share of 2021-2030 Discounted Development-Related Capital Program | 0% | \$0 |
| 10 Year Growth in Square Metres | | 493,926 |
| Unadjusted Development Charge Per sq. m (\$) | | \$0.00 |

| | |
|----------------------------------|-------------|
| 2021 - 2030 Net Funding Envelope | \$5,685,977 |
|----------------------------------|-------------|

**APPENDIX B.8
TABLE 3**

**CITY OF BRANTFORD
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
CHILD CARE
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| CHILD CARE | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | TOTAL |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| OPENING CASH BALANCE | \$0.00 | (\$307.84) | (\$384.13) | (\$453.62) | (\$514.73) | (\$567.26) | (\$608.61) | (\$500.18) | (\$363.30) | (\$195.35) | |
| 2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | |
| - Child Care: Non Inflated | \$568.6 | \$568.6 | \$568.6 | \$568.6 | \$568.6 | \$568.6 | \$568.6 | \$568.6 | \$568.6 | \$568.6 | \$5,686.0 |
| - Child Care: Inflated | \$568.6 | \$580.0 | \$591.6 | \$603.4 | \$615.5 | \$627.8 | \$640.3 | \$653.1 | \$666.2 | \$679.5 | \$6,226.0 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | |
| - Population Growth in New Units | 964 | 1,835 | 1,876 | 1,919 | 1,960 | 2,006 | 2,482 | 2,542 | 2,603 | 2,664 | 20,851 |
| REVENUE | | | | | | | | | | | |
| - DC Receipts: Inflated | \$269.0 | \$522.2 | \$544.5 | \$568.2 | \$591.9 | \$617.9 | \$779.8 | \$814.7 | \$850.9 | \$888.3 | \$6,447.4 |
| INTEREST | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$16.9) | (\$21.1) | (\$24.9) | (\$28.3) | (\$31.2) | (\$33.5) | (\$27.5) | (\$20.0) | (\$10.7) | (\$214.2) |
| - Interest on In-year Transactions | (\$8.2) | (\$1.6) | (\$1.3) | (\$1.0) | (\$0.6) | (\$0.3) | \$2.4 | \$2.8 | \$3.2 | \$3.7 | (\$0.9) |
| TOTAL REVENUE | \$260.8 | \$503.7 | \$522.1 | \$542.3 | \$562.9 | \$586.4 | \$748.8 | \$790.0 | \$834.2 | \$881.2 | \$6,232.3 |
| CLOSING CASH BALANCE | (\$307.8) | (\$384.1) | (\$453.6) | (\$514.7) | (\$567.3) | (\$608.6) | (\$500.2) | (\$363.3) | (\$195.3) | \$6.3 | |

| | |
|--|--------------|
| 2021 Adjusted Charge Per Capita | \$279 |
|--|--------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 100% |
| Non-Residential Sector | 0% |
| Rates for 2021 | |
| Inflation Rate: | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix B.9
Development-Related Studies

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. Consistent with s.5 (1)7 of the *DCA*, the eligible development-related net capital cost for the provision of studies have been included in the development charges calculation.

Table 1 2021-2030 Development-Related Capital Program & Calculation of the Unadjusted Development Charges

The 2021-2030 development-related general government capital program includes provisions for various planning and finance studies. These include a future Development Charges Background Study, A Community Strategic Plan & Visioning Exercise, Boundary Planning as well as a New Official Plan and Zoning By-law update.

The total gross cost of the Development-Related Studies capital program is \$2.69 million. No grants or subsidies have been identified. A total of \$904,812 related to the studies is considered to benefit existing development. After accounting for this amount, \$1.79 million remains in development-related costs.

\$163,703 has been recovered in past DC revenues and is deducted from the development-related costs. Additionally, a share of the Official Plan review related to the annexed lands has been allocated to other-development related at \$588,468. The remaining \$1.04 is brought forward to the DC calculation.

This amount is allocated 71 per cent (\$736,458) to the residential sector and 29 per cent (\$300,807) to the non-residential sector based on shares of 10-

year growth in population and employment. The resulting unadjusted per capita residential charge is \$35.32 before cash flow adjustments. The non-residential unadjusted charge is \$0.61 per square metre.

Table 2 Cash Flow Analysis

After cash flow consideration, the residential charge increases to \$40 per capita and the non-residential charge increases to \$0.69 per square metre.

| DEVELOPMENT-RELATED STUDIES SUMMARY | | | | | |
|-------------------------------------|--------------------|--------------------|---------|--------------------|---------|
| 2021 - 2030 | | Unadjusted | | Adjusted | |
| Development-Related Capital Program | | Development Charge | | Development Charge | |
| Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$2,694,248 | \$1,037,265 | \$35.32 | \$0.61 | \$40 | \$0.69 |

APPENDIX B.9
TABLE 1

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

| Project Description | Project Number | Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|--|---|--------|---------------------|------------------------------------|---------------------|--------------------------|-------------------|---------------------------------|------------------------------------|---------------------|---------------------------|
| | | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2030 | Other Development-Related |
| 9.0 DEVELOPMENT-RELATED STUDIES | | | | | | | | | | | |
| 9.1 Growth-Related Studies | | | | | | | | | | | |
| 9.1.1 | Community Strategic Plan and Visioning Exercise | 2023 | \$ 125,000 | \$ - | \$ 125,000 | 50% | \$ 62,500 | \$ 62,500 | \$ - | \$ 62,500 | \$ - |
| 9.1.2 | Development Charges Background Study | 2025 | \$ 100,000 | \$ - | \$ 100,000 | 0% | \$ - | \$ 100,000 | \$ - | \$ 100,000 | \$ - |
| 9.1.3 | Boundary Planning & New Official Plan | 2021 | \$ 1,569,248 | \$ - | \$ 1,569,248 | 25% | \$ 392,312 | \$ 1,176,936 | \$ - | \$ 588,468 | \$ 588,468 |
| 9.1.4 | Zoning By-law Update | 2021 | \$ 400,000 | \$ - | \$ 400,000 | 50% | \$ 200,000 | \$ 200,000 | \$ 163,703 | \$ 36,297 | \$ - |
| 9.1.5 | Official Plan Review & Zoning By-law Update | 2027 | \$ 500,000 | \$ - | \$ 500,000 | 50% | \$ 250,000 | \$ 250,000 | \$ - | \$ 250,000 | \$ - |
| | Subtotal Growth-Related Studies | | \$ 2,694,248 | \$ - | \$ 2,694,248 | | \$ 842,312 | \$ 1,789,436 | \$ 163,703 | \$ 1,037,265 | \$ 588,468 |
| TOTAL DEVELOPMENT-RELATED STUDIES | | | \$ 2,694,248 | \$ - | \$ 2,694,248 | | \$ 904,812 | \$ 1,789,436 | \$ 163,703 | \$ 1,037,265 | \$ 588,468 |

| Residential Development Charge Calculation | | |
|---|-----|----------------|
| Residential Share of 2021-2030 Discounted Development-Related Capital Program | 71% | \$736,458 |
| 10 Year Growth in Population in New Units | | 20,851 |
| Unadjusted Development Charge Per Capita (\$) | | \$35.32 |
| Non-Residential Development Charge Calculation | | |
| Non-Res Share of 2021-2030 Discounted Development-Related Capital Program | 29% | \$300,807 |
| 10 Year Growth in Square Metres | | 493,926 |
| Unadjusted Development Charge Per sq. m (\$) | | \$0.61 |

| | |
|-------------------------------------|-----------|
| Available DC Shares | |
| Reserve Fund Balance at end of 2020 | \$0 |
| Prior Growth | \$163,703 |

**APPENDIX B.9
TABLE 2 - PAGE 1**

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

| DEVELOPMENT-RELATED STUDIES | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | TOTAL |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|----------------|------------------|
| OPENING CASH BALANCE | \$0.00 | (\$416.12) | (\$362.80) | (\$350.26) | (\$286.60) | (\$294.17) | (\$220.20) | (\$322.83) | (\$221.74) | (\$109.80) | |
| 2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | |
| - Development-Related Studies: Non Inflated | \$443.6 | \$0.0 | \$44.4 | \$0.0 | \$71.0 | \$0.0 | \$177.5 | \$0.0 | \$0.0 | \$0.0 | \$736.5 |
| - Development-Related Studies: Inflated | \$443.6 | \$0.0 | \$46.2 | \$0.0 | \$76.9 | \$0.0 | \$199.9 | \$0.0 | \$0.0 | \$0.0 | \$766.5 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | |
| - Population Growth in New Units | 964 | 1,835 | 1,876 | 1,919 | 1,960 | 2,006 | 2,482 | 2,542 | 2,603 | 2,664 | 20,851 |
| REVENUE | | | | | | | | | | | |
| - DC Receipts: Inflated | \$38.6 | \$74.9 | \$78.1 | \$81.5 | \$84.9 | \$88.6 | \$111.8 | \$116.8 | \$122.0 | \$127.3 | \$924.5 |
| INTEREST | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$22.9) | (\$20.0) | (\$19.3) | (\$15.8) | (\$16.2) | (\$12.1) | (\$17.8) | (\$12.2) | (\$6.0) | (\$142.1) |
| - Interest on In-year Transactions | (\$11.1) | \$1.3 | \$0.6 | \$1.4 | \$0.1 | \$1.6 | (\$2.4) | \$2.0 | \$2.1 | \$2.2 | (\$2.2) |
| TOTAL REVENUE | \$27.5 | \$53.3 | \$58.7 | \$63.7 | \$69.3 | \$74.0 | \$97.3 | \$101.1 | \$111.9 | \$123.5 | \$780.2 |
| CLOSING CASH BALANCE | (\$416.1) | (\$362.8) | (\$350.3) | (\$286.6) | (\$294.2) | (\$220.2) | (\$322.8) | (\$221.7) | (\$109.8) | \$13.7 | |

| | |
|--|-------------|
| 2021 Adjusted Charge Per Capita | \$40 |
|--|-------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 71% |
| Non-Residential Sector | 29% |
| Rates for 2021 | |
| Inflation Rate: | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



**APPENDIX B.9
TABLE 2 - PAGE 2**

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

| DEVELOPMENT-RELATED STUDIES | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | TOTAL |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------|
| OPENING CASH BALANCE | \$0.00 | (\$163.87) | (\$146.43) | (\$146.40) | (\$126.26) | (\$135.97) | (\$113.33) | (\$150.54) | (\$104.39) | (\$53.45) | |
| 2021 - 2030 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | |
| - Development-Related Studies: Non Inflated | \$181.2 | \$0.0 | \$18.1 | \$0.0 | \$29.0 | \$0.0 | \$72.5 | \$0.0 | \$0.0 | \$0.0 | \$300.8 |
| - Development-Related Studies: Inflated | \$181.2 | \$0.0 | \$18.9 | \$0.0 | \$31.4 | \$0.0 | \$81.6 | \$0.0 | \$0.0 | \$0.0 | \$313.1 |
| NON-RESIDENTIAL SPACE GROWTH | | | | | | | | | | | |
| - Growth in Square Metres | 31,486 | 36,930 | 37,315 | 37,810 | 38,360 | 38,828 | 66,237 | 67,557 | 68,959 | 70,444 | 493,926 |
| REVENUE | | | | | | | | | | | |
| - DC Receipts: Inflated | \$21.7 | \$26.0 | \$26.8 | \$27.7 | \$28.7 | \$29.6 | \$51.5 | \$53.5 | \$55.7 | \$58.1 | \$379.3 |
| INTEREST | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$9.0) | (\$8.1) | (\$8.1) | (\$6.9) | (\$7.5) | (\$6.2) | (\$8.3) | (\$5.7) | (\$2.9) | (\$62.7) |
| - Interest on In-year Transactions | (\$4.4) | \$0.5 | \$0.1 | \$0.5 | (\$0.1) | \$0.5 | (\$0.8) | \$0.9 | \$1.0 | \$1.0 | (\$0.8) |
| TOTAL REVENUE | \$17.3 | \$17.4 | \$18.9 | \$20.1 | \$21.7 | \$22.6 | \$44.4 | \$46.2 | \$50.9 | \$56.2 | \$315.8 |
| CLOSING CASH BALANCE | (\$163.9) | (\$146.4) | (\$146.4) | (\$126.3) | (\$136.0) | (\$113.3) | (\$150.5) | (\$104.4) | (\$53.5) | \$2.7 | |

2021 Adjusted Charge Per Square Metre **\$0.69**

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 71% |
| Non-Residential Sector | 29% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |

Appendix C
City-wide Engineered Services
Technical Appendix

City-wide Engineered Services Technical Appendix

The Engineering Services, Environmental Services and Public Works departments ensure that the City's municipal services such as roads, water service, waste water systems and storm water drainage/management facilities are designed for the appropriate protection, health and quality of life of the public, and good engineering practices. The departments also provide review and inspection services to facilitate new development and to maintain service standards to sustain the existing infrastructure.

This appendix provides the detailed analysis undertaken to establish the development charge rates for the eligible City-wide engineered services. The development charges calculated in this section are intended to apply to development across the City and be layered on top of the City-wide Excluding ASDC Areas charges (Appendix D), Northern Boundary Expansion Lands ASDCs (Appendix E), and Tutela Heights ASDCs (Appendix F).

Four engineered services have been analysed herein as part of the development charges study:

- Appendix C.1 Services Related to a Highway:
 - C.1.1 Roads and Related
 - C.1.2 Buildings and Fleet
- Appendix C.2 Water Services
- Appendix C.3 Waste Water Services
- Appendix C.4 Stormwater Services

The basis of the development-related capital program is the City's Master Servicing Plan and Transportation Master Plan as well as discussions with

City staff. The projects identified in the capital program are required to service the demands of the anticipated City-wide development to occur over the planning period of 2021 to 2051, with the exception of Buildings and Fleet, which considers a 10-year planning horizon (2021 to 2030).

The following tables provide details of the projects included in the City-wide engineered infrastructure development charges calculations. With the exception of Appendix C.1, the content of the tables generally is as follows:

Table 1: Development Related Capital Program

Table 2: Calculation of Unadjusted Development Charges

Table 3: Residential & Non-Residential Cash Flow Analysis

It is noted that the Services Related to a Highway development charges calculations are structured differently as it is comprised of two sub-service areas (see Appendix C.1).

Allocation of Capital Costs

The projects and costs have been identified and allocated through discussions with City staff. All costs are represented in current (2021) dollars.

The following table summarizes the allocation of the City-wide engineered services capital costs (in thousands of dollars):

| Service | Gross Cost | Grants / Subsidies / Other | Replacement / Benefit to Existing | Available DC Shares / Prior Growth | Other Development -Related | 2021-2051 DC Share | Residential Allocation | Non-Residential Allocation |
|-------------------------------|---------------------|----------------------------|-----------------------------------|------------------------------------|----------------------------|---------------------|------------------------|----------------------------|
| Roads & Related | \$335,621.16 | \$3,547.50 | \$45,230.48 | \$25,196.03 | \$0.00 | \$261,647.15 | \$188,385.95 | \$73,261.20 |
| Buildings & Fleet (2021-2030) | \$16,105.0 | \$8.00 | \$13,317.34 | \$298.96 | \$0.00 | \$2,480.70 | \$1,761.30 | \$719.40 |
| Water | \$15,422.00 | \$0.00 | \$185.80 | \$4,186.19 | \$0.00 | \$11,050.01 | \$7,956.01 | \$3,094.00 |
| Wastewater | \$24,946.00 | \$0.00 | \$6,204.20 | \$4,654.46 | \$824.24 | \$13,263.10 | \$9,549.43 | \$3,713.67 |
| Stormwater | \$200.00 | \$0.00 | \$0.00 | \$81.90 | \$0.00 | \$118.10 | \$85.03 | \$33.07 |
| Total | \$392,294.16 | \$3,555.50 | \$64,937.82 | \$34,417.53 | \$824.24 | \$288,559.06 | \$207,737.72 | \$80,821.34 |

The City-wide engineered services capital program totals \$392.29 million. Of this amount:

- \$3.56 million (1 per cent) in direct developer contributions or other recoveries is identified;
- \$67.94 million (17%) is attributable to replacement or benefit-to-existing shares;
- \$34.42 million (9%) is to be funded through the existing DC reserve fund balances; and
- \$824,200 (less than 1 per cent) has been identified as “other development-related” shares. These shares are generally attributable to development occurring beyond 2051, and may be considered as part of future DC studies.

After accounting for these deductions, the remaining \$288.56 million (74% of the gross capital program) is to be funded through City-wide DCs over the 2021-2051 planning period (with the exception of the Buildings and Fleet share to be recovered over the 2021-2030 period). After accounting for these deductions, the remaining \$288.56 million (74% of the gross capital program) is to be funded through City-wide DCs over the 2021-2051 planning period (with the exception of the Buildings and Fleet share to be recovered over the 2021-2030 period).

Appendix C.1

City-wide Services Related to a Highway

City-wide Services Related to a Highway

This appendix provides the detailed analysis undertaken to establish the development charge rates for City-wide Services Related to a Highway.

There are two sub-services:

- Roads and Related (Appendix C.1.1); and
- Buildings and Fleet (Appendix C.1.2).

Details are provided within the following sections

C.1.1 Roads and Related

The following tables set out the 2021-2051 development-related capital forecast and the calculation of the development charges for Roads and Related services. The basis of the development-related capital program for transportation infrastructure is the City's Transportation Master Plan and detailed discussions with City staff. The projects identified in the capital program are required to service the demands of new development between 2021 and 2051, subject to annual capital budget reviews.

Table 1 Historical Service Levels

Based on the City's asset management inventory and discussions with staff, the Roads and Related inventory is valued at \$1.23 billion in 2020 (Table 1). This estimate does not include land which would significantly increase the value of roads.

The 10-year historical average service level is \$7,549.39 per population and employment. Multiplied by the 2021-2051 forecast growth in population and employment (91,700), this results in a 10-year maximum allowable funding envelope of \$692.41 million.

Table 2 2021-2051 Development-RELATED CAPITAL Program

The total cost of the Roads and Related capital program is \$335.62 million (Table 2) and provides for the undertaking of various road widening and expansion projects and active transportation initiatives throughout the City, as well as growth-related transportation studies.

The entire \$335.62 million development-related capital program is not to be fully recovered from future development charges; approximately \$3.55

million will be funded through direct developer contributions and \$45.23 million of the program has been identified as non-growth or benefit to existing share. The existing \$25.20 million reserve fund balance is also removed from the DC calculation.

The result is a net development-related cost of \$261.65 million.

Table 3 Calculation of the Unadjusted Development Charges

The development-related cost are then allocated 72 per cent (\$188.39 million) to new residential development and 28 per cent (\$73.26 million) to new non-residential development. The allocation of costs is based on shares of population and employment growth over the 2021-2051 planning period. The resulting unadjusted development charges are \$2,561.89 per capita and \$30.14 per square metre.

Table 4 Cash Flow Analysis

The long-term cash-flow analysis in Table 4 takes into consideration expenditure timing and revenue projections. The effect of the analysis is a slight increase in the residential and non-residential development charges rates to \$2,972 per capita and \$37.30 per square metre.

The following is a summary of the Roads and Related calculated unadjusted and cash flow adjusted development charge rates:

| ROADS & RELATED SUMMARY | | | | | | |
|------------------------------------|-------------------------------------|--------------------|--------------------|---------|--------------------|----------------|
| 10-year Hist. | 2021 - 2051 | | Unadjusted | | Adjusted | |
| Service Level | Development-Related Capital Program | | Development Charge | | Development Charge | |
| per pop & emp | Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$7,549.39 | \$335,621,155 | \$261,647,147 | \$2,561.89 | \$30.14 | \$2,972 | \$37.30 |

APPENDIX C.1.1
TABLE 1 - PAGE 1

CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
ROADS & RELATED

| ROADS INFRASTRUCTURE Description | Total Value of Roads and Related Infrastructure | | | | | | | | | | UNIT COST |
|---|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Roads (Centreline km) | 492.0 | 496.2 | 500.4 | 503.0 | 506.2 | 514.1 | 521.9 | 522.0 | 525.1 | 556.0 | \$1,389,097 |
| Traffic signals | 1,047 | 1,063 | 1,078 | 1,116 | 1,126 | 1,119 | 1,112 | 1,160 | 1,180 | 1,180 | included below |
| Signalized Intersections / Pedestrian Crossings | 134 | 135 | 137 | 141 | 142 | 141 | 140 | 145 | 146 | 148 | \$154,500 |
| Streetlights | 10,028 | 10,054 | 10,080 | 10,218 | 10,229 | 10,217 | 10,204 | 10,213 | 10,241 | 10,378 | \$8,240 |
| Sidewalks (km) | 547.9 | 551.9 | 556.0 | 562.0 | 571.0 | 571.9 | 572.7 | 576.9 | 579.7 | 587.4 | \$121,342 |
| Bridges & Culverts > 3m (#) | 45 | 48 | 51 | 51 | 51 | 58 | 65 | 69 | 69 | 85 | \$3,213,943 |
| Bike Lanes (km) | 17.8 | 17.9 | 17.9 | 17.9 | 17.9 | 18.0 | 18.1 | 18.1 | 30.2 | 37.7 | \$10,300 |
| | | | | | | | | | | | |
| Total (\$000) | \$999,139.2 | \$1,014,718.4 | \$1,030,891.0 | \$1,036,985.8 | \$1,042,768.1 | \$1,076,022.5 | \$1,109,276.9 | \$1,123,616.5 | \$1,128,772.3 | \$1,225,567.9 | |

**APPENDIX C.1.1
TABLE 1 - PAGE 2**

**CITY OF BRANTFORD
CALCULATION OF SERVICE LEVELS
ROADS & RELATED**

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Historic Population | 93,650 | 94,628 | 95,617 | 96,616 | 97,625 | 98,645 | 99,603 | 100,570 | 101,547 | 102,533 |
| Historic Employment | <u>44,224</u> | <u>44,249</u> | <u>44,274</u> | <u>44,299</u> | <u>44,324</u> | <u>44,349</u> | <u>44,712</u> | <u>45,078</u> | <u>45,447</u> | <u>45,819</u> |
| Total Historic Population & Employment | 137,874 | 138,877 | 139,891 | 140,915 | 141,949 | 142,994 | 144,315 | 145,648 | 146,994 | 148,352 |

INVENTORY SUMMARY (\$000)

| | | | | | | | | | | |
|----------------------|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Roads Infrastructure | \$999,139.2 | \$1,014,718.4 | \$1,030,891.0 | \$1,036,985.8 | \$1,042,768.1 | \$1,076,022.5 | \$1,109,276.9 | \$1,123,616.5 | \$1,128,772.3 | \$1,225,567.9 |
| Total (\$000) | \$999,139.2 | \$1,014,718.4 | \$1,030,891.0 | \$1,036,985.8 | \$1,042,768.1 | \$1,076,022.5 | \$1,109,276.9 | \$1,123,616.5 | \$1,128,772.3 | \$1,225,567.9 |

SERVICE LEVEL (\$/pop & emp)

| | | | | | | | | | | | Average Service Level |
|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-----------------------------|
| Roads Infrastructure | \$7,246.76 | \$7,306.60 | \$7,369.24 | \$7,358.95 | \$7,346.08 | \$7,524.95 | \$7,686.50 | \$7,714.60 | \$7,679.04 | \$8,261.22 | \$7,549.39 |
| Total (\$/pop & emp) | \$7,246.76 | \$7,306.60 | \$7,369.24 | \$7,358.95 | \$7,346.08 | \$7,524.95 | \$7,686.50 | \$7,714.60 | \$7,679.04 | \$8,261.22 | \$7,549.39 |

**CITY OF BRANTFORD
CALCULATION OF MAXIMUM ALLOWABLE
ROADS & RELATED**

| Funding Envelope Calculation 2019-2031 | |
|--|----------------------|
| 10 Year Average Service Level 2011 - 2020 | \$7,549.39 |
| Net Population & Employment Growth 2021 - 2051 | 91,718 |
| Maximum Allowable Funding Envelope | \$692,414,952 |

APPENDIX C.1.1
TABLE 2

CITY OF BRANTFORD
CITY-WIDE
ROADS AND RELATED DEVELOPMENT-RELATED CAPITAL PROGRAM

| Project Description | Length (m) | Anticipated Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | | |
|--|------------|--------------------|----------------------|------------------------------------|--------------------------|--------------------------|---------------------------|---------------------------------|------------------------------------|-----------------------|---------------------------|------|
| | | | | | | Replacement & BTE Shares | Development Related Costs | | Available DC Shares / Prior Growth | 2021-2051 | Other Development-Related | |
| 1.0 ROADS & RELATED | | | | | | | | | | | | |
| 1.1 Previous Projects | | | | | | | | | | | | |
| 1.1.2 Kramers Way Extension Dead End Westerly Extent | 700 | 2023 - 2024 | \$ 2,172,000 | \$ - | \$ 2,172,000 | 0% | \$ - | \$ 2,172,000 | \$ 2,172,000 | \$ - | \$ - | \$ - |
| Subtotal Previous Projects | | | \$ 2,172,000 | \$ - | \$ 2,172,000 | | \$ - | \$ 2,172,000 | \$ 2,172,000 | \$ - | \$ - | \$ - |
| 1.2 Road Projects | | | | | | | | | | | | |
| 1.2.1 Golf Road TSM (Paris Road to Proposed Development Limit) - Intersection Improvements | | 2026 - 2031 | \$ 5,264,550 | \$ - | \$ 5,264,550 | 20% | \$ 1,052,910 | \$ 4,211,640 | \$ - | \$ 4,211,640 | \$ - | \$ - |
| 1.2.2 Veterans Memorial Parkway Widening (4 lanes - Mount Pleasant Street to Erie Avenue) | 1,190 | 2021 - 2025 | \$ 40,408,881 | \$ - | \$ 40,408,881 | 3% | \$ 1,057,613 | \$ 39,351,269 | \$ 23,024,030 | \$ 16,327,239 | \$ - | \$ - |
| 1.2.3 Oak Park Road Widening (4 lanes - Powerline Road to Hwy 403 & Fen Ridge Court/Savannah Oaks Drive to Hardy Road) | 1,330 | 2021 - 2025 | \$ 6,393,975 | \$ - | \$ 6,393,975 | 18% | \$ 1,182,038 | \$ 5,211,938 | \$ - | \$ 5,211,938 | \$ - | \$ - |
| 1.2.4 Colborne Street West widening (4 lanes - CR7 to D'Aubigny Road) | 1,150 | 2021 - 2025 | \$ 3,475,875 | \$ - | \$ 3,475,875 | 29% | \$ 1,022,063 | \$ 2,453,813 | \$ - | \$ 2,453,813 | \$ - | \$ - |
| 1.2.5 Wayne Gretzky Parkway Expansion to North (4 lanes - Powerline Road to Park Rd. N.) | 900 | 2021 - 2025 | \$ 4,041,750 | \$ - | \$ 4,041,750 | 0% | \$ - | \$ 4,041,750 | \$ - | \$ 4,041,750 | \$ - | \$ - |
| 1.2.6 Oak Park Road Extension (4 Lanes - Hardy Road to Colborne Street) | 4,300 | 2026 - 2031 | \$ 98,827,949 | \$ - | \$ 98,827,949 | 4% | \$ 3,821,625 | \$ 95,006,324 | \$ - | \$ 95,006,324 | \$ - | \$ - |
| 1.2.7 Paris Road widening (4 lanes - West City Limits to Golf Road) | 2,810 | 2026 - 2031 | \$ 10,769,325 | \$ - | \$ 10,769,325 | 23% | \$ 2,497,388 | \$ 8,271,938 | \$ - | \$ 8,271,938 | \$ - | \$ - |
| 1.2.8 Powerline Road widening (4 lanes - Oak Park Road to King George Road) | 3,740 | 2026 - 2031 | \$ 19,865,010 | \$ - | \$ 19,865,010 | 17% | \$ 3,323,925 | \$ 16,541,085 | \$ - | \$ 16,541,085 | \$ - | \$ - |
| 1.2.9 Charing Cross Extension (4 Lanes - West Street to Henry Street) | 740 | 2026 - 2031 | \$ 18,969,360 | \$ - | \$ 18,969,360 | 3% | \$ 657,675 | \$ 18,311,685 | \$ - | \$ 18,311,685 | \$ - | \$ - |
| 1.2.10 Mohawk St./Greenwich St./ Murray St. Intersection Realignment & Improvements | | 2026 - 2031 | \$ 3,547,500 | \$ 3,547,500 | \$ - | 0% | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 1.2.11 Wayne Gretzky Parkway widening (6 Lane - Lynden Road to Henry Street) | 2,020 | 2032 - 2051 | \$ 29,029,200 | \$ - | \$ 29,029,200 | 9% | \$ 2,489,448 | \$ 26,539,752 | \$ - | \$ 26,539,752 | \$ - | \$ - |
| 1.2.12 Powerline Road widening (4 lanes - King George Road to East City Boundary) | 3,950 | 2032 - 2051 | \$ 20,980,425 | \$ - | \$ 20,980,425 | 17% | \$ 3,510,563 | \$ 17,469,863 | \$ - | \$ 17,469,863 | \$ - | \$ - |
| 1.2.13 Clarence Street Improvement Colborne Street West Street | | 2032 - 2051 | \$ 6,326,250 | \$ - | \$ 6,326,250 | 40% | \$ 2,530,500 | \$ 3,795,750 | \$ - | \$ 3,795,750 | \$ - | \$ - |
| 1.2.14 Conklin Road Extension (2 lanes - Mt. Pleasant Road to Phelps Road) | 2,800 | 2032 - 2051 | \$ 10,168,200 | \$ - | \$ 10,168,200 | 40% | \$ 4,067,280 | \$ 6,100,920 | \$ - | \$ 6,100,920 | \$ - | \$ - |
| 1.2.15 Oak Park Road/ Highway 403 Interchange | | 2032 - 2051 | \$ 18,000,000 | \$ - | \$ 18,000,000 | 20% | \$ 3,600,000 | \$ 14,400,000 | \$ - | \$ 14,400,000 | \$ - | \$ - |
| Subtotal Road Projects | | | \$296,068,250 | \$ 3,547,500 | \$ 292,520,750 | | \$ 30,813,026 | \$ 261,707,725 | \$ 23,024,030 | \$ 238,683,695 | \$ - | \$ - |
| 1.3 Active Transportation Facilities | | | | | | | | | | | | |
| 1.3.1 On-Road Active Transportation Initiatives | | 2021 - 2051 | \$ 28,834,905 | \$ - | \$ 28,834,905 | 50% | \$ 14,417,453 | \$ 14,417,453 | \$ - | \$ 14,417,453 | \$ - | \$ - |
| Subtotal Active Transportation Facilities | | | \$ 28,834,905 | \$ - | \$ 28,834,905 | | \$ 14,417,453 | \$ 14,417,453 | \$ - | \$ 14,417,453 | \$ - | \$ - |
| 1.4 Growth-Related Studies | | | | | | | | | | | | |
| 1.4.1 Programs (Studies, Events, Initiatives) | | 2021 - 2051 | \$ 2,885,000 | \$ - | \$ 2,885,000 | 0% | \$ - | \$ 2,885,000 | \$ - | \$ 2,885,000 | \$ - | \$ - |
| 1.4.2 Transportation Master Planning & Model Updates - 5 year review | | 2026 - 2026 | \$ 450,000 | \$ - | \$ 450,000 | 0% | \$ - | \$ 450,000 | \$ - | \$ 450,000 | \$ - | \$ - |
| 1.4.3 Transportation Master Planning & Model Updates - 5 year review | | 2031 - 2031 | \$ 450,000 | \$ - | \$ 450,000 | 0% | \$ - | \$ 450,000 | \$ - | \$ 450,000 | \$ - | \$ - |
| 1.4.4 Transportation Master Planning & Model Updates - 5 year review | | 2036 - 2036 | \$ 450,000 | \$ - | \$ 450,000 | 0% | \$ - | \$ 450,000 | \$ - | \$ 450,000 | \$ - | \$ - |
| 1.4.5 Transportation Master Planning & Model Updates - 5 year review | | 2041 - 2041 | \$ 450,000 | \$ - | \$ 450,000 | 0% | \$ - | \$ 450,000 | \$ - | \$ 450,000 | \$ - | \$ - |
| 1.4.6 Transportation Master Planning & Model Updates - 5 year review | | 2046 - 2046 | \$ 450,000 | \$ - | \$ 450,000 | 0% | \$ - | \$ 450,000 | \$ - | \$ 450,000 | \$ - | \$ - |
| 1.4.7 Environmental Assessments Related to Roads Projects | | 2021 - 2051 | \$ 3,411,000 | \$ - | \$ 3,411,000 | 0% | \$ - | \$ 3,411,000 | \$ - | \$ 3,411,000 | \$ - | \$ - |
| Subtotal Growth-Related Studies | | | \$ 8,546,000 | \$ - | \$ 8,546,000 | | \$ - | \$ 8,546,000 | \$ - | \$ 8,546,000 | \$ - | \$ - |
| TOTAL | | | \$335,621,155 | \$ 3,547,500.00 | \$ 332,073,655.00 | | \$45,230,478 | \$286,843,177 | \$25,196,030 | \$ 261,647,147 | \$0 | |

Notes:

1) Benefit to Existing Based on the following

| | | | | | |
|--------------------------|----|-----|----------------------|----------|--------------------------------|
| Local (2 Lane) | \$ | 326 | per m every 20 years | \$ 490 | /m per 30 year planning period |
| Minor Collector (2 Lane) | \$ | 593 | per m every 20 years | \$ 889 | /m per 30 year planning period |
| Major Collector (4 Lane) | \$ | 719 | per m every 20 years | \$ 1,078 | /m per 30 year planning period |
| Arterial (4 Lane) | \$ | 822 | per m every 20 years | \$ 1,232 | /m per 30 year planning period |

| | |
|-------------------------------------|--------------|
| Available DC Shares | |
| Reserve Fund Balance at end of 2020 | \$25,196,030 |



APPENDIX C.1.1

TABLE 3

CITY OF BRANTFORD
CITY-WIDE

SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
ROADS & RELATED

| | |
|--|-----------|
| Growth in Population in New Units 2021-2051 | 73,534 |
| Employment Growth in New Space 2021-2051 | 28,419 |
| Growth in New Building Space (Square Metres) 2021-2051 | 2,430,622 |

| | Growth-Related Capital Forecast | | | | | | Residential Share | | Non-Residential Share | |
|--|---------------------------------|---|---|--|-----------------------------------|----------------------------|-------------------|----------------------|-----------------------|---------------------|
| | Gross Project Cost (\$000) | Grants/Subsidies/Other Recoveries (\$000) | Replacement/Benefit to Existing (\$000) | Available DC Shares / Prior Growth (\$000) | Other Development-Related (\$000) | 2021-2051 DC Share (\$000) | % | \$000 | % | \$000 |
| | ROADS & RELATED | | | | | | | | | |
| Previous Projects | \$ 2,172.00 | \$ - | \$ - | \$ 2,172.00 | \$ - | \$ - | 72% | \$ - | 28% | \$ - |
| Road Projects | \$ 296,068.25 | \$ 3,547.50 | \$ 30,813.03 | \$ 23,024.03 | \$ - | \$ 238,683.69 | 72% | \$ 171,852.26 | 28% | \$ 66,831.43 |
| Active Transportation Facilities | \$ 28,834.91 | \$ - | \$ 14,417.45 | \$ - | \$ - | \$ 14,417.45 | 72% | \$ 10,380.57 | 28% | \$ 4,036.89 |
| Growth-Related Studies | \$ 8,546.00 | \$ - | \$ - | \$ - | \$ - | \$ 8,546.00 | 72% | \$ 6,153.12 | 28% | \$ 2,392.88 |
| TOTAL ROADS & RELATED | \$ 335,621.16 | \$ 3,547.50 | \$ 45,230.48 | \$ 25,196.03 | \$ - | \$ 261,647.15 | | \$ 188,385.95 | | \$ 73,261.20 |
| Unadjusted Development Charge Per Capita (\$) | | | | | | | | \$ 2,561.89 | | |
| Unadjusted Development Charge Per Square Metre (\$) | | | | | | | | | | \$ 30.14 |

| Residential Development Charge Calculation | | | |
|--|------|----|--------------|
| Residential Share of 2021-2051 DC Eligible Costs | 72% | \$ | 188,385,946 |
| 2021-2051 Growth in Population in New Units | | | 73,534 |
| Development Charge Per Capita (Unadjusted) | | \$ | 2,561.89 |
| Development Charge Per Capita after Cash Flow | | \$ | 2,972 |
| Charge per Single Detached Unit | 3.43 | \$ | 10,194 |

| Non-Residential Development Charge Calculation | | | |
|--|-----|-----------------|--------------|
| Non-Residential Share of 2021-2051 DC Eligible Costs | 28% | \$73,261,201.16 | |
| 2021-2051 Growth in Non-Residential Building Space (Sq.M.) | | | 2,430,622 |
| Development Charge Per Square Metre (Unadjusted) | | \$ | 30.14 |
| Development Charge Per Square Metre After Cash Flow | | \$ | 37.30 |

APPENDIX C.1.1
TABLE 4 - PAGE 1

CITY OF BRANTFORD
CITY-WIDE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

ROADS & RELATED
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| ROADS & RELATED | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|-------------|-------------|-----------|-----------|-----------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| OPENING CASH BALANCE | \$0.0 | (\$1,698.5) | (\$821.0) | \$253.2 | \$1,541.8 | \$3,035.3 | (\$10,386.0) | (\$22,743.5) | (\$35,805.9) | (\$49,604.6) | (\$64,176.3) | (\$79,935.2) | (\$78,380.7) | (\$76,422.2) | (\$74,011.5) | (\$71,112.5) |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Roads and Related: Non Inflated | \$4,518.1 | \$4,518.1 | \$4,518.1 | \$4,518.1 | \$4,518.1 | \$17,886.2 | \$17,562.2 | \$17,562.2 | \$17,562.2 | \$17,562.2 | \$17,886.2 | \$2,940.1 | \$2,940.1 | \$2,940.1 | \$2,940.1 | \$3,264.1 |
| - Roads and Related: Inflated | \$4,518.1 | \$4,608.5 | \$4,700.6 | \$4,794.6 | \$4,890.5 | \$19,747.8 | \$19,777.9 | \$20,173.5 | \$20,576.9 | \$20,988.5 | \$21,803.2 | \$3,655.7 | \$3,728.8 | \$3,803.3 | \$3,879.4 | \$4,393.1 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 964 | 1,835 | 1,876 | 1,919 | 1,960 | 2,006 | 2,482 | 2,542 | 2,603 | 2,664 | 2,733 | 2,572 | 2,624 | 2,680 | 2,736 | 2,793 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$2,865.0 | \$5,562.7 | \$5,800.7 | \$6,052.4 | \$6,305.3 | \$6,582.3 | \$8,307.1 | \$8,678.1 | \$9,064.1 | \$9,462.0 | \$9,901.3 | \$9,504.3 | \$9,890.4 | \$10,303.5 | \$10,729.2 | \$11,171.8 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$93.4) | (\$45.2) | \$8.9 | \$54.0 | \$106.2 | (\$571.2) | (\$1,250.9) | (\$1,969.3) | (\$2,728.3) | (\$3,529.7) | (\$4,396.4) | (\$4,310.9) | (\$4,203.2) | (\$4,070.6) | (\$3,911.2) |
| - Interest on In-year Transactions | (\$45.5) | \$16.7 | \$19.3 | \$22.0 | \$24.8 | (\$362.1) | (\$315.4) | (\$316.1) | (\$316.6) | (\$317.0) | (\$327.3) | \$102.4 | \$107.8 | \$113.8 | \$119.9 | \$118.6 |
| TOTAL REVENUE | \$2,819.5 | \$5,486.0 | \$5,774.8 | \$6,083.3 | \$6,384.0 | \$6,326.5 | \$7,420.4 | \$7,111.1 | \$6,778.2 | \$6,416.8 | \$6,044.3 | \$5,210.2 | \$5,687.3 | \$6,214.0 | \$6,778.4 | \$7,379.2 |
| CLOSING CASH BALANCE | (\$1,698.5) | (\$821.0) | \$253.2 | \$1,541.8 | \$3,035.3 | (\$10,386.0) | (\$22,743.5) | (\$35,805.9) | (\$49,604.6) | (\$64,176.3) | (\$79,935.2) | (\$78,380.7) | (\$76,422.2) | (\$74,011.5) | (\$71,112.5) | (\$68,126.3) |

| ROADS & RELATED | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|------------|
| OPENING CASH BALANCE | (\$68,126.3) | (\$65,435.6) | (\$62,265.0) | (\$58,573.0) | (\$54,328.5) | (\$49,975.4) | (\$46,890.7) | (\$43,360.7) | (\$39,361.7) | (\$34,839.9) | (\$30,327.8) | (\$25,464.2) | (\$20,032.2) | (\$13,996.2) | (\$7,329.8) | |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Roads and Related: Non Inflated | \$2,940.1 | \$2,940.1 | \$2,940.1 | \$2,940.1 | \$3,264.1 | \$2,940.1 | \$2,940.1 | \$2,940.1 | \$2,940.1 | \$3,264.1 | \$2,940.1 | \$2,940.1 | \$2,940.1 | \$2,940.1 | \$2,940.1 | 188,385.9 |
| - Roads and Related: Inflated | \$4,036.1 | \$4,116.9 | \$4,199.2 | \$4,283.2 | \$4,850.3 | \$4,456.2 | \$4,545.4 | \$4,636.3 | \$4,729.0 | \$5,355.1 | \$4,920.0 | \$5,018.4 | \$5,118.8 | \$5,221.2 | \$5,325.6 | 236,852.1 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 2,540 | 2,588 | 2,637 | 2,684 | 2,732 | 2,262 | 2,296 | 2,328 | 2,364 | 2,394 | 2,280 | 2,313 | 2,345 | 2,374 | 2,408 | 73,534 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$10,363.0 | \$10,770.0 | \$11,193.4 | \$11,620.8 | \$12,065.2 | \$10,189.3 | \$10,549.3 | \$10,910.3 | \$11,300.6 | \$11,672.9 | \$11,339.3 | \$11,733.5 | \$12,133.8 | \$12,529.5 | \$12,963.1 | 301,514.20 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$3,746.9) | (\$3,599.0) | (\$3,424.6) | (\$3,221.5) | (\$2,988.1) | (\$2,748.6) | (\$2,579.0) | (\$2,384.8) | (\$2,164.9) | (\$1,916.2) | (\$1,668.0) | (\$1,400.5) | (\$1,101.8) | (\$769.8) | (\$403.1) | (65,028.2) |
| - Interest on In-year Transactions | \$110.7 | \$116.4 | \$122.4 | \$128.4 | \$126.3 | \$100.3 | \$105.1 | \$109.8 | \$115.0 | \$110.6 | \$112.3 | \$117.5 | \$122.8 | \$127.9 | \$133.7 | 404.3 |
| TOTAL REVENUE | \$6,726.8 | \$7,287.5 | \$7,891.2 | \$8,527.7 | \$9,203.4 | \$7,541.0 | \$8,075.4 | \$8,635.3 | \$9,250.7 | \$9,867.3 | \$9,783.6 | \$10,450.5 | \$11,154.8 | \$11,887.6 | \$12,693.6 | 236,890.3 |
| CLOSING CASH BALANCE | (\$65,435.6) | (\$62,265.0) | (\$58,573.0) | (\$54,328.5) | (\$49,975.4) | (\$46,890.7) | (\$43,360.7) | (\$39,361.7) | (\$34,839.9) | (\$30,327.8) | (\$25,464.2) | (\$20,032.2) | (\$13,996.2) | (\$7,329.8) | \$38.2 | |

| | |
|---------------------------------|---------|
| 2021 Adjusted Charge Per Capita | \$2,972 |
|---------------------------------|---------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 72% |
| Non-Residential Sector | 28% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



APPENDIX C.1.1
TABLE 4 - PAGE 2

CITY OF BRANTFORD
CITY-WIDE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

ROADS & RELATED
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| ROADS & RELATED | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|-----------|-------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| OPENING CASH BALANCE | \$0.0 | (\$598.7) | (\$1,029.4) | (\$1,476.4) | (\$1,935.7) | (\$2,404.9) | (\$8,785.1) | (\$14,312.4) | (\$20,186.5) | (\$26,422.4) | (\$33,035.7) | (\$40,204.4) | (\$40,105.8) | (\$39,865.7) | (\$39,467.5) | (\$38,902.0) |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| -Roads and Related: Non Inflated | \$1,757.0 | \$1,757.0 | \$1,757.0 | \$1,757.0 | \$1,757.0 | \$6,955.7 | \$6,829.7 | \$6,829.7 | \$6,829.7 | \$6,829.7 | \$6,955.7 | \$1,143.4 | \$1,143.4 | \$1,143.4 | \$1,143.4 | \$1,269.4 |
| - Roads and Related: Inflated | \$1,757.0 | \$1,792.2 | \$1,828.0 | \$1,864.6 | \$1,901.9 | \$7,679.7 | \$7,691.4 | \$7,845.2 | \$8,002.1 | \$8,162.2 | \$8,479.0 | \$1,421.6 | \$1,450.1 | \$1,479.1 | \$1,508.7 | \$1,708.4 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 31,486 | 36,930 | 37,315 | 37,810 | 38,360 | 38,828 | 66,237 | 67,557 | 68,959 | 70,444 | 71,929 | 79,601 | 81,471 | 83,423 | 85,293 | 87,465 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$1,174.4 | \$1,405.0 | \$1,448.1 | \$1,496.6 | \$1,548.8 | \$1,599.0 | \$2,782.3 | \$2,894.5 | \$3,013.7 | \$3,140.2 | \$3,270.5 | \$3,691.7 | \$3,854.0 | \$4,025.3 | \$4,197.8 | \$4,390.8 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$32.9) | (\$56.6) | (\$81.2) | (\$106.5) | (\$132.3) | (\$483.2) | (\$787.2) | (\$1,110.3) | (\$1,453.2) | (\$1,817.0) | (\$2,211.2) | (\$2,205.8) | (\$2,192.6) | (\$2,170.7) | (\$2,139.6) |
| - Interest on In-year Transactions | (\$16.0) | (\$10.6) | (\$10.4) | (\$10.1) | (\$9.7) | (\$167.2) | (\$135.0) | (\$136.1) | (\$137.2) | (\$138.1) | (\$143.2) | \$39.7 | \$42.1 | \$44.6 | \$47.1 | \$46.9 |
| TOTAL REVENUE | \$1,158.4 | \$1,361.4 | \$1,381.0 | \$1,405.3 | \$1,432.6 | \$1,299.5 | \$2,164.1 | \$1,971.2 | \$1,766.3 | \$1,548.9 | \$1,310.3 | \$1,520.2 | \$1,690.2 | \$1,877.2 | \$2,074.1 | \$2,298.1 |
| CLOSING CASH BALANCE | (\$598.7) | (\$1,029.4) | (\$1,476.4) | (\$1,935.7) | (\$2,404.9) | (\$8,785.1) | (\$14,312.4) | (\$20,186.5) | (\$26,422.4) | (\$33,035.7) | (\$40,204.4) | (\$40,105.8) | (\$39,865.7) | (\$39,467.5) | (\$38,902.0) | (\$38,312.3) |

| ROADS & RELATED | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|-------------|--------------|
| OPENING CASH BALANCE | (\$38,312.3) | (\$37,400.9) | (\$36,262.1) | (\$34,867.0) | (\$33,195.1) | (\$31,413.6) | (\$29,631.7) | (\$27,555.9) | (\$25,171.7) | (\$22,449.0) | (\$19,557.7) | (\$16,459.4) | (\$12,977.3) | (\$9,088.6) | (\$4,758.8) | |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| -Roads and Related: Non Inflated | \$1,143.4 | \$1,143.4 | \$1,143.4 | \$1,143.4 | \$1,269.4 | \$1,143.4 | \$1,143.4 | \$1,143.4 | \$1,143.4 | \$1,269.4 | \$1,143.4 | \$1,143.4 | \$1,143.4 | \$1,143.4 | \$1,143.4 | \$73,261.2 |
| - Roads and Related: Inflated | \$1,569.6 | \$1,601.0 | \$1,633.0 | \$1,665.7 | \$1,886.2 | \$1,733.0 | \$1,767.6 | \$1,803.0 | \$1,839.1 | \$2,082.5 | \$1,913.3 | \$1,951.6 | \$1,990.6 | \$2,030.5 | \$2,071.1 | \$92,109.1 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 88,591 | 90,791 | 93,183 | 95,575 | 97,995 | 91,665 | 93,809 | 95,816 | 97,933 | 100,297 | 96,374 | 98,381 | 100,306 | 102,313 | 104,485 | 2,430,622 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$4,536.3 | \$4,741.9 | \$4,964.2 | \$5,193.5 | \$5,431.5 | \$5,182.2 | \$5,409.5 | \$5,635.7 | \$5,875.5 | \$6,137.6 | \$6,015.5 | \$6,263.6 | \$6,513.9 | \$6,777.1 | \$7,059.4 | \$129,670.1 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$2,107.2) | (\$2,057.0) | (\$1,994.4) | (\$1,917.7) | (\$1,825.7) | (\$1,727.7) | (\$1,629.7) | (\$1,515.6) | (\$1,384.4) | (\$1,234.7) | (\$1,075.7) | (\$905.3) | (\$713.7) | (\$499.9) | (\$261.7) | (\$37,830.8) |
| - Interest on In-year Transactions | \$51.9 | \$55.0 | \$58.3 | \$61.7 | \$62.0 | \$60.4 | \$63.7 | \$67.1 | \$70.6 | \$71.0 | \$71.8 | \$75.5 | \$79.2 | \$83.1 | \$87.3 | \$325.0 |
| TOTAL REVENUE | \$2,481.0 | \$2,739.8 | \$3,028.1 | \$3,337.6 | \$3,667.8 | \$3,514.8 | \$3,843.5 | \$4,187.2 | \$4,561.7 | \$4,973.9 | \$5,011.6 | \$5,433.8 | \$5,879.3 | \$6,360.3 | \$6,885.0 | \$92,164.3 |
| CLOSING CASH BALANCE | (\$37,400.9) | (\$36,262.1) | (\$34,867.0) | (\$33,195.1) | (\$31,413.6) | (\$29,631.7) | (\$27,555.9) | (\$25,171.7) | (\$22,449.0) | (\$19,557.7) | (\$16,459.4) | (\$12,977.3) | (\$9,088.6) | (\$4,758.8) | \$55.1 | |

| | |
|--------------------------------|---------|
| 2021 Adjusted Charge Per Sq. m | \$37.30 |
|--------------------------------|---------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 72% |
| Non-Residential Sector | 28% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



C.1.2 Public Works: Building and Fleet

This section covers the yards, buildings and fleet components of the City's Public Works operations. The roads, water and wastewater components of public works are included in separate appendices.

Table 1 Historical Service Levels

The Public Works department currently operates mainly out of the 10 Earle Avenue facility. This site sits on 9.47 hectares of land valued at \$4.74 million. In addition, Public Works uses 16,440 square feet of administrative space in two other buildings, worth \$8.22 million. The City also has several other Public Works facilities: a 32,367 square foot traffic yard, two sand/salt domes valued at \$492,000 each, a Quonset hut, an aboveground fuel tank, a storage shed, and 18 storage containers. The total replacement value of Public Works facilities is \$35.21 million. The total value of the City's Public Works vehicles and equipment such as mowers, tractors, and street sweepers is \$24.82 million.

The total value of the Public Works capital inventory is \$64.76 million. The 10-year historical average service level is \$442.42 per population and employment. Multiplied by the 10-year forecast growth in population and employment, this results in a 10-year maximum allowable funding envelope of \$10.29 million.

Table 2 2021-2030 Development-Related Capital Program & Calculation of the Unadjusted Development Charges

The 10-year development-related capital plan for Public Works includes an annual \$200,000 provision for new Public Works vehicle and equipment

additions, totalling \$2.00 million. Fleet expansions for Environmental Services are also anticipated in 2022 at a total cost of \$80,000. An Accommodation Strategy for Phase 2 of the building and yard renovation as well as a WTP yard and storage facility study are planned with a total cost of \$14.03 million for technical studies, with small growth-related shares attributed to expanding Public Works operations.

The entire capital plan totals \$16.11 million. Rate reserves will cover \$8,000 of the Environmental Services fleet expansion costs. A benefit to existing share of \$13.32 million is primarily attributed to the Accommodation Strategy, and has been deducted from the gross capital cost leaving a total development-related cost of \$2.78 million. Of this amount, \$298,962 is to be funded from the current Public Works development charges reserve fund. The remaining \$2.48 million is brought forward to the development charge calculation.

The total development-related cost is allocated 71 per cent (\$1.76 million) against new residential development, and 29 per cent (\$719,403) against non-residential development. This is based on anticipated shares of population and employment growth over the 10-year forecast period, yielding an unadjusted development charge of \$84.47 per capita and \$1.46 per square metre.

Table 3 Cash Flow Analysis

| PUBLIC WORKS: BUILDINGS & FLEET SUMMARY | | | | | | |
|--|-------------------------------------|--------------------|--------------------|---------|--------------------|---------|
| 10-year Hist. | 2021 - 2030 | | Unadjusted | | Adjusted | |
| Service Level | Development-Related Capital Program | | Development Charge | | Development Charge | |
| per pop & emp | Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$442.42 | \$16,105,000 | \$2,480,699 | \$84.47 | \$1.46 | \$97 | \$1.68 |

**APPENDIX C.1.2
TABLE 1 - PAGE 1**

**CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS: BUILDINGS & FLEET**

| BUILDINGS Facility Name | # of Square Feet / Value (\$) | | | | | | | | | | UNIT COST (\$/sq.ft.) | |
|---------------------------------------|--------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------------------|-------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | | |
| 180 Greenwich - Admin Space | 6,203 | 6,203 | 6,203 | 6,203 | 6,203 | 6,203 | 6,203 | 6,203 | 6,203 | - | - | \$500 |
| 324 Grand River - Admin Space | - | - | - | - | - | - | - | - | - | 6,586 | 6,586 | \$500 |
| City Hall - PW Admin Space | 9,855 | 9,855 | 9,855 | 9,855 | 9,855 | 9,855 | 9,855 | 9,855 | 9,855 | 9,855 | 9,855 | \$500 |
| Public Works Building (10 Earle Ave.) | 18,944 | 18,944 | 18,944 | 18,944 | 18,944 | 18,944 | 18,944 | 18,944 | 18,944 | 18,944 | 18,944 | \$500 |
| Traffic Yard (10 Earle Ave.) | 32,367 | 32,367 | 32,367 | 32,367 | 32,367 | 32,367 | 32,367 | 32,367 | 32,367 | 32,367 | 32,367 | \$500 |
| Salt Dome #1 | \$492,000 | \$492,000 | \$492,000 | \$492,000 | \$492,000 | \$492,000 | \$492,000 | \$492,000 | \$492,000 | \$492,000 | \$492,000 | |
| Salt Dome #2 | \$492,000 | \$492,000 | \$492,000 | \$492,000 | \$492,000 | \$492,000 | \$492,000 | \$492,000 | \$492,000 | \$492,000 | \$492,000 | |
| Quonset Hut | \$94,000 | \$94,000 | \$94,000 | \$94,000 | \$94,000 | \$94,000 | \$94,000 | \$94,000 | \$94,000 | \$94,000 | \$94,000 | |
| Aboveground Fuel Tank | \$94,000 | \$94,000 | \$94,000 | \$94,000 | \$94,000 | \$94,000 | \$94,000 | \$94,000 | \$94,000 | \$94,000 | \$94,000 | |
| Storage Shed 1 | \$89,000 | \$89,000 | \$89,000 | \$89,000 | \$89,000 | \$89,000 | \$89,000 | \$89,000 | \$89,000 | \$89,000 | \$89,000 | |
| Sea Containers - Storage (18) | - | - | - | - | - | 68,000 | 68,000 | 68,000 | 68,000 | 68,000 | 68,000 | |
| Total (\$000) | \$34,945.8 | \$34,945.8 | \$34,945.8 | \$34,945.8 | \$34,945.8 | \$35,013.8 | \$35,013.8 | \$35,013.8 | \$35,013.8 | \$35,205.0 | \$35,205.0 | |

| LAND Facility Name | # of Hectares | | | | | | | | | | UNIT COST (\$/ha) | |
|---|----------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------------------|-----------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | | |
| Public Works and Traffic Yard (10 Earle Ave.) | 9.47 | 9.47 | 9.47 | 9.47 | 9.47 | 9.47 | 9.47 | 9.47 | 9.47 | 9.47 | 9.47 | \$500,000 |
| Total (ha) | 9.47 | 9.47 | 9.47 | 9.47 | 9.47 | 9.47 | 9.47 | 9.47 | 9.47 | 9.47 | 9.47 | |
| Total (\$000) | \$4,734.8 | \$4,734.8 | \$4,734.8 | \$4,734.8 | \$4,734.8 | \$4,734.8 | \$4,734.8 | \$4,734.8 | \$4,734.8 | \$4,735.0 | \$4,735.0 | |



**APPENDIX C.1.2
TABLE 1 - PAGE 2**

**CITY OF BRANTFORD
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS: BUILDINGS & FLEET**

| FLEET & EQUIPMENT Description | Total Value of Vehicles and Related Equipment | | | | | | | | | |
|--|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
| All Vehicles and Equipment (excluding Transit) | \$22,373,000 | \$24,168,000 | - | - | - | - | - | - | - | - |
| Underground Fuel Storage | - | - | \$132,300 | \$132,300 | \$132,300 | \$132,300 | \$255,300 | \$255,300 | \$255,300 | \$255,300 |
| Asphalt Equipment | - | - | - | - | - | - | 27,700 | \$27,700 | \$88,200 | \$88,200 |
| Attachments | - | - | - | - | - | - | 157,000 | \$157,000 | \$157,000 | \$157,000 |
| Light Duty Vehicle | - | - | 3,205,000 | 3,205,000 | 3,205,000 | 3,205,000 | 3,933,000 | 3,933,000 | \$4,089,750 | \$4,131,550 |
| Heavy Duty Vehicle | - | - | 4,318,000 | 4,318,000 | 4,318,000 | 4,318,000 | 2,028,000 | \$2,028,000 | \$2,028,000 | \$2,028,000 |
| Sander/Dump Trk/Backhoe | - | - | 5,671,000 | 5,671,000 | 5,671,000 | 5,671,000 | 9,882,000 | 9,882,000 | \$10,377,000 | \$10,377,000 |
| Sewer Jet/Street Sweeper | - | - | 1,906,000 | 1,906,000 | 1,906,000 | 1,906,000 | 2,498,000 | \$2,498,000 | \$2,498,000 | \$2,498,000 |
| Heavy Construction Equip | - | - | 987,000 | 987,000 | 987,000 | 987,000 | - | - | - | - |
| Trailers/Golf Carts | - | - | 261,000 | 261,000 | 261,000 | 261,000 | 524,000 | 524,000 | \$661,500 | \$661,500 |
| Mowers/Tractors | - | - | 2,691,000 | 2,691,000 | 2,691,000 | 2,691,000 | 2,759,000 | \$2,759,000 | \$2,759,000 | \$2,759,000 |
| Control Systems | - | - | 874,000 | 874,000 | 874,000 | 874,000 | 147,000 | \$147,000 | \$147,000 | \$147,000 |
| Communication Systems | - | - | 598,000 | 598,000 | 598,000 | 598,000 | 10,600 | \$10,600 | \$10,600 | \$10,600 |
| Tools/Shop/Garage Equip | - | - | 1,438,000 | 1,438,000 | 1,438,000 | 1,438,000 | 1,248,000 | \$1,248,000 | \$1,248,000 | \$1,248,000 |
| Turf Equipment | - | - | 18,400 | 18,400 | 18,400 | 18,400 | - | - | - | - |
| Ice Re-Surfacers | - | - | 404,000 | 404,000 | 404,000 | 404,000 | 455,000 | \$455,000 | \$455,000 | \$455,000 |
| Total (\$000) | \$22,373.0 | \$24,168.0 | \$22,503.7 | \$22,503.7 | \$22,503.7 | \$22,503.7 | \$23,924.6 | \$23,924.6 | \$24,774.4 | \$24,816.2 |

**APPENDIX C.1.2
TABLE 1 - PAGE 3**

**CITY OF BRANTFORD
CALCULATION OF SERVICE LEVELS
PUBLIC WORKS: BUILDINGS & FLEET**

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Historic Population | 93,650 | 94,628 | 95,617 | 96,616 | 97,625 | 98,645 | 99,603 | 100,570 | 101,547 | 102,533 |
| Historic Employment | <u>44,224</u> | <u>44,249</u> | <u>44,274</u> | <u>44,299</u> | <u>44,324</u> | <u>44,349</u> | <u>44,712</u> | <u>45,078</u> | <u>45,447</u> | <u>45,819</u> |
| Total Historic Population & Employment | 137,874 | 138,877 | 139,891 | 140,915 | 141,949 | 142,994 | 144,315 | 145,648 | 146,994 | 148,352 |

INVENTORY SUMMARY (\$000)

| | | | | | | | | | | |
|-----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Buildings | \$34,945.8 | \$34,945.8 | \$34,945.8 | \$34,945.8 | \$34,945.8 | \$35,013.8 | \$35,013.8 | \$35,013.8 | \$35,205.0 | \$35,205.0 |
| Land | \$4,734.8 | \$4,734.8 | \$4,734.8 | \$4,734.8 | \$4,734.8 | \$4,734.8 | \$4,734.8 | \$4,734.8 | \$4,735.0 | \$4,735.0 |
| Furniture & Equipment | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| Fleet & Equipment | \$22,373.0 | \$24,168.0 | \$22,503.7 | \$22,503.7 | \$22,503.7 | \$22,503.7 | \$23,924.6 | \$23,924.6 | \$24,774.4 | \$24,816.2 |
| Total (\$000) | \$62,053.6 | \$63,848.6 | \$62,184.3 | \$62,184.3 | \$62,184.3 | \$62,252.3 | \$63,673.2 | \$63,673.2 | \$64,714.4 | \$64,756.2 |

**Average
Service
Level**

SERVICE LEVEL (\$/pop & emp)

| | | | | | | | | | | | |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Buildings | \$253.46 | \$251.63 | \$249.81 | \$247.99 | \$246.19 | \$244.86 | \$242.62 | \$240.40 | \$239.50 | \$237.31 | \$245.38 |
| Land | \$34.34 | \$34.09 | \$33.85 | \$33.60 | \$33.36 | \$33.11 | \$32.81 | \$32.51 | \$32.21 | \$31.92 | \$33.18 |
| Furniture & Equipment | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Fleet & Equipment | \$162.27 | \$174.02 | \$160.87 | \$159.70 | \$158.53 | \$157.38 | \$165.78 | \$164.26 | \$168.54 | \$167.28 | \$163.86 |
| Total (\$/pop & emp) | \$450.07 | \$459.75 | \$444.52 | \$441.29 | \$438.07 | \$435.35 | \$441.21 | \$437.17 | \$440.25 | \$436.50 | \$442.42 |

**CITY OF BRANTFORD
CALCULATION OF MAXIMUM ALLOWABLE
PUBLIC WORKS: BUILDINGS & FLEET**

| 10-Year Funding Envelope Calculation | |
|--|---------------------|
| 10 Year Average Service Level 2011 - 2020 | \$442.42 |
| Net Population & Employment Growth 2021 - 2030 | 23,249 |
| Maximum Allowable Funding Envelope | \$10,285,823 |



APPENDIX C.1.2
TABLE 2

CITY OF BRANTFORD
DEVELOPMENT-RELATED CAPITAL PROGRAM
PUBLIC WORKS: BUILDINGS & FLEET

| Project Description | Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|--|---------|----------------------|------------------------------------|----------------------|--------------------------|----------------------|---------------------------------|------------------------------------|---------------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2030 | Other Development-Related |
| 1.2 PUBLIC WORKS: BUILDINGS & FLEET | | | | | | | | | | |
| 1.2.1 Fleet and Equipment | | | | | | | | | | |
| 1.2.1.1 Fleet Expansion for Environmental Services (Compliance - W/WW/STM) | 2022 | \$ 80,000 | \$ 8,000 | \$ 72,000 | 0% | \$ - | \$ 72,000 | \$ - | \$ 72,000 | \$ - |
| 1.2.1.2 New Vehicle and Equipment Acquisitions | 2021 | \$ 2,000,000 | \$ - | \$ 2,000,000 | 0% | \$ - | \$ 2,000,000 | \$ 298,962 | \$ 1,701,038 | \$ - |
| Subtotal Fleet and Equipment | | \$ 2,080,000 | \$ 8,000 | \$ 2,072,000 | | \$ - | \$ 2,072,000 | \$ 298,962 | \$ 1,773,038 | \$ - |
| 1.2.2 Technical Studies | | | | | | | | | | |
| 1.2.2.1 Accommodation Strategy Phase 2 Building and Yard renovations | Various | \$ 13,950,000 | \$ - | \$ 13,950,000 | 95% | \$ 13,252,500 | \$ 697,500 | \$ - | \$ 697,500 | \$ - |
| 1.2.2.2 WTP Yard and Storage Facility Study | 2021 | \$ 75,000 | \$ - | \$ 75,000 | 86% | \$ 64,839 | \$ 10,161 | \$ - | \$ 10,161 | \$ - |
| Subtotal Technical Studies | | \$ 14,025,000 | \$ - | \$ 14,025,000 | | \$ 13,317,339 | \$ 707,661 | \$ - | \$ 707,661 | \$ - |
| TOTAL PUBLIC WORKS: BUILDINGS & FLEET | | \$ 16,105,000 | \$ 8,000 | \$ 16,097,000 | | \$ 13,317,339 | \$ 2,779,661 | \$ 298,962 | \$ 2,480,699 | \$ - |

| Residential Development Charge Calculation | | |
|---|-----|----------------|
| Residential Share of 2021-2030 Discounted Development-Related Capital Program | 71% | \$1,761,296 |
| 10 Year Growth in Population in New Units | | 20,851 |
| Unadjusted Development Charge Per Capita (\$) | | \$84.47 |
| Non-Residential Development Charge Calculation | | |
| Non-Res Share of 2021-2030 Discounted Development-Related Capital Program | 29% | \$719,403 |
| 10 Year Growth in Square Metres | | 493,926 |
| Unadjusted Development Charge Per sq. m (\$) | | \$1.46 |

| | |
|-------------------------------------|--------------|
| 2021 - 2030 Net Funding Envelope | \$10,285,823 |
| Available DC Shares | |
| Reserve Fund Balance at end of 2020 | \$298,962 |

**APPENDIX C.1.2
TABLE 3 - PAGE 1**

**CITY OF BRANTFORD
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC WORKS: BUILDINGS & FLEET
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| PUBLIC WORKS: BUILDINGS & FLEET | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | TOTAL |
|---|---------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| OPENING CASH BALANCE | \$0.00 | (\$1,203.18) | (\$1,189.02) | (\$1,114.23) | (\$1,028.03) | (\$929.72) | (\$817.92) | (\$643.81) | (\$448.95) | (\$231.70) | |
| 2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | |
| - Public Works: Buildings & Fleet: Non Inflated | \$1,264.5 | \$100.6 | \$49.5 | \$49.5 | \$49.5 | \$49.5 | \$49.5 | \$49.5 | \$49.5 | \$49.5 | \$1,761.3 |
| - Public Works: Buildings & Fleet: Inflated | \$1,264.5 | \$102.7 | \$51.5 | \$52.6 | \$53.6 | \$54.7 | \$55.8 | \$56.9 | \$58.0 | \$59.2 | \$1,809.4 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | |
| - Population Growth in New Units | 964 | 1,835 | 1,876 | 1,919 | 1,960 | 2,006 | 2,482 | 2,542 | 2,603 | 2,664 | 20,851 |
| REVENUE | | | | | | | | | | | |
| - DC Receipts: Inflated | \$93.5 | \$181.6 | \$189.3 | \$197.5 | \$205.8 | \$214.8 | \$271.1 | \$283.2 | \$295.8 | \$308.8 | \$2,241.4 |
| INTEREST | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$66.2) | (\$65.4) | (\$61.3) | (\$56.5) | (\$51.1) | (\$45.0) | (\$35.4) | (\$24.7) | (\$12.7) | (\$418.4) |
| - Interest on In-year Transactions | (\$32.2) | \$1.4 | \$2.4 | \$2.5 | \$2.7 | \$2.8 | \$3.8 | \$4.0 | \$4.2 | \$4.4 | (\$4.1) |
| TOTAL REVENUE | \$61.3 | \$116.8 | \$126.3 | \$138.8 | \$151.9 | \$166.5 | \$229.9 | \$251.8 | \$275.3 | \$300.4 | \$1,818.9 |
| CLOSING CASH BALANCE | (\$1,203.2) | (\$1,189.0) | (\$1,114.2) | (\$1,028.0) | (\$929.7) | (\$817.9) | (\$643.8) | (\$448.9) | (\$231.7) | \$9.5 | |

| | |
|--|-------------|
| 2021 Adjusted Charge Per Capita | \$97 |
|--|-------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 71% |
| Non-Residential Sector | 29% |
| Rates for 2021 | |
| Inflation Rate: | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



APPENDIX C.1.2
TABLE 3 - PAGE 2

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

| PUBLIC WORKS: BUILDINGS & FLEET | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | TOTAL |
|--|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------|
| OPENING CASH BALANCE | \$0.00 | (\$476.32) | (\$480.78) | (\$462.29) | (\$440.98) | (\$416.49) | (\$388.86) | (\$305.93) | (\$213.72) | (\$111.51) | |
| 2021 - 2030 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | |
| - Public Works: Buildings & Fleet: Non Inflated | \$516.5 | \$41.1 | \$20.2 | \$20.2 | \$20.2 | \$20.2 | \$20.2 | \$20.2 | \$20.2 | \$20.2 | \$719.4 |
| - Public Works: Buildings & Fleet: Inflated | \$516.5 | \$41.9 | \$21.0 | \$21.5 | \$21.9 | \$22.3 | \$22.8 | \$23.2 | \$23.7 | \$24.2 | \$739.0 |
| NON-RESIDENTIAL SPACE GROWTH | | | | | | | | | | | |
| - Growth in Square Metres | 31,486 | 36,930 | 37,315 | 37,810 | 38,360 | 38,828 | 66,237 | 67,557 | 68,959 | 70,444 | 493,926 |
| REVENUE | | | | | | | | | | | |
| - DC Receipts: Inflated | \$52.9 | \$63.3 | \$65.2 | \$67.4 | \$69.8 | \$72.0 | \$125.3 | \$130.4 | \$135.7 | \$141.4 | \$923.4 |
| INTEREST | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$26.2) | (\$26.4) | (\$25.4) | (\$24.3) | (\$22.9) | (\$21.4) | (\$16.8) | (\$11.8) | (\$6.1) | (\$181.3) |
| - Interest on In-year Transactions | (\$12.7) | \$0.4 | \$0.8 | \$0.8 | \$0.8 | \$0.9 | \$1.8 | \$1.9 | \$2.0 | \$2.1 | (\$1.4) |
| TOTAL REVENUE | \$40.2 | \$37.5 | \$39.5 | \$42.8 | \$46.4 | \$50.0 | \$105.7 | \$115.4 | \$125.9 | \$137.3 | \$740.7 |
| CLOSING CASH BALANCE | (\$476.3) | (\$480.8) | (\$462.3) | (\$441.0) | (\$416.5) | (\$388.9) | (\$305.9) | (\$213.7) | (\$111.5) | \$1.6 | |

| | |
|---------------------------------------|--------|
| 2021 Adjusted Charge Per Square Metre | \$1.68 |
|---------------------------------------|--------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 71% |
| Non-Residential Sector | 29% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix C.2
City-wide Water Services

City-wide Water Services

The following section sets out the 2021-2051 development-related capital forecast and the calculation of the development charge for City-wide Water services in the City of Brantford. The cost, quantum and description of the projects included in the forecast are based on the City's Master Servicing Plan and consultation with City staff.

The development-related capital program is \$15.42 million and provides for two water treatment plant upgrades as well as the Water share of future Master Servicing Plan updates.

Replacement or benefit to existing shares include \$185,800 attributed to the 0-5 year water treatment plant upgrade. Another \$4.19 million will be funded through the existing reserve fund balance. The result is a development-related and development charge recoverable share of the capital program of \$11.05 million.

The development-related cost has been allocated 72 per cent (\$7.96 million) to new residential development and 28 per cent (\$3.09 million) to new non-residential development. The residential share is divided by the anticipated City-wide growth in population in new units between 2021 and 2051 (73,500), which yields an unadjusted development charge of \$108.19 per capita. The non-residential share, when divided by the anticipated increase in square metres of new non-residential space (2.43 million) yields an unadjusted DC of \$1.27 per square metre.

The residential and non-residential cash flow analysis is shown in Table 3. The analysis takes into consideration expenditure timing and DC revenue projections. After cash flow considerations, the residential and non-residential charges increase to \$135 per capita and \$1.69 per square metre, respectively.

WATER SERVICES SUMMARY

| 2021 - 2051 | | Unadjusted | | Adjusted | |
|-------------------------------------|--------------------|--------------------|---------|--------------------|---------|
| Development-Related Capital Program | | Development Charge | | Development Charge | |
| Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$15,422,000 | \$11,050,013 | \$108.19 | \$1.27 | \$135 | \$1.69 |

APPENDIX C.2
TABLE 1

CITY OF BRANTFORD
CITY-WIDE
WATER SERVICES DEVELOPMENT-RELATED CAPITAL PROGRAM

| Project Description | Anticipated Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|---|--------------------|----------------------|------------------------------------|----------------------|--------------------------|-------------------|---------------------------------|------------------------------------|----------------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2051 | Other Development-Related |
| 2.0 WATER SERVICES | | | | | | | | | | |
| 2.1 Storage and Treatment | | | | | | | | | | |
| 2.1.1 Water Treatment Plant Upgrades - 0-5 Years | 2021 - 2025 | \$ 929,000 | \$ - | \$ 929,000 | 20% | \$ 185,800 | \$ 743,200 | \$ 743,200 | \$ - | \$ - |
| 2.1.2 Water Treatment Plant Upgrades - 5-10 Years | 2026 - 2031 | \$ 12,993,000 | \$ - | \$ 12,993,000 | 0% | \$ - | \$ 12,993,000 | \$ 3,442,987 | \$ 9,550,013 | \$ - |
| Subtotal Storage And Treatment | | \$ 13,922,000 | \$ - | \$ 13,922,000 | | \$ 185,800 | \$ 13,736,200 | \$ 4,186,187 | \$ 9,550,013 | \$ - |
| 2.2 Growth-Related Studies | | | | | | | | | | |
| 2.2.1 Master Servicing Plan Update | 2026 - 2026 | \$ 300,000 | \$ - | \$ 300,000 | 0% | \$ - | \$ 300,000 | \$ - | \$ 300,000 | \$ - |
| 2.2.2 Master Servicing Plan Update | 2031 - 2031 | \$ 300,000 | \$ - | \$ 300,000 | 0% | \$ - | \$ 300,000 | \$ - | \$ 300,000 | \$ - |
| 2.2.3 Master Servicing Plan Update | 2036 - 2036 | \$ 300,000 | \$ - | \$ 300,000 | 0% | \$ - | \$ 300,000 | \$ - | \$ 300,000 | \$ - |
| 2.2.4 Master Servicing Plan Update | 2041 - 2041 | \$ 300,000 | \$ - | \$ 300,000 | 0% | \$ - | \$ 300,000 | \$ - | \$ 300,000 | \$ - |
| 2.2.5 Master Servicing Plan Update | 2046 - 2046 | \$ 300,000 | \$ - | \$ 300,000 | 0% | \$ - | \$ 300,000 | \$ - | \$ 300,000 | \$ - |
| Subtotal Growth-Related Studies | | \$ 1,500,000 | \$ - | \$ 1,500,000 | | \$ - | \$ 1,500,000 | \$ - | \$ 1,500,000 | \$ - |
| TOTAL | | \$ 15,422,000 | \$ - | \$ 15,422,000 | | \$ 185,800 | | \$ 4,186,187 | \$ 11,050,013 | \$ - |

| | |
|--|-------------|
| Available DC Shares Reserve Fund Balance at end of 2020 | \$4,186,187 |
|--|-------------|



APPENDIX C.2
TABLE 2

CITY OF BRANTFORD
CITY-WIDE
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
WATER

| | |
|--|-----------|
| Growth in Population in New Units 2021-2051 | 73,534 |
| Employment Growth in New Space 2021-2051 | 28,419 |
| Growth in New Building Space (Square Metres) 2021-2051 | 2,430,622 |

| | Growth-Related Capital Forecast | | | | | | Residential Share | | Non-Residential Share | |
|--|---------------------------------|---|---|--|-----------------------------------|----------------------------|-------------------|--------------------|-----------------------|--------------------|
| | Gross Project Cost (\$000) | Grants/Subsidies/Other Recoveries (\$000) | Replacement/Benefit to Existing (\$000) | Available DC Shares / Prior Growth (\$000) | Other Development-Related (\$000) | 2021-2051 DC Share (\$000) | % | \$000 | % | \$000 |
| | WATER | | | | | | | | | |
| Storage and Treatment | \$ 13,922.00 | \$ - | \$ 185.80 | \$ 4,186.19 | \$ - | \$ 9,550.01 | 72% | \$ 6,876.01 | 28% | \$ 2,674.00 |
| Growth-Related Studies | \$ 1,500.00 | \$ - | \$ - | \$ - | \$ - | \$ 1,500.00 | 72% | \$ 1,080.00 | 28% | \$ 420.00 |
| TOTAL WATER | \$ 15,422.00 | \$ - | \$ 185.80 | \$ 4,186.19 | \$ - | \$ 11,050.01 | | \$ 7,956.01 | | \$ 3,094.00 |
| Unadjusted Development Charge Per Capita (\$) | | | | | | | \$ 108.19 | | | |
| Unadjusted Development Charge Per Square Metre (\$) | | | | | | | | | | \$ 1.27 |

| Residential Development Charge Calculation | | |
|--|------|---------------|
| Residential Share of 2021-2051 DC Eligible Costs | 72% | \$ 7,956,009 |
| 2021-2051 Growth in Population in New Units | | 73,534 |
| Development Charge Per Capita (Unadjusted) | | \$ 108.19 |
| Development Charge Per Capita after Cash Flow | | \$ 135 |
| Charge per Single Detached Unit | 3.43 | \$ 463 |

| Non-Residential Development Charge Calculation | | |
|--|-----|----------------|
| Non-Residential Share of 2021-2051 DC Eligible Costs | 28% | \$ 3,094,004 |
| 2021-2051 Growth in Non-Residential Building Space (Sq.M.) | | 2,430,622 |
| Development Charge Per Square Metre (Unadjusted) | | \$ 1.27 |
| Development Charge Per Square Metre After Cash Flow | | \$ 1.69 |

**APPENDIX C.2
TABLE 3 - PAGE 1**

**CITY OF BRANTFORD
CITY-WIDE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE**

**WATER SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| WATER SERVICES | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| OPENING CASH BALANCE | \$0.0 | \$132.4 | \$394.1 | \$676.0 | \$979.4 | \$1,305.1 | \$112.9 | (\$821.6) | (\$1,814.3) | (\$2,870.7) | (\$3,994.2) | (\$5,457.7) | (\$5,318.6) | (\$5,153.9) | (\$4,961.2) | (\$4,738.2) |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| -Water Service: Non Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$1,362.0 | \$1,146.0 | \$1,146.0 | \$1,146.0 | \$1,146.0 | \$1,362.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$216.0 |
| - Water Service: Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$1,503.8 | \$1,290.6 | \$1,316.4 | \$1,342.7 | \$1,369.6 | \$1,660.3 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$290.7 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 964 | 1,835 | 1,876 | 1,919 | 1,960 | 2,006 | 2,482 | 2,542 | 2,603 | 2,664 | 2,733 | 2,572 | 2,624 | 2,680 | 2,736 | 2,793 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$130.1 | \$252.7 | \$263.5 | \$274.9 | \$286.4 | \$299.0 | \$377.3 | \$394.2 | \$411.7 | \$429.8 | \$449.8 | \$431.7 | \$449.3 | \$468.0 | \$487.4 | \$507.5 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | \$4.6 | \$13.8 | \$23.7 | \$34.3 | \$45.7 | \$4.0 | (\$45.2) | (\$99.8) | (\$157.9) | (\$219.7) | (\$300.2) | (\$292.5) | (\$283.5) | (\$272.9) | (\$260.6) |
| - Interest on In-year Transactions | \$2.3 | \$4.4 | \$4.6 | \$4.8 | \$5.0 | (\$33.1) | (\$25.1) | (\$25.4) | (\$25.6) | (\$25.8) | (\$33.3) | \$7.6 | \$7.9 | \$8.2 | \$8.5 | \$3.8 |
| TOTAL REVENUE | \$132.4 | \$261.8 | \$281.9 | \$303.4 | \$325.7 | \$311.5 | \$356.1 | \$323.7 | \$286.3 | \$246.1 | \$196.8 | \$139.1 | \$164.6 | \$192.7 | \$223.1 | \$250.7 |
| CLOSING CASH BALANCE | \$132.4 | \$394.1 | \$676.0 | \$979.4 | \$1,305.1 | \$112.9 | (\$821.6) | (\$1,814.3) | (\$2,870.7) | (\$3,994.2) | (\$5,457.7) | (\$5,318.6) | (\$5,153.9) | (\$4,961.2) | (\$4,738.2) | (\$4,778.2) |

| WATER SERVICES | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------|
| OPENING CASH BALANCE | (\$4,778.2) | (\$4,562.0) | (\$4,315.2) | (\$4,035.2) | (\$3,720.0) | (\$3,693.6) | (\$3,425.9) | (\$3,126.7) | (\$2,794.4) | (\$2,425.8) | (\$2,380.3) | (\$1,987.1) | (\$1,554.1) | (\$1,078.7) | (\$559.0) | |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| -Water Service: Non Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$216.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$216.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | 7,956.0 |
| - Water Service: Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$321.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$354.4 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | 9,449.4 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 2,540 | 2,588 | 2,637 | 2,684 | 2,732 | 2,262 | 2,296 | 2,328 | 2,364 | 2,394 | 2,280 | 2,313 | 2,345 | 2,374 | 2,408 | 73,534 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$470.7 | \$489.2 | \$508.4 | \$527.9 | \$548.0 | \$462.8 | \$479.2 | \$495.6 | \$513.3 | \$530.2 | \$515.1 | \$533.0 | \$551.2 | \$569.1 | \$588.8 | 13,695.80 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$262.8) | (\$250.9) | (\$237.3) | (\$221.9) | (\$204.6) | (\$203.1) | (\$188.4) | (\$172.0) | (\$153.7) | (\$133.4) | (\$130.9) | (\$109.3) | (\$85.5) | (\$59.3) | (\$30.7) | (4,250.2) |
| - Interest on In-year Transactions | \$8.2 | \$8.6 | \$8.9 | \$9.2 | \$4.0 | \$8.1 | \$8.4 | \$8.7 | \$9.0 | \$3.1 | \$9.0 | \$9.3 | \$9.6 | \$10.0 | \$10.3 | 13.1 |
| TOTAL REVENUE | \$216.1 | \$246.8 | \$280.0 | \$315.2 | \$347.4 | \$267.8 | \$299.2 | \$332.3 | \$368.6 | \$399.9 | \$393.2 | \$433.0 | \$475.4 | \$519.7 | \$568.4 | 9,458.7 |
| CLOSING CASH BALANCE | (\$4,562.0) | (\$4,315.2) | (\$4,035.2) | (\$3,720.0) | (\$3,693.6) | (\$3,425.9) | (\$3,126.7) | (\$2,794.4) | (\$2,425.8) | (\$2,380.3) | (\$1,987.1) | (\$1,554.1) | (\$1,078.7) | (\$559.0) | \$9.4 | |

| | |
|--|--------------|
| 2021 Adjusted Charge Per Capita | \$135 |
|--|--------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 72% |
| Non-Residential Sector | 28% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



APPENDIX C.2
TABLE 3 - PAGE 2

CITY OF BRANTFORD
CITY-WIDE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WATER SERVICES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| WATER SERVICES | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|--------|---------|---------|---------|---------|-----------|-----------|-----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| OPENING CASH BALANCE | \$0.0 | \$54.1 | \$120.8 | \$191.8 | \$267.5 | \$348.3 | (\$166.0) | (\$561.2) | (\$983.4) | (\$1,433.8) | (\$1,913.7) | (\$2,530.1) | (\$2,499.0) | (\$2,458.8) | (\$2,408.4) | (\$2,347.4) |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| -Water Service: Non Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$529.7 | \$445.7 | \$445.7 | \$445.7 | \$445.7 | \$529.7 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$84.0 |
| - Water Service: Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$584.8 | \$501.9 | \$511.9 | \$522.2 | \$532.6 | \$645.7 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$113.1 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 31,486 | 36,930 | 37,315 | 37,810 | 38,360 | 38,828 | 66,237 | 67,557 | 68,959 | 70,444 | 71,929 | 79,601 | 81,471 | 83,423 | 85,293 | 87,465 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$53.2 | \$63.7 | \$65.6 | \$67.8 | \$70.2 | \$72.4 | \$126.1 | \$131.1 | \$136.5 | \$142.3 | \$148.2 | \$167.3 | \$174.6 | \$182.4 | \$190.2 | \$198.9 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | \$1.9 | \$4.2 | \$6.7 | \$9.4 | \$12.2 | (\$9.1) | (\$30.9) | (\$54.1) | (\$78.9) | (\$105.3) | (\$139.2) | (\$137.4) | (\$135.2) | (\$132.5) | (\$129.1) |
| - Interest on In-year Transactions | \$0.9 | \$1.1 | \$1.1 | \$1.2 | \$1.2 | (\$14.1) | (\$10.3) | (\$10.5) | (\$10.6) | (\$10.7) | (\$13.7) | \$2.9 | \$3.1 | \$3.2 | \$3.3 | \$1.5 |
| TOTAL REVENUE | \$54.1 | \$66.7 | \$71.0 | \$75.7 | \$80.8 | \$70.5 | \$106.6 | \$89.8 | \$71.8 | \$52.7 | \$29.3 | \$31.1 | \$40.2 | \$50.4 | \$61.1 | \$71.3 |
| CLOSING CASH BALANCE | \$54.1 | \$120.8 | \$191.8 | \$267.5 | \$348.3 | (\$166.0) | (\$561.2) | (\$983.4) | (\$1,433.8) | (\$1,913.7) | (\$2,530.1) | (\$2,499.0) | (\$2,458.8) | (\$2,408.4) | (\$2,347.4) | (\$2,389.1) |

| WATER SERVICES | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|-----------|-----------|-------------|
| OPENING CASH BALANCE | (\$2,389.1) | (\$2,311.4) | (\$2,220.0) | (\$2,113.3) | (\$1,990.1) | (\$1,976.1) | (\$1,845.9) | (\$1,698.0) | (\$1,531.7) | (\$1,345.1) | (\$1,276.3) | (\$1,069.1) | (\$839.2) | (\$585.0) | (\$304.7) | - |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| -Water Service: Non Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$84.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$84.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$3,094.0 |
| - Water Service: Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$124.8 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$137.8 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$3,674.7 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 88,591 | 90,791 | 93,183 | 95,575 | 97,995 | 91,665 | 93,809 | 95,816 | 97,933 | 100,297 | 96,374 | 98,381 | 100,306 | 102,313 | 104,485 | 2,430,622 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$205.5 | \$214.8 | \$224.9 | \$235.3 | \$246.1 | \$234.8 | \$245.1 | \$255.3 | \$266.2 | \$278.1 | \$272.6 | \$283.8 | \$295.1 | \$307.1 | \$319.8 | \$5,875.0 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$131.4) | (\$127.1) | (\$122.1) | (\$116.2) | (\$109.5) | (\$108.7) | (\$101.5) | (\$93.4) | (\$84.2) | (\$74.0) | (\$70.2) | (\$58.8) | (\$46.2) | (\$32.2) | (\$16.8) | (\$2,209.4) |
| - Interest on In-year Transactions | \$3.6 | \$3.8 | \$3.9 | \$4.1 | \$2.1 | \$4.1 | \$4.3 | \$4.5 | \$4.7 | \$2.5 | \$4.8 | \$5.0 | \$5.2 | \$5.4 | \$5.6 | \$13.1 |
| TOTAL REVENUE | \$77.7 | \$91.4 | \$106.7 | \$123.2 | \$138.8 | \$130.2 | \$147.9 | \$166.4 | \$186.6 | \$206.6 | \$207.2 | \$230.0 | \$254.1 | \$280.3 | \$308.6 | \$3,678.6 |
| CLOSING CASH BALANCE | (\$2,311.4) | (\$2,220.0) | (\$2,113.3) | (\$1,990.1) | (\$1,976.1) | (\$1,845.9) | (\$1,698.0) | (\$1,531.7) | (\$1,345.1) | (\$1,276.3) | (\$1,069.1) | (\$839.2) | (\$585.0) | (\$304.7) | \$3.9 | - |

| | |
|--------------------------------|--------|
| 2021 Adjusted Charge Per Sq. m | \$1.69 |
|--------------------------------|--------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 72% |
| Non-Residential Sector | 28% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix C.3
City-wide Wastewater Services

City-wide Wastewater Services

The 2021-2051 development-related capital forecast and City-wide development charge for Wastewater Services is set out in this section. The details and timing of the 2021-2051 development-related Wastewater capital program are shown in Table 1. The gross costs included in the program total \$24.95 million, which includes several treatment plant upgrades as well as the Wastewater share of future Master Servicing Plan updates.

No grants, subsidies, or other contributions have been identified. Of the \$24.95 million, \$6.20 million has been identified as replacement or benefit to existing shares and \$4.65 million will be funded through the existing DC reserve balance. Another \$824,200 is deemed to benefit development occurring beyond the 2051 planning horizon. The resulting net- development share eligible for funding through development charges over the 2021-2051 planning period is \$13.26 million.

Table 2 summarizes the capital program and calculation of the unadjusted residential and non-residential development charges for wastewater servicing. The DC eligible share of \$13.26 million has been allocated 72 per cent to new residential development and 28 per cent to non-residential development based on City-wide shares of population in new units and employment growth in new space to 2051.

The residential share of the capital program totals \$9.55 million and, when divided by the forecast growth in population in new units, results in an unadjusted charge of \$129.86 per capita.

The non-residential share, \$3.71 million is applied against the forecast increase in square metres of non-residential floor space by type of development. This yields an unadjusted charge of \$1.53 per square metre.

The residential and non-residential cash flow analysis is shown in Table 3. After cash flow considerations, the residential charge increases to \$143 per capita and the non-residential and non-residential charges increase to \$1.78.

| WASTEWATER SERVICES SUMMARY | | | | | |
|-------------------------------------|--------------------|--------------------|---------|--------------------|---------|
| 2021 - 2051 | | Unadjusted | | Adjusted | |
| Development-Related Capital Program | | Development Charge | | Development Charge | |
| Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$24,946,000 | \$13,263,104 | \$129.86 | \$1.53 | \$143 | \$1.78 |

APPENDIX C.3

TABLE 1

CITY OF BRANTFORD
CITY-WIDE

WASTEWATER SERVICES DEVELOPMENT-RELATED CAPITAL PROGRAM

| Project Description | Anticipated Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|---|--------------------|----------------------|------------------------------------|----------------------|--------------------------|---------------------|---------------------------------|------------------------------------|----------------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2051 | Other Development-Related |
| 3.0 WASTEWATER SERVICES | | | | | | | | | | |
| 3.1 Treatment | | | | | | | | | | |
| 3.1.1 Wastewater Treatment Plant Upgrades - 0-5 Years | 2021 - 2026 | \$ 7,575,000 | \$ - | \$ 7,575,000 | 40% | \$ 3,030,000 | \$ 4,545,000 | \$ 4,545,000 | \$ - | \$ - |
| 3.1.2 Wastewater Treatment Plant Upgrades - 5-10 Years | 2026 - 2031 | \$ 5,568,000 | \$ - | \$ 5,568,000 | 20% | \$ 1,113,600 | \$ 4,454,400 | \$ - | \$ 4,454,400 | \$ - |
| 3.1.3 Wastewater Treatment Plant Upgrades - 10-15 Years | 2031 - 2041 | \$ 10,303,000 | \$ - | \$ 10,303,000 | 20% | \$ 2,060,600 | \$ 8,242,400 | \$ - | \$ 7,418,160 | \$ 824,240 |
| Subtotal Treatment | | \$ 23,446,000 | \$ - | \$ 23,446,000 | | \$ 6,204,200 | \$ 17,241,800 | \$ 4,545,000 | \$ 11,872,560 | \$ 824,240 |
| 3.2 Growth-Related Studies | | | | | | | | | | |
| 3.2.1 Master Servicing Plan Update | 2026 - 2026 | \$ 300,000 | \$ - | \$ 300,000 | 0% | \$ - | \$ 300,000 | \$ 109,456 | \$ 190,544 | \$ - |
| 3.2.2 Master Servicing Plan Update | 2031 - 2031 | \$ 300,000 | \$ - | \$ 300,000 | 0% | \$ - | \$ 300,000 | \$ - | \$ 300,000 | \$ - |
| 3.2.3 Master Servicing Plan Update | 2036 - 2036 | \$ 300,000 | \$ - | \$ 300,000 | 0% | \$ - | \$ 300,000 | \$ - | \$ 300,000 | \$ - |
| 3.2.4 Master Servicing Plan Update | 2041 - 2041 | \$ 300,000 | \$ - | \$ 300,000 | 0% | \$ - | \$ 300,000 | \$ - | \$ 300,000 | \$ - |
| 3.2.5 Master Servicing Plan Update | 2046 - 2046 | \$ 300,000 | \$ - | \$ 300,000 | 0% | \$ - | \$ 300,000 | \$ - | \$ 300,000 | \$ - |
| Subtotal Growth-Related Studies | | \$ 1,500,000 | \$ - | \$ 1,500,000 | | \$ - | \$ 1,500,000 | \$ 109,456 | \$ 1,390,544 | \$ - |
| TOTAL | | \$ 24,946,000 | \$ - | \$ 24,946,000 | | \$ 6,204,200 | \$ 18,741,800 | \$ 4,654,456 | \$ 13,263,104 | \$ 824,240 |

| | |
|-------------------------------------|-------------|
| Available DC Shares | |
| Reserve Fund Balance at end of 2020 | \$4,654,456 |



APPENDIX C.3

TABLE 2

CITY OF BRANTFORD
CITY-WIDE
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
WASTEWATER SERVICES

| | |
|--|-----------|
| Growth in Population in New Units 2021-2051 | 73,534 |
| Employment Growth in New Space 2021-2051 | 28,419 |
| Growth in New Building Space (Square Metres) 2021-2051 | 2,430,622 |

| | Growth-Related Capital Forecast | | | | | | Residential Share | | Non-Residential Share | |
|--|---------------------------------|--|--|--|-----------------------------------|----------------------------|-------------------|--------------------|-----------------------|--------------------|
| | Gross Project Cost (\$000) | Grants/ Subsidies/Other Recoveries (\$000) | Replacement/ Benefit to Existing (\$000) | Available DC Shares / Prior Growth (\$000) | Other Development-Related (\$000) | 2021-2051 DC Share (\$000) | % | \$000 | % | \$000 |
| | | | | | | | | | | |
| WASTEWATER SERVICES | | | | | | | | | | |
| Treatment | \$ 23,446.00 | \$ - | \$ 6,204.20 | \$ 4,545.00 | \$ 824.24 | \$ 11,872.56 | 72% | \$ 8,548.24 | 28% | \$ 3,324.32 |
| Growth-Related Studies | \$ 1,500.00 | \$ - | \$ - | \$ 109.46 | \$ - | \$ 1,390.54 | 72% | \$ 1,001.19 | 28% | \$ 389.35 |
| TOTAL WASTEWATER SERVICES | \$ 24,946.00 | \$ - | \$ 6,204.20 | \$ 4,654.46 | \$ 824.24 | \$ 13,263.10 | | \$ 9,549.43 | | \$ 3,713.67 |
| Unadjusted Development Charge Per Capita (\$) | | | | | | | | \$ 129.86 | | |
| Unadjusted Development Charge Per Square Metre (\$) | | | | | | | | | | \$ 1.53 |

| Residential Development Charge Calculation | | |
|--|------|---------------|
| Residential Share of 2021-2051 DC Eligible Costs | 72% | \$ 9,549,435 |
| 2021-2051 Growth in Population in New Units | | 73,534 |
| Development Charge Per Capita (Unadjusted) | | \$ 129.86 |
| Development Charge Per Capita after Cash Flow | | \$ 143 |
| Charge per Single Detached Unit | 3.43 | \$ 491 |

| Non-Residential Development Charge Calculation | | |
|--|-----|----------------|
| Non-Residential Share of 2021-2051 DC Eligible Costs | 28% | \$ 3,713,669 |
| 2021-2051 Growth in Non-Residential Building Space (Sq.M.) | | 2,430,622 |
| Development Charge Per Square Metre (Unadjusted) | | \$ 1.53 |
| Development Charge Per Square Metre After Cash Flow | | \$ 1.78 |

**APPENDIX C.3
TABLE 3 - PAGE 1**

**CITY OF BRANTFORD
CITY-WIDE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE**

**WASTEWATER SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| WASTEWATER SERVICES | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| OPENING CASH BALANCE | \$0.0 | \$140.3 | \$417.6 | \$716.2 | \$1,037.6 | \$1,382.6 | \$994.4 | \$821.3 | \$648.3 | \$475.6 | \$303.6 | (\$744.4) | (\$935.8) | (\$1,131.0) | (\$1,329.2) | (\$1,530.2) |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Wastewater Services: Non Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$671.7 | \$534.5 | \$534.5 | \$534.5 | \$534.5 | \$1,236.1 | \$485.6 | \$485.6 | \$485.6 | \$485.6 | \$701.6 |
| - Wastewater Services: Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$741.6 | \$602.0 | \$614.0 | \$626.3 | \$638.8 | \$1,506.8 | \$603.7 | \$615.8 | \$628.1 | \$640.7 | \$944.2 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 964 | 1,835 | 1,876 | 1,919 | 1,960 | 2,006 | 2,482 | 2,542 | 2,603 | 2,664 | 2,733 | 2,572 | 2,624 | 2,680 | 2,736 | 2,793 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$137.9 | \$267.7 | \$279.1 | \$291.2 | \$303.4 | \$316.7 | \$399.7 | \$417.6 | \$436.1 | \$455.3 | \$476.4 | \$457.3 | \$475.9 | \$495.8 | \$516.2 | \$537.5 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | \$4.9 | \$14.6 | \$25.1 | \$36.3 | \$48.4 | \$34.8 | \$28.7 | \$22.7 | \$16.6 | \$10.6 | (\$40.9) | (\$51.5) | (\$62.2) | (\$73.1) | (\$84.2) |
| - Interest on In-year Transactions | \$2.4 | \$4.7 | \$4.9 | \$5.1 | \$5.3 | (\$11.7) | (\$5.6) | (\$5.4) | (\$5.2) | (\$5.0) | (\$28.3) | (\$4.0) | (\$3.8) | (\$3.6) | (\$3.4) | (\$11.2) |
| TOTAL REVENUE | \$140.3 | \$277.3 | \$298.6 | \$321.4 | \$345.0 | \$353.4 | \$428.9 | \$440.9 | \$453.6 | \$466.9 | \$458.7 | \$412.3 | \$420.6 | \$430.0 | \$439.7 | \$442.2 |
| CLOSING CASH BALANCE | \$140.3 | \$417.6 | \$716.2 | \$1,037.6 | \$1,382.6 | \$994.4 | \$821.3 | \$648.3 | \$475.6 | \$303.6 | (\$744.4) | (\$935.8) | (\$1,131.0) | (\$1,329.2) | (\$1,530.2) | (\$2,032.2) |

| WASTEWATER SERVICES | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| OPENING CASH BALANCE | (\$2,032.2) | (\$2,316.6) | (\$2,610.2) | (\$2,912.9) | (\$3,225.4) | (\$3,877.5) | (\$3,591.9) | (\$3,272.9) | (\$2,918.7) | (\$2,526.1) | (\$2,454.1) | (\$2,034.0) | (\$1,571.4) | (\$1,063.8) | (\$508.8) | |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Wastewater Services: Non Inflated | \$485.6 | \$485.6 | \$485.6 | \$485.6 | \$701.6 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$216.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | 9,549.4 |
| - Wastewater Services: Inflated | \$666.6 | \$679.9 | \$693.5 | \$707.4 | \$1,042.5 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$354.4 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | 12,306.1 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 2,540 | 2,588 | 2,637 | 2,684 | 2,732 | 2,262 | 2,296 | 2,328 | 2,364 | 2,394 | 2,280 | 2,313 | 2,345 | 2,374 | 2,408 | 73,534 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$498.6 | \$518.2 | \$538.6 | \$559.1 | \$580.5 | \$490.3 | \$507.6 | \$525.0 | \$543.7 | \$561.6 | \$545.6 | \$564.6 | \$583.8 | \$602.9 | \$623.7 | 14,507.60 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$111.8) | (\$127.4) | (\$143.6) | (\$160.2) | (\$177.4) | (\$213.3) | (\$197.6) | (\$180.0) | (\$160.5) | (\$138.9) | (\$135.0) | (\$111.9) | (\$86.4) | (\$58.5) | (\$28.0) | (2,099.5) |
| - Interest on In-year Transactions | (\$4.6) | (\$4.4) | (\$4.3) | (\$4.1) | (\$12.7) | \$8.6 | \$8.9 | \$9.2 | \$9.5 | \$3.6 | \$9.5 | \$9.9 | \$10.2 | \$10.6 | \$10.9 | (4.2) |
| TOTAL REVENUE | \$382.2 | \$386.3 | \$390.8 | \$394.8 | \$390.4 | \$285.6 | \$318.9 | \$354.2 | \$392.7 | \$426.3 | \$420.2 | \$462.6 | \$507.6 | \$554.9 | \$606.6 | 12,403.9 |
| CLOSING CASH BALANCE | (\$2,316.6) | (\$2,610.2) | (\$2,912.9) | (\$3,225.4) | (\$3,877.5) | (\$3,591.9) | (\$3,272.9) | (\$2,918.7) | (\$2,526.1) | (\$2,454.1) | (\$2,034.0) | (\$1,571.4) | (\$1,063.8) | (\$508.8) | \$97.8 | |

| | |
|--|--------------|
| 2021 Adjusted Charge Per Capita | \$143 |
|--|--------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 72% |
| Non-Residential Sector | 28% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



**APPENDIX C.3
TABLE 3 - PAGE 2**

**CITY OF BRANTFORD
CITY-WIDE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE**

**WASTEWATER SERVICES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| WASTEWATER SERVICES | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| OPENING CASH BALANCE | \$0.0 | \$57.0 | \$127.2 | \$202.0 | \$281.7 | \$366.8 | \$161.7 | \$63.3 | (\$38.0) | (\$142.6) | (\$251.6) | (\$707.2) | (\$806.3) | (\$907.7) | (\$1,011.2) | (\$1,117.1) |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Wastewater Services: Non Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$261.2 | \$207.9 | \$207.9 | \$207.9 | \$207.9 | \$480.7 | \$188.8 | \$188.8 | \$188.8 | \$188.8 | \$272.8 |
| - Wastewater Services: Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$288.4 | \$234.1 | \$238.8 | \$243.6 | \$248.4 | \$586.0 | \$234.8 | \$239.5 | \$244.3 | \$249.2 | \$367.2 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 31,486 | 36,930 | 37,315 | 37,810 | 38,360 | 38,828 | 66,237 | 67,557 | 68,959 | 70,444 | 71,929 | 79,601 | 81,471 | 83,423 | 85,293 | 87,465 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$56.0 | \$67.1 | \$69.1 | \$71.4 | \$73.9 | \$76.3 | \$132.8 | \$138.1 | \$143.8 | \$149.9 | \$156.1 | \$176.2 | \$183.9 | \$192.1 | \$200.3 | \$209.5 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | \$2.0 | \$4.5 | \$7.1 | \$9.9 | \$12.8 | \$5.7 | \$2.2 | (\$2.1) | (\$7.8) | (\$13.8) | (\$38.9) | (\$44.3) | (\$49.9) | (\$55.6) | (\$61.4) |
| - Interest on In-year Transactions | \$1.0 | \$1.2 | \$1.2 | \$1.2 | \$1.3 | (\$5.8) | (\$2.8) | (\$2.8) | (\$2.7) | (\$2.7) | (\$11.8) | (\$1.6) | (\$1.5) | (\$1.4) | (\$1.3) | (\$4.3) |
| TOTAL REVENUE | \$57.0 | \$70.3 | \$74.8 | \$79.7 | \$85.1 | \$83.3 | \$135.7 | \$137.5 | \$139.0 | \$139.3 | \$130.4 | \$135.7 | \$138.0 | \$140.7 | \$143.3 | \$143.7 |
| CLOSING CASH BALANCE | \$57.0 | \$127.2 | \$202.0 | \$281.7 | \$366.8 | \$161.7 | \$63.3 | (\$38.0) | (\$142.6) | (\$251.6) | (\$707.2) | (\$806.3) | (\$907.7) | (\$1,011.2) | (\$1,117.1) | (\$1,340.5) |

| WASTEWATER SERVICES | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| OPENING CASH BALANCE | (\$1,340.5) | (\$1,458.1) | (\$1,577.5) | (\$1,697.9) | (\$1,819.4) | (\$2,069.6) | (\$1,931.8) | (\$1,775.5) | (\$1,599.5) | (\$1,402.2) | (\$1,321.5) | (\$1,102.1) | (\$858.6) | (\$589.4) | (\$292.8) | - |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Wastewater Services: Non Inflated | \$188.8 | \$188.8 | \$188.8 | \$188.8 | \$272.8 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$84.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$3,713.7 |
| - Wastewater Services: Inflated | \$259.2 | \$264.4 | \$269.7 | \$275.1 | \$405.4 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$137.8 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$4,785.7 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 88,591 | 90,791 | 93,183 | 95,575 | 97,995 | 91,665 | 93,809 | 95,816 | 97,933 | 100,297 | 96,374 | 98,381 | 100,306 | 102,313 | 104,485 | 2,430,622 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$216.5 | \$226.3 | \$236.9 | \$247.8 | \$259.2 | \$247.3 | \$258.1 | \$268.9 | \$280.4 | \$292.9 | \$287.1 | \$298.9 | \$310.9 | \$323.4 | \$336.9 | \$6,188.0 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$73.7) | (\$80.2) | (\$86.8) | (\$93.4) | (\$100.1) | (\$113.8) | (\$106.3) | (\$97.7) | (\$88.0) | (\$77.1) | (\$72.7) | (\$60.6) | (\$47.2) | (\$32.4) | (\$16.1) | (\$1,375.9) |
| - Interest on In-year Transactions | (\$1.2) | (\$1.0) | (\$0.9) | (\$0.8) | (\$4.0) | \$4.3 | \$4.5 | \$4.7 | \$4.9 | \$2.7 | \$5.0 | \$5.2 | \$5.4 | \$5.7 | \$5.9 | \$7.5 |
| TOTAL REVENUE | \$141.6 | \$145.1 | \$149.2 | \$153.7 | \$155.1 | \$137.8 | \$156.4 | \$176.0 | \$197.3 | \$218.5 | \$219.4 | \$243.5 | \$269.1 | \$296.6 | \$326.7 | \$4,819.6 |
| CLOSING CASH BALANCE | (\$1,458.1) | (\$1,577.5) | (\$1,697.9) | (\$1,819.4) | (\$2,069.6) | (\$1,931.8) | (\$1,775.5) | (\$1,599.5) | (\$1,402.2) | (\$1,321.5) | (\$1,102.1) | (\$858.6) | (\$589.4) | (\$292.8) | \$33.9 | - |

| | |
|---------------------------------------|---------------|
| 2021 Adjusted Charge Per Sq. m | \$1.78 |
|---------------------------------------|---------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 72% |
| Non-Residential Sector | 28% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix C.4
City-wide Stormwater Services

City-wide Stormwater Services

The City-wide Stormwater capital program is minimal and includes a Floodplain Stormwater Management Plan at a gross cost of \$200,000. Of this amount, approximately \$81,900 will be funded through the existing reserve balance, leaving \$118,100 to be brought forward to the DC calculation.

As shown in Table 2, the development-related share has been allocated 72 per cent, or \$85,000 to new residential development and 28 per cent, or \$33,100 to new non-residential development.

The residential share is divided by the anticipated City-wide growth in population in new units between 2021 and 2051, which yields an unadjusted development charge of \$1.16 per capita. The non-residential share, when divided by the anticipated increase in square metres of new space, yields an unadjusted development charge of \$0.01 per square metre.

In Table 3, the residential and non-residential cash flow analysis is shown. After cash flow analysis, the residential and non-residential charges are calculated at \$2 per capita and \$0.03 per square metre, respectively.

| STORMWATER SUMMARY | | | | | |
|-------------------------------------|--------------------|--------------------|---------|--------------------|---------|
| 2021 - 2051 | | Unadjusted | | Adjusted | |
| Development-Related Capital Program | | Development Charge | | Development Charge | |
| Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$200,000 | \$118,101 | \$1.16 | \$0.01 | \$2 | \$0.03 |

APPENDIX C.4

TABLE 1

CITY OF BRANTFORD
CITY-WIDE
STORMWATER SERVICING DEVELOPMENT-RELATED CAPITAL PROGRAM

| Project Description | Anticipated Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|--|--------------------|----------------------|------------------------------------|----------------------|--------------------------|-------------|---------------------------------|------------------------------------|----------------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2051 | Other Development-Related |
| 4.0 STORMWATER | | | | | | | | | | |
| 4.1 Previous Projects | | | | | | | | | | |
| 4.1.1 Floodplain Stormwater Management Plan | 2021 - 2021 | \$ 200,000 | \$ - | \$ 200,000 | 0% | \$ - | \$ 200,000 | \$ 81,899 | \$ 118,101 | \$ - |
| Subtotal Previous Projects | | \$ 200,000 | \$ - | \$ 200,000 | | \$ - | \$ 200,000 | \$ 81,899 | \$ 118,101 | \$ - |
| STORMWATER GROWTH-RELATED CAPITAL PROGRAM 2019-2028 | | \$ 200,000.00 | \$ - | \$ 200,000.00 | | \$ - | \$ 200,000.00 | \$ 81,899.00 | \$ 118,101.00 | \$ - |

| | |
|-------------------------------------|----------|
| Available DC Shares | |
| Reserve Fund Balance at end of 2020 | \$81,899 |



APPENDIX C.4

TABLE 2

CITY OF BRANTFORD
CITY-WIDE
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
STORMWATER SERVICING

| | |
|--|-----------|
| Growth in Population in New Units 2021-2051 | 73,534 |
| Employment Growth in New Space 2021-2051 | 28,419 |
| Growth in New Building Space (Square Metres) 2021-2051 | 2,430,622 |

| | Growth-Related Capital Forecast | | | | | | Residential Share | | Non-Residential Share | |
|--|---------------------------------|---|---|--|-----------------------------------|----------------------------|-------------------|-----------------|-----------------------|-----------------|
| | Gross Project Cost (\$000) | Grants/Subsidies/Other Recoveries (\$000) | Replacement/Benefit to Existing (\$000) | Available DC Shares / Prior Growth (\$000) | Other Development-Related (\$000) | 2021-2051 DC Share (\$000) | % | \$000 | % | \$000 |
| | STORMWATER SERVICING | | | | | | | | | |
| Previous Projects | \$ 200.00 | \$ - | \$ - | \$ 81.90 | \$ - | \$ 118.10 | 72% | \$ 85.03 | 28% | \$ 33.07 |
| TOTAL STORMWATER SERVICING | \$ 200.00 | \$ - | \$ - | \$ 81.90 | \$ - | \$ 118.10 | | \$ 85.03 | | \$ 33.07 |
| Unadjusted Development Charge Per Capita (\$) | | | | | | | | \$ 1.16 | | |
| Unadjusted Development Charge Per Square Metre (\$) | | | | | | | | | | \$ 0.01 |

| Residential Development Charge Calculation | | | |
|--|------|----|--------|
| Residential Share of 2021-2051 DC Eligible Costs | 72% | \$ | 85,033 |
| 2021-2051 Growth in Population in New Units | | | 73,534 |
| Development Charge Per Capita (Unadjusted) | | \$ | 1.16 |
| Development Charge Per Capita after Cash Flow | | \$ | 2 |
| Charge per Single Detached Unit | 3.43 | \$ | 7 |

| Non-Residential Development Charge Calculation | | | |
|--|-----|----|-----------|
| Non-Residential Share of 2021-2051 DC Eligible Costs | 28% | \$ | 33,068 |
| 2021-2051 Growth in Non-Residential Building Space (Sq.M.) | | | 2,430,622 |
| Development Charge Per Square Metre (Unadjusted) | | \$ | 0.01 |
| Development Charge Per Square Metre After Cash Flow | | \$ | 0.03 |



**APPENDIX C.4
TABLE 3 - PAGE 1**

**CITY OF BRANTFORD
CITY-WIDE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE**

**STORMWATER SERVICING
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| STORMWATER SERVICING | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|---|----------------|----------------|----------------|----------------|----------------|----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| OPENING CASH BALANCE | \$0.00 | (\$85.42) | (\$86.35) | (\$87.13) | (\$87.75) | (\$88.31) | (\$88.69) | (\$87.87) | (\$86.80) | (\$85.36) | (\$83.55) | (\$81.33) | (\$79.29) | (\$76.83) | (\$74.04) | (\$70.78) |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Storm Water: Non Inflated | \$85.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| - Storm Water: Inflated | \$85.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 964 | 1,835 | 1,876 | 1,919 | 1,960 | 2,006 | 2,482 | 2,542 | 2,603 | 2,664 | 2,733 | 2,572 | 2,624 | 2,680 | 2,736 | 2,793 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$1.9 | \$3.7 | \$3.9 | \$4.1 | \$4.2 | \$4.4 | \$5.6 | \$5.8 | \$6.1 | \$6.4 | \$6.7 | \$6.4 | \$6.7 | \$6.9 | \$7.2 | \$7.5 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$4.7) | (\$4.7) | (\$4.8) | (\$4.8) | (\$4.9) | (\$4.9) | (\$4.8) | (\$4.8) | (\$4.7) | (\$4.6) | (\$4.5) | (\$4.4) | (\$4.2) | (\$4.1) | (\$3.9) |
| - Interest on In-year Transactions | (\$2.3) | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 |
| TOTAL REVENUE | (\$0.4) | (\$0.9) | (\$0.8) | (\$0.6) | (\$0.6) | (\$0.4) | \$0.8 | \$1.1 | \$1.4 | \$1.8 | \$2.2 | \$2.0 | \$2.5 | \$2.8 | \$3.3 | \$3.7 |
| CLOSING CASH BALANCE | (\$85.4) | (\$86.4) | (\$87.1) | (\$87.8) | (\$88.3) | (\$88.7) | (\$87.9) | (\$86.8) | (\$85.4) | (\$83.5) | (\$81.3) | (\$79.3) | (\$76.8) | (\$74.0) | (\$70.8) | (\$67.0) |

| STORMWATER SERVICING | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| OPENING CASH BALANCE | (\$67.0) | (\$63.6) | (\$59.8) | (\$55.4) | (\$50.5) | (\$45.1) | (\$40.5) | (\$35.6) | (\$30.1) | (\$24.0) | (\$17.3) | (\$10.5) | (\$3.0) | \$5.1 | \$13.9 | |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Storm Water: Non Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | 85.0 |
| - Storm Water: Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | 85.0 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 2,540 | 2,588 | 2,637 | 2,684 | 2,732 | 2,262 | 2,296 | 2,328 | 2,364 | 2,394 | 2,280 | 2,313 | 2,345 | 2,374 | 2,408 | 73,534 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$7.0 | \$7.2 | \$7.5 | \$7.8 | \$8.1 | \$6.9 | \$7.1 | \$7.3 | \$7.6 | \$7.9 | \$7.6 | \$7.9 | \$8.2 | \$8.4 | \$8.7 | 202.70 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$3.7) | (\$3.5) | (\$3.3) | (\$3.0) | (\$2.8) | (\$2.5) | (\$2.2) | (\$2.0) | (\$1.7) | (\$1.3) | (\$1.0) | (\$0.6) | (\$0.2) | \$0.2 | \$0.5 | (95.7) |
| - Interest on In-year Transactions | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.2 | 1.2 |
| TOTAL REVENUE | \$3.4 | \$3.8 | \$4.3 | \$4.9 | \$5.5 | \$4.5 | \$5.0 | \$5.5 | \$6.1 | \$6.7 | \$6.8 | \$7.5 | \$8.2 | \$8.7 | \$9.3 | 108.2 |
| CLOSING CASH BALANCE | (\$63.6) | (\$59.8) | (\$55.4) | (\$50.5) | (\$45.1) | (\$40.5) | (\$35.6) | (\$30.1) | (\$24.0) | (\$17.3) | (\$10.5) | (\$3.0) | \$5.1 | \$13.9 | \$23.2 | |

| | |
|--|------------|
| 2021 Adjusted Charge Per Capita | \$2 |
|--|------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 72% |
| Non-Residential Sector | 28% |
| Rates for 2021 | |
| Inflation Rate: | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



APPENDIX C.4
TABLE 3 - PAGE 2

CITY OF BRANTFORD
CITY-WIDE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

STORMWATER SERVICING
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| STORMWATER SERVICING | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| OPENING CASH BALANCE | \$0.00 | (\$33.05) | (\$33.75) | (\$34.39) | (\$35.06) | (\$35.76) | (\$36.41) | (\$36.17) | (\$35.82) | (\$35.35) | (\$34.75) | (\$34.02) | (\$32.83) | (\$31.49) | (\$29.96) | (\$28.15) |
| 2021 - 2030 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Storm Water: Non Inflated | \$33.1 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| - Storm Water: Inflated | \$33.1 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 31,486 | 36,930 | 37,315 | 37,810 | 38,360 | 38,828 | 66,237 | 67,557 | 68,959 | 70,444 | 71,929 | 79,601 | 81,471 | 83,423 | 85,293 | 87,465 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$0.9 | \$1.1 | \$1.2 | \$1.2 | \$1.2 | \$1.3 | \$2.2 | \$2.3 | \$2.4 | \$2.5 | \$2.6 | \$3.0 | \$3.1 | \$3.2 | \$3.4 | \$3.5 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$1.8) | (\$1.9) | (\$1.9) | (\$1.9) | (\$2.0) | (\$2.0) | (\$2.0) | (\$2.0) | (\$1.9) | (\$1.9) | (\$1.9) | (\$1.8) | (\$1.7) | (\$1.6) | (\$1.5) |
| - Interest on In-year Transactions | (\$0.9) | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 |
| TOTAL REVENUE | \$0.0 | (\$0.7) | (\$0.6) | (\$0.7) | (\$0.7) | (\$0.6) | \$0.2 | \$0.4 | \$0.5 | \$0.6 | \$0.7 | \$1.2 | \$1.3 | \$1.5 | \$1.8 | \$2.0 |
| CLOSING CASH BALANCE | (\$33.1) | (\$33.8) | (\$34.4) | (\$35.1) | (\$35.8) | (\$36.4) | (\$36.2) | (\$35.8) | (\$35.4) | (\$34.8) | (\$34.0) | (\$32.8) | (\$31.5) | (\$30.0) | (\$28.2) | (\$26.1) |

| STORMWATER SERVICING | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|----------|----------|----------|----------|----------|----------|---------|---------|--------|---------|--------|--------|---------|---------|---------|-----------|
| OPENING CASH BALANCE | (\$26.1) | (\$23.9) | (\$21.4) | (\$18.5) | (\$15.2) | (\$11.6) | (\$7.9) | (\$3.9) | \$0.5 | \$5.3 | \$10.4 | \$15.7 | \$21.3 | \$27.4 | \$33.9 | - |
| 2021 - 2030 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Storm Water: Non Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$33.1 |
| - Storm Water: Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$33.1 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 88,591 | 90,791 | 93,183 | 95,575 | 97,995 | 91,665 | 93,809 | 95,816 | 97,933 | 100,297 | 96,374 | 98,381 | 100,306 | 102,313 | 104,485 | 2,430,622 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$3.6 | \$3.8 | \$4.0 | \$4.2 | \$4.4 | \$4.2 | \$4.4 | \$4.5 | \$4.7 | \$4.9 | \$4.8 | \$5.0 | \$5.2 | \$5.5 | \$5.7 | \$104.0 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$1.4) | (\$1.3) | (\$1.2) | (\$1.0) | (\$0.8) | (\$0.6) | (\$0.4) | (\$0.2) | \$0.0 | \$0.2 | \$0.4 | \$0.5 | \$0.7 | \$1.0 | \$1.2 | (\$30.9) |
| - Interest on In-year Transactions | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.9 |
| TOTAL REVENUE | \$2.2 | \$2.6 | \$2.9 | \$3.3 | \$3.6 | \$3.6 | \$4.0 | \$4.4 | \$4.8 | \$5.2 | \$5.2 | \$5.6 | \$6.0 | \$6.6 | \$7.0 | \$74.0 |
| CLOSING CASH BALANCE | (\$23.9) | (\$21.4) | (\$18.5) | (\$15.2) | (\$11.6) | (\$7.9) | (\$3.9) | \$0.5 | \$5.3 | \$10.4 | \$15.7 | \$21.3 | \$27.4 | \$33.9 | \$40.9 | - |

| | |
|--------------------------------|--------|
| 2021 Adjusted Charge Per Sq. m | \$0.03 |
|--------------------------------|--------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 72% |
| Non-Residential Sector | 28% |
| Rates for 2021 | |
| Inflation Rate: | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix D
City-wide Excluding ASDC Areas
Engineered Services Technical Appendix

City-wide Excluding ASDC Areas

Engineered Services Technical Appendix

This appendix provides the detailed analysis undertaken to establish development charge rates for land within the City of Brantford excluding the Northern Boundary Expansion Lands and Tutela Heights area-specific development charge (ASDC) service areas. The development charges calculated in this section are intended to be layered on top of the City-wide charges calculated within Appendix C.

Four engineered services are included:

| | |
|--------------|---------------------|
| Appendix D.1 | Roads & Related |
| Appendix D.2 | Water Services |
| Appendix D.3 | Wastewater Services |
| Appendix D.4 | Stormwater Services |

The basis of the development-related capital program is the City's Master Servicing Plan and Transportation Master Plan as well as discussions with City staff. The projects identified in the capital program are required to service the demands of the anticipated development to occur over the 2021 to 2051 planning period in the City of Brantford excluding the ASDC areas.

The following tables provide details of the projects included in the City-wide Excluding ASDC Areas engineered infrastructure development charge calculations. The content of the tables is as follows:

| |
|---|
| Table 1: Development Related Capital Program |
| Table 2: Calculation of Unadjusted Development Charges |
| Table 3: Residential & Non-Residential Cash Flow Analysis |

Allocation of Capital Costs

The projects and costs have been identified and allocated through discussions with City staff. All costs are represented in current (2021) dollars.

The following table summarizes the allocation of the City-wide Excluding ASDC Areas engineered services capital costs (in thousands of dollars):

| Service | Gross Cost | Grants / Subsidies / Other | Replacement / Benefit to Existing | Other Development -Related | 2021-2051 DC Share | Residential Allocation (77%) | Non-Residential Allocation (23%) |
|-----------------|---------------------|----------------------------|-----------------------------------|----------------------------|--------------------|------------------------------|----------------------------------|
| Roads & Related | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Water | \$40,832.05 | \$7,620.00 | \$13,069.17 | \$990.09 | \$19,152.79 | \$14,747.65 | \$4,405.14 |
| Wastewater | \$71,982.50 | \$0 | \$35,632.69 | \$354.12 | \$35,995.69 | \$27,716.68 | \$8,279.01 |
| Stormwater | \$112,844.00 | \$0 | \$68,818.77 | \$140.40 | \$43,884.83 | \$33,791.32 | \$10,093.51 |
| Total | \$225,658.55 | \$7,620.00 | \$117,520.63 | \$1,484.61 | \$99,033.31 | \$76,255.65 | \$22,777.66 |

The City-wide Excluding ASDC Areas engineered services capital program totals \$225.66 million. Of this amount:

- \$7.62 (3 per cent) has been identified in direct developer contributions;
- \$117.52 million (52 per cent) is identified as replacement share, or benefit to the existing community and has thus been excluded from the development charge calculation; and
- \$1.48 million (less than 1 per cent) is identified in “other development-related” costs. Through discussions with City engineering staff, this share of the capital projects has been identified to serve development beyond the 2051 planning horizon and is removed from the development charges calculation.

After accounting for these deductions, the remaining \$99.03 million (44 per cent of the gross cost) is to be funded through DCs over the 2021-2051 planning period.

Appendix D.1
City-wide Excluding ASDC Areas
Roads and Related

City-wide Excluding ASDC Areas Roads and Related

Through discussions with City engineering staff, area-specific development-related roads needs were identified outside of the Northern Boundary Expansion Lands and Tutela Heights ASDC areas. As such, no Roads and Related area-specific development charges have been calculated.

Appendix D.2
City-wide Excluding ASDC Areas
Water Services

City-wide Excluding ASDC Areas

Water Services

The following section sets out the 2021-2051 development-related capital forecast and the calculation of the Water services development charge for City-wide Excluding ASDC Areas.

The 2021-2051 Water capital program includes various distribution, storage and treatment infrastructure totalling \$40.83 million. Not all of these costs contribute to the development charges calculation: \$7.62 million in anticipated direct developer contributions is deducted, while benefit-to-existing shares account for a total of \$13.07 million. Of the remaining \$20.14 million, \$990,090 is considered to benefit development beyond the 2051 planning horizon; this share of project costs is to be paid for largely by future development and will be considered under future development charges. After accounting for these deductions, the development-related share of the program that is eligible for recovery through DCs over the 2021 to 2051 planning period amounts to \$19.15 million.

As shown in Table 2, the development-related share has been allocated 77 per cent, or \$14.75 million, to new residential development and 23 per cent, or \$4.41 million, to new non-residential development. The residential share is divided by the anticipated growth in population in new units between 2021 and 2051 in the City of Brantford, less the growth in new units occurring within the two ASDC areas over the same time period. Growth in new units for the area in question is anticipated to be 46,742 which yields an unadjusted development charge of \$315.51 per capita. The non-residential share of \$4.41 million, when divided by the anticipated increase in square metres of new non-residential space (1,140,982) yields an unadjusted DC of \$3.86 per square metre.

In Table 3, the residential and non-residential cash flow analysis is shown. After cash flow analysis, the residential calculated charge increases to \$472 per capita. The adjusted non-residential development charge increases to \$6.10 per square metre.

| WATER SERVICES SUMMARY | | | | | |
|-------------------------------------|--------------------|--------------------|---------|--------------------|---------|
| 2021 - 2051 | | Unadjusted | | Adjusted | |
| Development-Related Capital Program | | Development Charge | | Development Charge | |
| Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$40,832,050 | \$19,152,790 | \$315.51 | \$3.86 | \$472 | \$6.10 |

APPENDIX D.2
TABLE 1

CITY OF BRANTFORD
CITY-WIDE EXCL. ASDC AREAS
WATER SERVICES DEVELOPMENT-RELATED CAPITAL PROGRAM

| Project Description | Anticipated Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|---|--------------------|--------------------|------------------------------------|--------------------|--------------------------|---------------|---------------------------------|------------------------------------|---------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2021 | Other Development-Related |
| 2.0 WATER SERVICES | | | | | | | | | | |
| 2.1 Distribution | | | | | | | | | | |
| 2.1.1 Downtown Trunk Watermain | 2026 - 2031 | \$ 1,782,000 | \$ - | \$ 1,782,000 | 40% | \$ 712,800 | \$ 1,069,200 | \$ - | \$ 1,069,200 | \$ - |
| 2.1.2 King George Road Watermain | 2021 - 2025 | \$ 3,484,200 | \$ - | \$ 3,484,200 | 40% | \$ 1,393,680 | \$ 2,090,520 | \$ - | \$ 2,090,520 | \$ - |
| 2.1.3 Fire Flow Watermain Upgrades | 2021 - 2025 | \$ 3,818,000 | \$ - | \$ 3,818,000 | 50% | \$ 1,909,000 | \$ 1,909,000 | \$ - | \$ 1,909,000 | \$ - |
| 2.1.4 Holmedale WTP High Lift Pump Upgrades | 2026 - 2031 | \$ 2,320,000 | \$ - | \$ 2,320,000 | 40% | \$ 928,000 | \$ 1,392,000 | \$ - | \$ 1,392,000 | \$ - |
| 2.1.5 Colborne Street West Booster Pumping Station | 2026 - 2031 | \$ 5,564,000 | \$ 5,564,000 | \$ - | 20% | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2.1.6 Strawberry Hill Booster Pumping Station | 2032 - 2041 | \$ 2,056,000 | \$ 2,056,000 | \$ - | 20% | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2.1.7 Decommissioning of Albion Booster Pumping Station | 2026 - 2031 | \$ 463,000 | | \$ 463,000 | 40% | \$ 185,200 | \$ 277,800 | \$ - | \$ 277,800 | \$ - |
| 2.1.8 Upsize Fairview Drive/Lynden Road Trunk Watermain | 2026 - 2031 | \$ 2,987,250 | \$ - | \$ 2,987,250 | 20% | \$ 597,450 | \$ 2,389,800 | \$ - | \$ 2,389,800 | \$ - |
| Subtotal Distribution | | \$ 22,474,450 | \$ 7,620,000 | \$ 14,854,450 | | \$ 5,726,130 | \$ 9,128,320 | \$ - | \$ 9,128,320 | \$ - |
| 2.2 Storage and Treatment | | | | | | | | | | |
| 2.2.1 Decommissioning of King George ET | 2026 - 2031 | \$ 929,000 | \$ - | \$ 929,000 | 40% | \$ 371,600 | \$ 557,400 | \$ - | \$ 557,400 | \$ - |
| 2.2.2 Pressure District 1 Elevated Tank | 2021 - 2021 | \$ 10,828,000 | \$ - | \$ 10,828,000 | 40% | \$ 4,331,200 | \$ 6,496,800 | \$ - | \$ 6,496,800 | \$ - |
| 2.2.3 Pressure District 2/3 Elevated Tank | 2021 - 2025 | \$ 6,600,600 | \$ - | \$ 6,600,600 | 40% | \$ 2,640,240 | \$ 3,960,360 | \$ - | \$ 2,970,270 | \$ 990,090 |
| Subtotal Storage And Treatment | | \$ 18,357,600 | \$ - | \$ 18,357,600 | | \$ 7,343,040 | \$ 11,014,560 | \$ - | \$ 10,024,470 | \$ 990,090 |
| TOTAL | | \$ 40,832,050 | \$ 7,620,000 | \$ 33,212,050 | | \$ 13,069,170 | \$ 20,142,880 | \$ - | \$ 19,152,790 | \$ 990,090 |



APPENDIX D.2
TABLE 2

CITY OF BRANTFORD
CITY-WIDE EXCL. ASDC AREAS
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
WATER

| | |
|--|-----------|
| Growth in Population in New Units 2021-2051 | 46,742 |
| Employment Growth in New Space 2021-2051 | 13,590 |
| Growth in New Building Space (Square Metres) 2021-2051 | 1,140,982 |

| | Growth-Related Capital Forecast | | | | | | Residential Share | | Non-Residential Share | |
|--|---------------------------------|---|---|--|-----------------------------------|----------------------------|-------------------|---------------------|-----------------------|--------------------|
| | Gross Project Cost (\$000) | Grants/Subsidies/Other Recoveries (\$000) | Replacement/Benefit to Existing (\$000) | Available DC Shares / Prior Growth (\$000) | Other Development-Related (\$000) | 2021-2051 DC Share (\$000) | % | \$000 | % | \$000 |
| | WATER | | | | | | | | | |
| Distribution | \$ 22,474.45 | \$ 7,620.00 | \$ 5,726.13 | \$ - | \$ - | \$ 9,128.32 | 77% | \$ 7,028.81 | 23% | \$ 2,099.51 |
| Storage and Treatment | \$ 18,357.60 | \$ - | \$ 7,343.04 | \$ - | \$ 990.09 | \$ 10,024.47 | 77% | \$ 7,718.84 | 23% | \$ 2,305.63 |
| TOTAL WATER | \$ 40,832.05 | \$ 7,620.00 | \$ 13,069.17 | \$ - | \$ 990.09 | \$ 19,152.79 | | \$ 14,747.65 | | \$ 4,405.14 |
| Unadjusted Development Charge Per Capita (\$) | | | | | | | \$ 315.51 | | | |
| Unadjusted Development Charge Per Square Metre (\$) | | | | | | | | | | \$ 3.86 |

| | | |
|--|------|---------------|
| Residential Share of 2021-2051 DC Eligible Costs | 77% | \$ 14,747,648 |
| 2021-2051 Growth in Population in New Units | | 46,742 |
| Development Charge Per Capita (Unadjusted) | | \$ 315.51 |
| Development Charge Per Capita after Cash Flow | | \$ 423 |
| Charge per Single Detached Unit | 3.43 | \$ 1,451 |

| | | |
|--|-----|----------------|
| Non-Residential Share of 2021-2051 DC Eligible Costs | 23% | \$ 4,405,142 |
| 2021-2051 Growth in Non-Residential Building Space (Sq.M.) | | 1,140,982 |
| Development Charge Per Square Metre (Unadjusted) | | \$ 3.86 |
| Development Charge Per Square Metre After Cash Flow | | \$ 8.21 |

**APPENDIX D.2
TABLE 3 - PAGE 1**

**CITY OF BRANTFORD
CITY-WIDE EXCL. ASDC AREAS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE**

**WATER SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| WATER SERVICES | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|---|----------------|----------------|----------------|---------------|------------------|------------------|---------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| OPENING CASH BALANCE | \$0.0 | (\$5,775.5) | (\$6,415.1) | (\$7,315.4) | (\$8,426.0) | (\$9,694.7) | (\$10,751.1) | (\$11,503.5) | (\$12,163.6) | (\$12,725.1) | (\$13,280.4) | (\$13,822.9) | (\$13,565.1) | (\$13,240.3) | (\$12,842.2) | (\$12,363.5) |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| -Water Service: Non Inflated | \$6,075.9 | \$1,073.3 | \$1,073.3 | \$1,073.3 | \$1,073.3 | \$729.7 | \$729.7 | \$729.7 | \$729.7 | \$729.7 | \$729.7 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| - Water Service: Inflated | \$6,075.9 | \$1,094.8 | \$1,116.7 | \$1,139.0 | \$1,161.8 | \$805.7 | \$821.8 | \$838.2 | \$855.0 | \$872.1 | \$889.5 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 964 | 1,623 | 1,189 | 898 | 740 | 569 | 1,251 | 1,497 | 1,737 | 1,798 | 1,867 | 1,705 | 1,758 | 1,813 | 1,870 | 1,926 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$455.0 | \$781.4 | \$583.9 | \$449.8 | \$378.1 | \$296.5 | \$665.0 | \$811.6 | \$960.6 | \$1,014.2 | \$1,074.2 | \$1,000.6 | \$1,052.4 | \$1,107.0 | \$1,164.6 | \$1,223.5 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$317.7) | (\$352.8) | (\$402.3) | (\$463.4) | (\$533.2) | (\$591.3) | (\$632.7) | (\$669.0) | (\$699.9) | (\$730.4) | (\$760.3) | (\$746.1) | (\$728.2) | (\$706.3) | (\$680.0) |
| - Interest on In-year Transactions | (\$154.6) | (\$8.6) | (\$14.7) | (\$19.0) | (\$21.6) | (\$14.0) | (\$4.3) | (\$0.7) | \$1.8 | \$2.5 | \$3.2 | \$17.5 | \$18.4 | \$19.4 | \$20.4 | \$21.4 |
| TOTAL REVENUE | \$300.4 | \$455.1 | \$216.4 | \$28.5 | (\$106.9) | (\$250.7) | \$69.4 | \$178.2 | \$293.5 | \$316.8 | \$347.0 | \$257.9 | \$324.7 | \$398.2 | \$478.7 | \$564.9 |
| CLOSING CASH BALANCE | (\$5,775.5) | (\$6,415.1) | (\$7,315.4) | (\$8,426.0) | (\$9,694.7) | (\$10,751.1) | (\$11,503.5) | (\$12,163.6) | (\$12,725.1) | (\$13,280.4) | (\$13,822.9) | (\$13,565.1) | (\$13,240.3) | (\$12,842.2) | (\$12,363.5) | (\$11,798.6) |

| WATER SERVICES | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|------------------|------------------|-------------------|
| OPENING CASH BALANCE | (\$11,798.6) | (\$11,344.5) | (\$10,811.8) | (\$10,193.1) | (\$9,483.1) | (\$8,673.8) | (\$8,134.7) | (\$7,521.2) | (\$6,828.4) | (\$6,047.6) | (\$5,177.0) | (\$4,326.1) | (\$3,379.5) | (\$2,329.5) | (\$1,172.3) | |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| -Water Service: Non Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$14,747.6 |
| - Water Service: Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$15,670.6 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 1,673 | 1,720 | 1,769 | 1,816 | 1,865 | 1,396 | 1,429 | 1,461 | 1,497 | 1,527 | 1,413 | 1,445 | 1,478 | 1,507 | 1,541 | 46,742 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$1,084.0 | \$1,136.8 | \$1,192.5 | \$1,248.7 | \$1,308.0 | \$998.7 | \$1,042.7 | \$1,087.4 | \$1,136.5 | \$1,182.5 | \$1,116.1 | \$1,164.2 | \$1,214.6 | \$1,263.2 | \$1,317.5 | \$30,511.8 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$648.9) | (\$623.9) | (\$594.6) | (\$560.6) | (\$521.6) | (\$477.1) | (\$447.4) | (\$413.7) | (\$375.6) | (\$332.6) | (\$284.7) | (\$237.9) | (\$185.9) | (\$128.1) | (\$64.5) | (\$14,910.8) |
| - Interest on In-year Transactions | \$19.0 | \$19.9 | \$20.9 | \$21.9 | \$22.9 | \$17.5 | \$18.2 | \$19.0 | \$19.9 | \$20.7 | \$19.5 | \$20.4 | \$21.3 | \$22.1 | \$23.1 | \$173.4 |
| TOTAL REVENUE | \$454.0 | \$532.7 | \$618.7 | \$709.9 | \$809.3 | \$539.1 | \$613.5 | \$692.8 | \$780.8 | \$870.6 | \$850.9 | \$946.6 | \$1,050.0 | \$1,157.2 | \$1,276.1 | \$15,774.4 |
| CLOSING CASH BALANCE | (\$11,344.5) | (\$10,811.8) | (\$10,193.1) | (\$9,483.1) | (\$8,673.8) | (\$8,134.7) | (\$7,521.2) | (\$6,828.4) | (\$6,047.6) | (\$5,177.0) | (\$4,326.1) | (\$3,379.5) | (\$2,329.5) | (\$1,172.3) | \$103.8 | |

| | |
|--|--------------|
| 2021 Adjusted Charge Per Capita | \$472 |
|--|--------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 77% |
| Non-Residential Sector | 23% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



APPENDIX D.2
TABLE 3 - PAGE 2

CITY OF BRANTFORD
CITY-WIDE EXCL. ASDC AREAS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WATER SERVICES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| WATER SERVICES | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| OPENING CASH BALANCE | \$0.0 | (\$1,667.4) | (\$1,886.4) | (\$2,135.5) | (\$2,416.2) | (\$2,741.7) | (\$2,988.7) | (\$3,302.4) | (\$3,622.0) | (\$3,939.4) | (\$4,265.6) | (\$4,600.6) | (\$4,620.0) | (\$4,621.2) | (\$4,601.6) | (\$4,560.3) |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| -Water Service: Non Inflated | \$1,814.9 | \$320.6 | \$320.6 | \$320.6 | \$320.6 | \$218.0 | \$218.0 | \$218.0 | \$218.0 | \$218.0 | \$218.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| - Water Service: Inflated | \$1,814.9 | \$327.0 | \$333.6 | \$340.2 | \$347.0 | \$240.7 | \$245.5 | \$250.4 | \$255.4 | \$260.5 | \$265.7 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 31,486 | 32,640 | 30,275 | 28,020 | 24,170 | 21,833 | 14,592 | 16,572 | 19,624 | 21,109 | 22,594 | 30,266 | 32,136 | 34,088 | 35,958 | 38,130 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$192.1 | \$203.1 | \$192.1 | \$181.4 | \$159.6 | \$147.0 | \$100.2 | \$116.1 | \$140.3 | \$153.9 | \$168.0 | \$229.6 | \$248.6 | \$269.0 | \$289.4 | \$313.0 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$91.7) | (\$103.8) | (\$117.5) | (\$132.9) | (\$150.8) | (\$164.4) | (\$181.6) | (\$199.2) | (\$216.7) | (\$234.6) | (\$253.0) | (\$254.1) | (\$254.2) | (\$253.1) | (\$250.8) |
| - Interest on In-year Transactions | (\$44.6) | (\$3.4) | (\$3.9) | (\$4.4) | (\$5.2) | (\$2.6) | (\$4.0) | (\$3.7) | (\$3.2) | (\$2.9) | (\$2.7) | \$4.0 | \$4.4 | \$4.7 | \$5.1 | \$5.5 |
| TOTAL REVENUE | \$147.5 | \$108.0 | \$84.5 | \$59.6 | \$21.6 | (\$6.4) | (\$68.2) | (\$69.2) | (\$62.1) | (\$65.7) | (\$69.3) | (\$19.4) | (\$1.2) | \$19.5 | \$41.4 | \$67.7 |
| CLOSING CASH BALANCE | (\$1,667.4) | (\$1,886.4) | (\$2,135.5) | (\$2,416.2) | (\$2,741.7) | (\$2,988.7) | (\$3,302.4) | (\$3,622.0) | (\$3,939.4) | (\$4,265.6) | (\$4,600.6) | (\$4,620.0) | (\$4,621.2) | (\$4,601.6) | (\$4,560.3) | (\$4,492.6) |

| WATER SERVICES | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|-------------|
| OPENING CASH BALANCE | (\$4,492.6) | (\$4,405.2) | (\$4,287.2) | (\$4,134.4) | (\$3,943.7) | (\$3,711.7) | (\$3,517.6) | (\$3,284.4) | (\$3,010.1) | (\$2,690.5) | (\$2,319.5) | (\$1,958.5) | (\$1,546.6) | (\$1,080.9) | (\$556.4) | - |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| -Water Service: Non Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$4,405.1 |
| - Water Service: Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$4,680.8 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 39,256 | 41,456 | 43,848 | 46,240 | 48,660 | 42,330 | 44,474 | 46,481 | 48,598 | 50,962 | 47,039 | 49,046 | 50,971 | 52,978 | 55,150 | 1,140,982 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$328.7 | \$354.1 | \$382.0 | \$410.9 | \$441.1 | \$391.4 | \$419.4 | \$447.1 | \$476.8 | \$510.0 | \$480.2 | \$510.7 | \$541.3 | \$573.9 | \$609.4 | \$9,980.4 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$247.1) | (\$242.3) | (\$235.8) | (\$227.4) | (\$216.9) | (\$204.1) | (\$193.5) | (\$180.6) | (\$165.6) | (\$148.0) | (\$127.6) | (\$107.7) | (\$85.1) | (\$59.4) | (\$30.6) | (\$5,330.0) |
| - Interest on In-year Transactions | \$5.8 | \$6.2 | \$6.7 | \$7.2 | \$7.7 | \$6.8 | \$7.3 | \$7.8 | \$8.3 | \$8.9 | \$8.4 | \$8.9 | \$9.5 | \$10.0 | \$10.7 | \$63.5 |
| TOTAL REVENUE | \$87.4 | \$118.0 | \$152.9 | \$190.7 | \$231.9 | \$194.1 | \$233.3 | \$274.3 | \$319.6 | \$370.9 | \$361.0 | \$411.9 | \$465.7 | \$524.5 | \$589.5 | \$4,713.9 |
| CLOSING CASH BALANCE | (\$4,405.2) | (\$4,287.2) | (\$4,134.4) | (\$3,943.7) | (\$3,711.7) | (\$3,517.6) | (\$3,284.4) | (\$3,010.1) | (\$2,690.5) | (\$2,319.5) | (\$1,958.5) | (\$1,546.6) | (\$1,080.9) | (\$556.4) | \$33.1 | - |

| | |
|--------------------------------|--------|
| 2021 Adjusted Charge Per Sq. m | \$6.10 |
|--------------------------------|--------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 77% |
| Non-Residential Sector | 23% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix D.3
City-wide Excluding ASDC Areas
Wastewater Services

City-wide Excluding ASDC Areas

Wastewater Services

The 2021-2051 City-wide Excluding ASDC Areas development-related capital forecast and development charge for Wastewater is set out in this section. The details and timing of the 2021-2051 development-related Wastewater capital program are shown in Table 1. The gross costs included in the program total \$71.98 million, which includes various sewage collection and pumping station projects.

No grants, subsidies, or other contributions have been identified. Of the \$71.98 million, \$35.63 million has been identified as replacement or benefit to existing shares and \$354,100 is deemed to benefit development occurring beyond the 2051 planning horizon. The resulting net- development share eligible for funding through development charges over the 2021-2051 planning period is \$36.00 million.

Table 2 summarizes the capital program and calculation of the unadjusted residential and non-residential development charges for wastewater servicing. The DC eligible share of \$36.00 million has been allocated 77 per cent to new residential development and 23 per cent to non-residential development based on shares of population in new units and employment growth in new space to 2051.

The residential share of the capital program totals \$27.72 million and, when divided by the forecast growth in population in new units (46,742), results in an unadjusted charge of \$592.97 per capita.

The non-residential share, \$8.28 million is applied against the forecast increase in square metres of non-residential floor space by type of development (1,140,982 square metres). This yields an unadjusted charge of \$7.26 per square metre.

The residential and non-residential cash flow analysis is shown in Table 3. After cash flow considerations, the residential charge increases to \$842 per capita and the non-residential and non-residential charges increase to \$10.87 respectively.

| WASTEWATER SERVICES SUMMARY | | | | | |
|-------------------------------------|--------------------|--------------------|---------|--------------------|---------|
| 2021 - 2051 | | Unadjusted | | Adjusted | |
| Development-Related Capital Program | | Development Charge | | Development Charge | |
| Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$71,982,500 | \$35,995,693 | \$592.97 | \$7.26 | \$842 | \$10.87 |

APPENDIX D.3

TABLE 1

CITY OF BRANTFORD
CITY-WIDE EXCL. ASDC AREAS
WASTEWATER SERVICES DEVELOPMENT-RELATED CAPITAL PROGRAM

| Project Description | Anticipated Timing | Gross Project Cost | Grants/ Subsidies/ Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|--|--------------------|--------------------|-------------------------------------|--------------------|--------------------------|---------------|---------------------------------|------------------------------------|---------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2051 | Other Development-Related |
| 3.0 WASTEWATER SERVICES | | | | | | | | | | |
| 3.1 Sewage Collection | | | | | | | | | | |
| 3.1.1 Flow Monitoring | 2021 - 2026 | \$ 8,423,000 | \$ - | \$ 8,423,000 | 50% | \$ 4,211,500 | \$ 4,211,500 | \$ - | \$ 4,211,500 | \$ - |
| 3.1.2 North Ashgrove Avenue Sewer Upgrades | 2026 - 2031 | \$ 3,083,000 | \$ - | \$ 3,083,000 | 40% | \$ 1,233,200 | \$ 1,849,800 | \$ - | \$ 1,849,800 | \$ - |
| 3.1.3 Downtown Sewers | 2031 - 2041 | \$ 6,103,000 | \$ - | \$ 6,103,000 | 40% | \$ 2,441,200 | \$ 3,661,800 | \$ - | \$ 3,661,800 | \$ - |
| 3.1.4 City Wide I&I Program | 2021 - 2026 | \$ 26,738,000 | \$ - | \$ 26,738,000 | 50% | \$ 13,369,000 | \$ 13,369,000 | \$ - | \$ 13,369,000 | \$ - |
| 3.1.5 Greenwich WWPS I&I Reduction | 2021 - 2026 | \$ 5,568,000 | \$ - | \$ 5,568,000 | 50% | \$ 2,784,000 | \$ 2,784,000 | \$ - | \$ 2,784,000 | \$ - |
| 3.1.6 Johnson WWPS I&I Reduction | 2021 - 2026 | \$ 5,568,000 | \$ - | \$ 5,568,000 | 50% | \$ 2,784,000 | \$ 2,784,000 | \$ - | \$ 2,784,000 | \$ - |
| 3.1.7 Henry Street Flow Split Reconfiguration | 2021 - 2026 | \$ 493,000 | \$ - | \$ 493,000 | 50% | \$ 246,500 | \$ 246,500 | \$ - | \$ 246,500 | \$ - |
| 3.1.8 Summerhayes Crescent Servicing Study | 2021 - 2026 | \$ 150,000 | \$ - | \$ 150,000 | 100% | \$ 150,000 | \$ - | \$ - | \$ - | \$ - |
| 3.1.9 Grand River Avenue Sewer Upgrades | 2026 - 2031 | \$ 3,653,000 | \$ - | \$ 3,653,000 | 62% | \$ 2,257,383 | \$ 1,395,617 | \$ - | \$ 1,395,617 | \$ - |
| 3.1.10 Mohawk Sewer Upgrades | 2041 - 2051 | \$ 1,475,500 | \$ - | \$ 1,475,500 | 20% | \$ 295,100 | \$ 1,180,400 | \$ - | \$ 826,280 | \$ 354,120 |
| Subtotal Sewage Collection | | \$ 61,254,500 | \$ - | \$ 61,254,500 | | \$ 29,771,883 | \$ 31,482,617 | \$ - | \$ 31,128,497 | \$ 354,120 |
| 3.2 Pumping Station | | | | | | | | | | |
| 3.2.1 Empey Street WWPS Storage Upgrades | 2021 - 2026 | \$ 2,265,000 | \$ - | \$ 2,265,000 | 50% | \$ 1,132,500 | \$ 1,132,500 | \$ - | \$ 1,132,500 | \$ - |
| 3.2.2 Empey Street WWPS Rehabilitation and Improvements | 2021 - 2026 | \$ 315,000 | \$ - | \$ 315,000 | 62% | \$ 194,655 | \$ 120,345 | \$ - | \$ 120,345 | \$ - |
| 3.2.3 Fifth Avenue Wastewater Pumping Station Upgrades | 2021 - 2026 | \$ 3,512,000 | \$ - | \$ 3,512,000 | 50% | \$ 1,756,000 | \$ 1,756,000 | \$ - | \$ 1,756,000 | \$ - |
| 3.2.4 Fifth Avenue WWPS Storage Upgrades | 2021 - 2026 | \$ 2,134,000 | \$ - | \$ 2,134,000 | 62% | \$ 1,318,712 | \$ 815,288 | \$ - | \$ 815,288 | \$ - |
| 3.2.5 Greenwich Wastewater Pumping Station Rehabilitation and Improvements | 2021 - 2026 | \$ 900,000 | \$ - | \$ 900,000 | 62% | \$ 556,158 | \$ 343,842 | \$ - | \$ 343,842 | \$ - |
| 3.2.6 St. Andrews WWPS Storage Upgrades | 2021 - 2026 | \$ 243,000 | \$ - | \$ 243,000 | 62% | \$ 150,163 | \$ 92,837 | \$ - | \$ 92,837 | \$ - |
| 3.2.7 Johnson WWPS Storage Upgrades | 2021 - 2026 | \$ 559,000 | \$ - | \$ 559,000 | 62% | \$ 345,436 | \$ 213,564 | \$ - | \$ 213,564 | \$ - |
| 3.2.8 Johnson WWPS Rehabilitation | 2021 - 2026 | \$ 400,000 | \$ - | \$ 400,000 | 62% | \$ 247,181 | \$ 152,819 | \$ - | \$ 152,819 | \$ - |
| 3.2.9 Woodlawn WWPS Rehabilitation | 2021 - 2026 | \$ 400,000 | \$ - | \$ 400,000 | 40% | \$ 160,000 | \$ 240,000 | \$ - | \$ 240,000 | \$ - |
| Subtotal Pumping Station | | \$ 10,728,000 | \$ - | \$ 10,728,000 | | \$ 5,860,805 | \$ 4,867,195 | \$ - | \$ 4,867,195 | \$ - |
| TOTAL | | \$ 71,982,500 | \$ - | \$ 71,982,500 | | \$ 35,632,687 | \$ 36,349,813 | \$ - | \$ 35,995,693 | \$ 354,120 |



APPENDIX D.3

TABLE 2

CITY OF BRANTFORD
CITY-WIDE EXCL. ASDC AREAS
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
WASTEWATER SERVICES

| | |
|--|-----------|
| Growth in Population in New Units 2021-2051 | 46,742 |
| Employment Growth in New Space 2021-2051 | 13,590 |
| Growth in New Building Space (Square Metres) 2021-2051 | 1,140,982 |

| | Growth-Related Capital Forecast | | | | | | Residential Share | | Non-Residential Share | |
|--|---------------------------------|--|--|--|-----------------------------------|----------------------------|-------------------|---------------------|-----------------------|--------------------|
| | Gross Project Cost (\$000) | Grants/ Subsidies/Other Recoveries (\$000) | Replacement/ Benefit to Existing (\$000) | Available DC Shares / Prior Growth (\$000) | Other Development-Related (\$000) | 2021-2051 DC Share (\$000) | % | \$000 | % | \$000 |
| | | | | | | | | | | |
| WASTEWATER SERVICES | | | | | | | | | | |
| Sewage Collection | \$ 61,254.50 | \$ - | \$ 29,771.88 | \$ - | \$ 354.12 | \$ 31,128.50 | 77% | \$ 23,968.94 | 23% | \$ 7,159.55 |
| Pumping Station | \$ 10,728.00 | \$ - | \$ 5,860.80 | \$ - | \$ - | \$ 4,867.20 | 77% | \$ 3,747.74 | 23% | \$ 1,119.45 |
| TOTAL WASTEWATER SERVICES | \$ 71,982.50 | \$ - | \$ 35,632.69 | \$ - | \$ 354.12 | \$ 35,995.69 | | \$ 27,716.68 | | \$ 8,279.01 |
| Unadjusted Development Charge Per Capita (\$) | | | | | | | | \$ 592.97 | | |
| Unadjusted Development Charge Per Square Metre (\$) | | | | | | | | | | \$ 7.26 |

| Residential Development Charge Calculation | | |
|--|------|---------------|
| Residential Share of 2021-2051 DC Eligible Costs | 77% | \$ 27,716,683 |
| 2021-2051 Growth in Population in New Units | | 46,742 |
| Development Charge Per Capita (Unadjusted) | | \$ 592.97 |
| Development Charge Per Capita after Cash Flow | | \$ 754 |
| Charge per Single Detached Unit | 3.43 | \$ 2,586 |

| Non-Residential Development Charge Calculation | | |
|--|-----|-----------------|
| Non-Residential Share of 2021-2051 DC Eligible Costs | 23% | \$ 8,279,009 |
| 2021-2051 Growth in Non-Residential Building Space (Sq.M.) | | 1,140,982 |
| Development Charge Per Square Metre (Unadjusted) | | \$ 7.26 |
| Development Charge Per Square Metre After Cash Flow | | \$ 14.65 |

**APPENDIX D.3
TABLE 3 - PAGE 1**

**CITY OF BRANTFORD
CITY-WIDE EXCL. ASDC AREAS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE**

**WASTEWATER SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| WASTEWATER SERVICES | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|---|----------------|------------------|----------------|----------------|-----------------|------------------|---------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| OPENING CASH BALANCE | \$0.0 | (\$2,892.7) | (\$5,420.8) | (\$8,526.0) | (\$12,125.3) | (\$16,133.2) | (\$21,064.0) | (\$21,492.9) | (\$21,688.5) | (\$21,634.3) | (\$21,489.7) | (\$21,556.3) | (\$21,250.0) | (\$20,839.4) | (\$20,313.6) | (\$19,661.0) |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Wastewater Services: Non Inflated | \$3,627.0 | \$3,627.0 | \$3,627.0 | \$3,627.0 | \$3,627.0 | \$4,043.5 | \$416.5 | \$416.5 | \$416.5 | \$416.5 | \$672.8 | \$256.3 | \$256.3 | \$256.3 | \$256.3 | \$256.3 |
| - Wastewater Services: Inflated | \$3,627.0 | \$3,699.5 | \$3,773.5 | \$3,849.0 | \$3,926.0 | \$4,464.3 | \$469.0 | \$478.4 | \$488.0 | \$497.8 | \$820.2 | \$318.7 | \$325.1 | \$331.6 | \$338.2 | \$345.0 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 964 | 1,623 | 1,189 | 898 | 740 | 569 | 1,251 | 1,497 | 1,737 | 1,798 | 1,867 | 1,705 | 1,758 | 1,813 | 1,870 | 1,926 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$811.7 | \$1,393.9 | \$1,041.6 | \$802.4 | \$674.4 | \$529.0 | \$1,186.2 | \$1,447.9 | \$1,713.6 | \$1,809.3 | \$1,916.3 | \$1,785.0 | \$1,877.3 | \$1,974.8 | \$2,077.6 | \$2,182.6 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$159.1) | (\$298.1) | (\$468.9) | (\$666.9) | (\$887.3) | (\$1,158.5) | (\$1,182.1) | (\$1,192.9) | (\$1,189.9) | (\$1,181.9) | (\$1,185.6) | (\$1,168.7) | (\$1,146.2) | (\$1,117.2) | (\$1,081.4) |
| - Interest on In-year Transactions | (\$77.4) | (\$63.4) | (\$75.1) | (\$83.8) | (\$89.4) | (\$108.2) | \$12.6 | \$17.0 | \$21.4 | \$23.0 | \$19.2 | \$25.7 | \$27.2 | \$28.8 | \$30.4 | \$32.2 |
| TOTAL REVENUE | \$734.3 | \$1,171.4 | \$668.3 | \$249.7 | (\$81.9) | (\$466.5) | \$40.2 | \$282.8 | \$542.2 | \$642.4 | \$753.5 | \$625.1 | \$735.7 | \$857.4 | \$990.8 | \$1,133.4 |
| CLOSING CASH BALANCE | (\$2,892.7) | (\$5,420.8) | (\$8,526.0) | (\$12,125.3) | (\$16,133.2) | (\$21,064.0) | (\$21,492.9) | (\$21,688.5) | (\$21,634.3) | (\$21,489.7) | (\$21,556.3) | (\$21,250.0) | (\$20,839.4) | (\$20,313.6) | (\$19,661.0) | (\$18,872.6) |

| WASTEWATER SERVICES | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|---|----------------|------------------|------------------|------------------|------------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| OPENING CASH BALANCE | (\$18,872.6) | (\$18,300.9) | (\$17,609.3) | (\$16,785.7) | (\$15,822.3) | (\$14,793.3) | (\$13,883.3) | (\$12,845.1) | (\$11,670.7) | (\$10,344.3) | (\$8,863.5) | (\$7,423.7) | (\$5,819.4) | (\$4,037.3) | (\$2,071.0) | |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Wastewater Services: Non Inflated | \$256.3 | \$256.3 | \$256.3 | \$256.3 | \$314.2 | \$57.8 | \$57.8 | \$57.8 | \$57.8 | \$57.8 | \$57.8 | \$57.8 | \$57.8 | \$57.8 | \$57.8 | \$27,716.7 |
| - Wastewater Services: Inflated | \$351.9 | \$358.9 | \$366.1 | \$373.4 | \$466.8 | \$87.7 | \$89.4 | \$91.2 | \$93.0 | \$94.9 | \$96.8 | \$98.7 | \$100.7 | \$102.7 | \$104.8 | \$30,628.3 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 1,673 | 1,720 | 1,769 | 1,816 | 1,865 | 1,396 | 1,429 | 1,461 | 1,497 | 1,527 | 1,413 | 1,445 | 1,478 | 1,507 | 1,541 | 46,742 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$1,933.8 | \$2,027.9 | \$2,127.4 | \$2,227.6 | \$2,333.4 | \$1,781.6 | \$1,860.2 | \$1,939.8 | \$2,027.4 | \$2,109.4 | \$1,990.9 | \$2,076.8 | \$2,166.7 | \$2,253.4 | \$2,350.3 | \$54,430.2 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$1,038.0) | (\$1,006.6) | (\$968.5) | (\$923.2) | (\$870.2) | (\$813.6) | (\$763.6) | (\$706.5) | (\$641.9) | (\$568.9) | (\$487.5) | (\$408.3) | (\$320.1) | (\$222.0) | (\$113.9) | (\$23,937.7) |
| - Interest on In-year Transactions | \$27.7 | \$29.2 | \$30.8 | \$32.4 | \$32.7 | \$29.6 | \$31.0 | \$32.4 | \$33.9 | \$35.3 | \$33.1 | \$34.6 | \$36.2 | \$37.6 | \$39.3 | \$235.7 |
| TOTAL REVENUE | \$923.5 | \$1,050.6 | \$1,189.7 | \$1,336.8 | \$1,495.8 | \$997.6 | \$1,127.6 | \$1,265.7 | \$1,419.4 | \$1,575.7 | \$1,536.6 | \$1,703.1 | \$1,882.8 | \$2,069.0 | \$2,275.7 | \$30,728.2 |
| CLOSING CASH BALANCE | (\$18,300.9) | (\$17,609.3) | (\$16,785.7) | (\$15,822.3) | (\$14,793.3) | (\$13,883.3) | (\$12,845.1) | (\$11,670.7) | (\$10,344.3) | (\$8,863.5) | (\$7,423.7) | (\$5,819.4) | (\$4,037.3) | (\$2,071.0) | \$99.9 | |

| | |
|--|--------------|
| 2021 Adjusted Charge Per Capita | \$842 |
|--|--------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 77% |
| Non-Residential Sector | 23% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



**APPENDIX D.3
TABLE 3 - PAGE 2**

**CITY OF BRANTFORD
CITY-WIDE EXCL. ASDC AREAS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE**

**WASTEWATER SERVICES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| WASTEWATER SERVICES | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|---|----------------|----------------|----------------|----------------|---------------|-----------------|------------------|------------------|------------------|-----------------|-----------------|---------------|---------------|---------------|----------------|----------------|
| OPENING CASH BALANCE | \$0.0 | (\$761.5) | (\$1,566.9) | (\$2,459.4) | (\$3,443.9) | (\$4,546.1) | (\$5,897.1) | (\$6,182.2) | (\$6,457.2) | (\$6,706.3) | (\$6,947.5) | (\$7,274.2) | (\$7,354.9) | (\$7,407.5) | (\$7,428.0) | (\$7,414.6) |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Wastewater Services: Non Inflated | \$1,083.4 | \$1,083.4 | \$1,083.4 | \$1,083.4 | \$1,083.4 | \$1,207.8 | \$124.4 | \$124.4 | \$124.4 | \$124.4 | \$201.0 | \$76.6 | \$76.6 | \$76.6 | \$76.6 | \$76.6 |
| - Wastewater Services: Inflated | \$1,083.4 | \$1,105.1 | \$1,127.2 | \$1,149.7 | \$1,172.7 | \$1,333.5 | \$140.1 | \$142.9 | \$145.8 | \$148.7 | \$245.0 | \$95.2 | \$97.1 | \$99.0 | \$101.0 | \$103.0 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 31,486 | 32,640 | 30,275 | 28,020 | 24,170 | 21,833 | 14,592 | 16,572 | 19,624 | 21,109 | 22,594 | 30,266 | 32,136 | 34,088 | 35,958 | 38,130 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$342.3 | \$361.9 | \$342.4 | \$323.2 | \$284.4 | \$262.0 | \$178.6 | \$206.9 | \$249.9 | \$274.2 | \$299.4 | \$409.1 | \$443.0 | \$479.3 | \$515.7 | \$557.8 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$41.9) | (\$86.2) | (\$135.3) | (\$189.4) | (\$250.0) | (\$324.3) | (\$340.0) | (\$355.1) | (\$368.8) | (\$382.1) | (\$400.1) | (\$404.5) | (\$407.4) | (\$408.5) | (\$407.8) |
| - Interest on In-year Transactions | (\$20.4) | (\$20.4) | (\$21.6) | (\$22.7) | (\$24.4) | (\$29.5) | \$0.7 | \$1.1 | \$1.8 | \$2.2 | \$1.0 | \$5.5 | \$6.1 | \$6.7 | \$7.3 | \$8.0 |
| TOTAL REVENUE | \$321.9 | \$299.6 | \$234.6 | \$165.2 | \$70.6 | (\$17.5) | (\$145.1) | (\$132.0) | (\$103.4) | (\$92.5) | (\$81.8) | \$14.5 | \$44.5 | \$78.5 | \$114.4 | \$158.0 |
| CLOSING CASH BALANCE | (\$761.5) | (\$1,566.9) | (\$2,459.4) | (\$3,443.9) | (\$4,546.1) | (\$5,897.1) | (\$6,182.2) | (\$6,457.2) | (\$6,706.3) | (\$6,947.5) | (\$7,274.2) | (\$7,354.9) | (\$7,407.5) | (\$7,428.0) | (\$7,414.6) | (\$7,359.7) |

| WASTEWATER SERVICES | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|--------------------|
| OPENING CASH BALANCE | (\$7,359.7) | (\$7,275.3) | (\$7,142.5) | (\$6,954.0) | (\$6,705.0) | (\$6,415.9) | (\$6,085.8) | (\$5,687.2) | (\$5,217.1) | (\$4,667.7) | (\$4,028.6) | (\$3,409.0) | (\$2,700.6) | (\$1,898.2) | (\$993.3) | - |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Wastewater Services: Non Inflated | \$76.6 | \$76.6 | \$76.6 | \$76.6 | \$93.8 | \$17.3 | \$17.3 | \$17.3 | \$17.3 | \$17.3 | \$17.3 | \$17.3 | \$17.3 | \$17.3 | \$17.3 | \$8,279.0 |
| - Wastewater Services: Inflated | \$105.1 | \$107.2 | \$109.4 | \$111.5 | \$139.4 | \$26.2 | \$26.7 | \$27.2 | \$27.8 | \$28.3 | \$28.9 | \$29.5 | \$30.1 | \$30.7 | \$31.3 | \$9,148.7 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 39,256 | 41,456 | 43,848 | 46,240 | 48,660 | 42,330 | 44,474 | 46,481 | 48,598 | 50,962 | 47,039 | 49,046 | 50,971 | 52,978 | 55,150 | 1,140,982 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$585.8 | \$631.0 | \$680.7 | \$732.2 | \$786.0 | \$697.4 | \$747.4 | \$796.7 | \$849.7 | \$908.8 | \$855.6 | \$910.0 | \$964.6 | \$1,022.7 | \$1,085.9 | \$17,784.6 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$404.8) | (\$400.1) | (\$392.8) | (\$382.5) | (\$368.8) | (\$352.9) | (\$334.7) | (\$312.8) | (\$286.9) | (\$256.7) | (\$221.6) | (\$187.5) | (\$148.5) | (\$104.4) | (\$54.6) | (\$8,711.3) |
| - Interest on In-year Transactions | \$8.4 | \$9.2 | \$10.0 | \$10.9 | \$11.3 | \$11.7 | \$12.6 | \$13.5 | \$14.4 | \$15.4 | \$14.5 | \$15.4 | \$16.4 | \$17.4 | \$18.5 | \$100.6 |
| TOTAL REVENUE | \$189.4 | \$240.0 | \$297.9 | \$360.6 | \$428.5 | \$356.3 | \$425.3 | \$497.4 | \$577.1 | \$667.5 | \$648.5 | \$737.9 | \$832.4 | \$935.7 | \$1,049.7 | \$9,173.9 |
| CLOSING CASH BALANCE | (\$7,275.3) | (\$7,142.5) | (\$6,954.0) | (\$6,705.0) | (\$6,415.9) | (\$6,085.8) | (\$5,687.2) | (\$5,217.1) | (\$4,667.7) | (\$4,028.6) | (\$3,409.0) | (\$2,700.6) | (\$1,898.2) | (\$993.3) | \$25.2 | - |

| | |
|---------------------------------------|----------------|
| 2021 Adjusted Charge Per Sq. m | \$10.87 |
|---------------------------------------|----------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 77% |
| Non-Residential Sector | 23% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix D.4
City-wide Excluding ASDC Areas
Stormwater Services

City-wide Excluding ASDC Areas

Stormwater Services

The capital program contained herein represents Stormwater projects that are designed to serve the anticipated population and employment growth in the City of Brantford excluding the ASDC areas between 2021 and 2051. As identified through the Master Servicing Plan and discussions with staff, the development-related capital programs include a number of ponds, local upgrades, continuous water quality and flow monitoring and reporting, as well as a variety of studies such as an update to the Subwatershed Studies and Stormwater Master Servicing Plan.

The development-related capital program totals \$112.84 million. Not all of these costs are recoverable through development charges in this area: replacement or benefit to existing shares account for a total of \$68.82 million and \$140,400 in post-period benefiting shares have been identified. After making these deductions, the resulting development-related share of the capital program eligible for recovery over the 2021 to 2051 planning period is \$43.88 million.

As shown in Table 2, the development-related share has been allocated 77 per cent, or \$33.79 million to new residential development and 23 per cent, or \$10.09 million to new non-residential development.

The residential share is divided by the anticipated growth in population in new units between 2021 and 2051 in the City-wide Excluding ASDC area (46,742), which yields an unadjusted development charge of \$722.93 per capita. The non-residential share, when divided by the anticipated increase in square metres of new space (1,140,982), yields an unadjusted development charge of \$8.85 per square metre.

In Table 3, the residential and non-residential cash flow analysis is shown. After cash flow analysis, the residential and non-residential calculated charges increase to \$1,014 per capita and \$13.10 per square metre, respectively.

| STORMWATER SUMMARY | | | | | |
|-------------------------------------|--------------------|--------------------|---------|--------------------|---------|
| 2021 - 2051 | | Unadjusted | | Adjusted | |
| Development-Related Capital Program | | Development Charge | | Development Charge | |
| Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$112,844,000 | \$43,884,825 | \$722.93 | \$8.85 | \$1,014 | \$13.10 |

APPENDIX D.4
TABLE 1

CITY OF BRANTFORD
CITY-WIDE EXCL. ASDC AREAS
STORMWATER SERVICING DEVELOPMENT-RELATED CAPITAL PROGRAM

| Project Description | Anticipated Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|---|--------------------|--------------------|------------------------------------|--------------------|--------------------------|---------------------------|---------------------------------|------------------------------------|---------------|---------------------------|
| | | | | | Replacement & BTE Shares | Development Related Costs | | Available DC Shares / Prior Growth | 2021-2051 | Other Development-Related |
| 4.0 STORMWATER | | | | | | | | | | |
| 4.1 Stormwater Projects | | | | | | | | | | |
| 4.1.1 Homedale Catchment Trunk & Local Upgrades | 2021 - 2026 | \$ 9,129,000 | \$ - | \$ 9,129,000 | 62% | \$ 5,641,294 | \$ 3,487,706 | \$ - | \$ 3,487,706 | \$ - |
| 4.1.2 Eagle Place Catchment Trunk & Local Upgrades | 2021 - 2026 | \$ 6,336,000 | \$ - | \$ 6,336,000 | 62% | \$ 3,915,351 | \$ 2,420,649 | \$ - | \$ 2,420,649 | \$ - |
| 4.1.3 Fairchild Garden Catchment Trunk & Local Upgrades | 2021 - 2031 | \$ 49,156,000 | \$ - | \$ 49,156,000 | 62% | \$ 30,376,102 | \$ 18,779,898 | \$ - | \$ 18,779,898 | \$ - |
| 4.1.4 Grand River Southwest Catchment Local Upgrades | 2031 - 2041 | \$ 2,449,000 | \$ - | \$ 2,449,000 | 62% | \$ 1,513,367 | \$ 935,633 | \$ - | \$ 935,633 | \$ - |
| 4.1.5 Mohawk Lake Downtown Catchment Local Upgrades | 2026 - 2031 | \$ 17,008,000 | \$ - | \$ 17,008,000 | 62% | \$ 10,510,146 | \$ 6,497,854 | \$ - | \$ 6,497,854 | \$ - |
| 4.1.6 Mohawk Lake Downtown Catchment Upgrades | 2021 - 2026 | \$ 7,180,000 | \$ - | \$ 7,180,000 | 62% | \$ 4,436,903 | \$ 2,743,097 | \$ - | \$ 2,743,097 | \$ - |
| 4.1.7 Mohawk Lake Downtown Catchment Upgrades | 2021 - 2031 | \$ 12,150,000 | \$ - | \$ 12,150,000 | 62% | \$ 7,508,130 | \$ 4,641,870 | \$ - | \$ 4,641,870 | \$ - |
| 4.1.8 Fairchild Creek South Catchment Local Upgrades | 2031 - 2041 | \$ 557,000 | \$ - | \$ 557,000 | 100% | \$ 557,000 | \$ - | \$ - | \$ - | \$ - |
| 4.1.9 City-Wide Asset Inventory | 2021 - 2026 | \$ 322,000 | \$ - | \$ 322,000 | 62% | \$ 198,981 | \$ 123,019 | \$ - | \$ 123,019 | \$ - |
| 4.1.10 Continuous Water Quality & Flow Monitoring and Reporting | 2021 - 2026 | \$ 5,910,000 | \$ - | \$ 5,910,000 | 50% | \$ 2,955,000 | \$ 2,955,000 | \$ - | \$ 2,955,000 | \$ - |
| 4.1.11 Stormwater Model Update | 2021 - 2026 | \$ 371,000 | \$ - | \$ 371,000 | 50% | \$ 185,500 | \$ 185,500 | \$ - | \$ 185,500 | \$ - |
| 4.1.12 Dike System Outlet Program | 2021 - 2026 | \$ 439,000 | \$ - | \$ 439,000 | 50% | \$ 219,500 | \$ 219,500 | \$ - | \$ 219,500 | \$ - |
| 4.1.13 Update Subwatershed Studies | 2021 - 2026 | \$ 1,170,000 | \$ - | \$ 1,170,000 | 40% | \$ 468,000 | \$ 702,000 | \$ - | \$ 561,600 | \$ 140,400 |
| 4.1.14 Climate Change Action Plan and Best Practices Review | 2021 - 2026 | \$ 117,000 | \$ - | \$ 117,000 | 50% | \$ 58,500 | \$ 58,500 | \$ - | \$ 58,500 | \$ - |
| 4.1.15 Stormwater Master Servicing Plan Update | 2021 - 2026 | \$ 293,000 | \$ - | \$ 293,000 | 50% | \$ 146,500 | \$ 146,500 | \$ - | \$ 146,500 | \$ - |
| 4.1.16 Stormwater Rate Review | 2021 - 2026 | \$ 117,000 | \$ - | \$ 117,000 | 50% | \$ 58,500 | \$ 58,500 | \$ - | \$ 58,500 | \$ - |
| 4.1.17 Stormwater Policy Review and Update | 2021 - 2026 | \$ 140,000 | \$ - | \$ 140,000 | 50% | \$ 70,000 | \$ 70,000 | \$ - | \$ 70,000 | \$ - |
| Subtotal Stormwater Projects | | \$ 112,844,000 | \$ - | \$ 112,844,000 | | \$ 68,818,775 | \$ 44,025,225 | \$ - | \$ 43,884,825 | \$ 140,400 |
| STORMWATER GROWTH-RELATED CAPITAL PROGRAM 2019-2028 | | \$ 112,844,000 | \$ - | \$ 112,844,000 | | \$ 68,818,775 | \$ 44,025,225 | \$ - | \$ 43,884,825 | \$ 140,400 |



APPENDIX D.4

TABLE 2

CITY OF BRANTFORD
CITY-WIDE EXCL. ASDC AREAS
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
STORMWATER SERVICING

| | |
|--|-----------|
| Growth in Population in New Units 2021-2051 | 46,742 |
| Employment Growth in New Space 2021-2051 | 13,590 |
| Growth in New Building Space (Square Metres) 2021-2051 | 1,140,982 |

| | Growth-Related Capital Forecast | | | | | | Residential Share | | Non-Residential Share | |
|--|---------------------------------|--|--|--|-----------------------------------|----------------------------|-------------------|---------------------|-----------------------|---------------------|
| | Gross Project Cost (\$000) | Grants/ Subsidies/Other Recoveries (\$000) | Replacement/ Benefit to Existing (\$000) | Available DC Shares / Prior Growth (\$000) | Other Development-Related (\$000) | 2021-2051 DC Share (\$000) | % | \$000 | % | \$000 |
| | STORMWATER SERVICING | | | | | | | | | |
| Stormwater Projects | \$ 112,844.00 | \$ - | \$ 68,818.77 | \$ - | \$ 140.40 | \$ 43,884.83 | 77% | \$ 33,791.32 | 23% | \$ 10,093.51 |
| TOTAL STORMWATER SERVICING | \$ 112,844.00 | \$ - | \$ 68,818.77 | \$ - | \$ 140.40 | \$ 43,884.83 | | \$ 33,791.32 | | \$ 10,093.51 |
| Unadjusted Development Charge Per Capita (\$) | | | | | | | | \$ 722.93 | | |
| Unadjusted Development Charge Per Square Metre (\$) | | | | | | | | | | \$ 8.85 |

| Residential Development Charge Calculation | | |
|--|------|---------------|
| Residential Share of 2021-2051 DC Eligible Costs | 77% | \$ 33,791,315 |
| 2021-2051 Growth in Population in New Units | | 46,742 |
| Development Charge Per Capita (Unadjusted) | | \$ 722.93 |
| Development Charge Per Capita after Cash Flow | | \$ 909 |
| Charge per Single Detached Unit | 3.43 | \$ 3,118 |

| Non-Residential Development Charge Calculation | | |
|--|-----|-----------------|
| Non-Residential Share of 2021-2051 DC Eligible Costs | 23% | \$ 10,093,510 |
| 2021-2051 Growth in Non-Residential Building Space (Sq.M.) | | 1,140,982 |
| Development Charge Per Square Metre (Unadjusted) | | \$ 8.85 |
| Development Charge Per Square Metre After Cash Flow | | \$ 17.66 |

**APPENDIX D.4
TABLE 3 - PAGE 1**

**CITY OF BRANTFORD
CITY-WIDE EXCL. ASDC AREAS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE**

**STORMWATER SERVICING
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

| STORMWATER SERVICING | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|---|--------------------|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| OPENING CASH BALANCE | \$0.00 | (\$2,398.34) | (\$4,276.27) | (\$6,762.76) | (\$9,752.83) | (\$13,137.92) | (\$17,908.87) | (\$20,288.04) | (\$22,531.54) | (\$24,628.01) | (\$26,780.98) | (\$29,062.80) | (\$28,556.90) | (\$27,911.68) | (\$27,113.31) | (\$26,146.69) |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Storm Water: Non Inflated | \$3,311.7 | \$3,311.7 | \$3,311.7 | \$3,311.7 | \$3,311.7 | \$4,145.5 | \$2,473.4 | \$2,473.4 | \$2,473.4 | \$2,473.4 | \$2,538.9 | \$65.5 | \$65.5 | \$65.5 | \$65.5 | \$65.5 |
| - Storm Water: Inflated | \$3,311.7 | \$3,377.9 | \$3,445.4 | \$3,514.4 | \$3,584.6 | \$4,577.0 | \$2,785.5 | \$2,841.2 | \$2,898.0 | \$2,956.0 | \$3,094.9 | \$81.4 | \$83.1 | \$84.7 | \$86.4 | \$88.1 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 964 | 1,623 | 1,189 | 898 | 740 | 569 | 1,251 | 1,497 | 1,737 | 1,798 | 1,867 | 1,705 | 1,758 | 1,813 | 1,870 | 1,926 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$977.5 | \$1,678.6 | \$1,254.4 | \$966.3 | \$812.2 | \$637.0 | \$1,428.6 | \$1,743.7 | \$2,063.7 | \$2,178.9 | \$2,307.7 | \$2,149.6 | \$2,260.8 | \$2,378.1 | \$2,502.0 | \$2,628.4 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$131.9) | (\$235.2) | (\$372.0) | (\$536.4) | (\$722.6) | (\$985.0) | (\$1,115.8) | (\$1,239.2) | (\$1,354.5) | (\$1,473.0) | (\$1,598.5) | (\$1,570.6) | (\$1,535.1) | (\$1,491.2) | (\$1,438.1) |
| - Interest on In-year Transactions | (\$64.2) | (\$46.7) | (\$60.3) | (\$70.1) | (\$76.2) | (\$108.4) | (\$37.3) | (\$30.2) | (\$22.9) | (\$21.4) | (\$21.6) | \$36.2 | \$38.1 | \$40.1 | \$42.3 | \$44.5 |
| TOTAL REVENUE | \$913.3 | \$1,500.0 | \$959.0 | \$524.3 | \$199.6 | (\$193.9) | \$406.3 | \$597.7 | \$801.5 | \$803.0 | \$813.1 | \$587.3 | \$728.3 | \$883.1 | \$1,053.0 | \$1,234.8 |
| CLOSING CASH BALANCE | (\$2,398.3) | (\$4,276.3) | (\$6,762.8) | (\$9,752.8) | (\$13,137.9) | (\$17,908.9) | (\$20,288.0) | (\$22,531.5) | (\$24,628.0) | (\$26,781.0) | (\$29,062.8) | (\$28,556.9) | (\$27,911.7) | (\$27,113.3) | (\$26,146.7) | (\$25,000.0) |

| STORMWATER SERVICING | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|--------------------|--------------------|--------------------|--------------------|------------------|---------------------|
| OPENING CASH BALANCE | (\$25,000.0) | (\$24,097.0) | (\$23,030.8) | (\$21,785.9) | (\$20,351.7) | (\$18,710.8) | (\$17,556.8) | (\$16,243.2) | (\$14,759.5) | (\$13,087.1) | (\$11,222.1) | (\$9,399.8) | (\$7,372.0) | (\$5,122.5) | (\$2,643.1) | |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Storm Water: Non Inflated | \$65.5 | \$65.5 | \$65.5 | \$65.5 | \$65.5 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$33,791.3 |
| - Storm Water: Inflated | \$89.9 | \$91.7 | \$93.5 | \$95.4 | \$97.3 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$37,278.2 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 1,673 | 1,720 | 1,769 | 1,816 | 1,865 | 1,396 | 1,429 | 1,461 | 1,497 | 1,527 | 1,413 | 1,445 | 1,478 | 1,507 | 1,541 | 46,742 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$2,328.8 | \$2,442.1 | \$2,561.9 | \$2,682.6 | \$2,810.1 | \$2,145.5 | \$2,240.1 | \$2,336.1 | \$2,441.5 | \$2,540.3 | \$2,397.6 | \$2,501.0 | \$2,609.3 | \$2,713.7 | \$2,830.4 | \$65,548.5 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$1,375.0) | (\$1,325.3) | (\$1,266.7) | (\$1,198.2) | (\$1,119.3) | (\$1,029.1) | (\$965.6) | (\$893.4) | (\$811.8) | (\$719.8) | (\$617.2) | (\$517.0) | (\$405.5) | (\$281.7) | (\$145.4) | (\$28,470.2) |
| - Interest on In-year Transactions | \$39.2 | \$41.1 | \$43.2 | \$45.3 | \$47.5 | \$37.5 | \$39.2 | \$40.9 | \$42.7 | \$44.5 | \$42.0 | \$43.8 | \$45.7 | \$47.5 | \$49.5 | \$291.4 |
| TOTAL REVENUE | \$993.0 | \$1,157.9 | \$1,338.4 | \$1,529.6 | \$1,738.2 | \$1,154.0 | \$1,313.7 | \$1,483.6 | \$1,672.5 | \$1,865.0 | \$1,822.3 | \$2,027.8 | \$2,249.5 | \$2,479.5 | \$2,734.6 | \$37,369.7 |
| CLOSING CASH BALANCE | (\$24,097.0) | (\$23,030.8) | (\$21,785.9) | (\$20,351.7) | (\$18,710.8) | (\$17,556.8) | (\$16,243.2) | (\$14,759.5) | (\$13,087.1) | (\$11,222.1) | (\$9,399.8) | (\$7,372.0) | (\$5,122.5) | (\$2,643.1) | \$91.5 | |

| | |
|--|----------------|
| 2021 Adjusted Charge Per Capita | \$1,014 |
|--|----------------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 77% |
| Non-Residential Sector | 23% |
| Rates for 2021 | |
| Inflation Rate: | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



APPENDIX D.4
TABLE 3 - PAGE 2

CITY OF BRANTFORD
CITY-WIDE EXCL. ASDC AREAS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

STORMWATER SERVICING
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| STORMWATER SERVICING | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|-----------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| OPENING CASH BALANCE | \$0.00 | (\$592.55) | (\$1,213.78) | (\$1,914.05) | (\$2,697.72) | (\$3,594.15) | (\$4,872.10) | (\$5,773.75) | (\$6,707.05) | (\$7,655.90) | (\$8,644.61) | (\$9,699.22) | (\$9,755.80) | (\$9,774.37) | (\$9,749.90) | (\$9,680.03) |
| 2021 - 2030 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Storm Water: Non Inflated | \$989.2 | \$989.2 | \$989.2 | \$989.2 | \$989.2 | \$1,238.3 | \$738.8 | \$738.8 | \$738.8 | \$738.8 | \$758.4 | \$19.6 | \$19.6 | \$19.6 | \$19.6 | \$19.6 |
| - Storm Water: Inflated | \$989.2 | \$1,009.0 | \$1,029.2 | \$1,049.7 | \$1,070.7 | \$1,367.2 | \$832.0 | \$848.7 | \$865.6 | \$882.9 | \$924.5 | \$24.3 | \$24.8 | \$25.3 | \$25.8 | \$26.3 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 31,486 | 32,640 | 30,275 | 28,020 | 24,170 | 21,833 | 14,592 | 16,572 | 19,624 | 21,109 | 22,594 | 30,266 | 32,136 | 34,088 | 35,958 | 38,130 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$412.5 | \$436.1 | \$412.6 | \$389.5 | \$342.7 | \$315.8 | \$215.3 | \$249.4 | \$301.2 | \$330.5 | \$360.8 | \$493.0 | \$533.9 | \$577.7 | \$621.5 | \$672.3 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$32.6) | (\$66.8) | (\$105.3) | (\$148.4) | (\$197.7) | (\$268.0) | (\$317.6) | (\$368.9) | (\$421.1) | (\$475.5) | (\$533.5) | (\$536.6) | (\$537.6) | (\$536.2) | (\$532.4) |
| - Interest on In-year Transactions | (\$15.9) | (\$15.8) | (\$17.0) | (\$18.2) | (\$20.0) | (\$28.9) | (\$17.0) | (\$16.5) | (\$15.5) | (\$15.2) | (\$15.5) | \$8.2 | \$8.9 | \$9.7 | \$10.4 | \$11.3 |
| TOTAL REVENUE | \$396.6 | \$387.8 | \$328.9 | \$266.1 | \$174.3 | \$89.2 | (\$69.6) | (\$84.6) | (\$83.2) | (\$105.8) | (\$130.2) | (\$32.3) | \$6.2 | \$49.8 | \$95.7 | \$151.2 |
| CLOSING CASH BALANCE | (\$592.6) | (\$1,213.8) | (\$1,914.0) | (\$2,697.7) | (\$3,594.2) | (\$4,872.1) | (\$5,773.7) | (\$6,707.0) | (\$7,655.9) | (\$8,644.6) | (\$9,699.2) | (\$9,755.8) | (\$9,774.4) | (\$9,749.9) | (\$9,680.0) | (\$9,555.2) |

| STORMWATER SERVICING | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| OPENING CASH BALANCE | (\$9,555.2) | (\$9,389.7) | (\$9,160.3) | (\$8,857.8) | (\$8,476.0) | (\$8,008.0) | (\$7,593.2) | (\$7,094.4) | (\$6,507.5) | (\$5,823.5) | (\$5,029.4) | (\$4,256.7) | (\$3,375.0) | (\$2,377.7) | (\$1,254.4) | - |
| 2021 - 2030 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Storm Water: Non Inflated | \$19.6 | \$19.6 | \$19.6 | \$19.6 | \$19.6 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$10,093.5 |
| - Storm Water: Inflated | \$26.9 | \$27.4 | \$27.9 | \$28.5 | \$29.1 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$11,135.0 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 39,256 | 41,456 | 43,848 | 46,240 | 48,660 | 42,330 | 44,474 | 46,481 | 48,598 | 50,962 | 47,039 | 49,046 | 50,971 | 52,978 | 55,150 | 1,140,982 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$706.0 | \$760.4 | \$820.4 | \$882.5 | \$947.2 | \$840.5 | \$900.7 | \$960.2 | \$1,024.0 | \$1,095.3 | \$1,031.2 | \$1,096.7 | \$1,162.5 | \$1,232.5 | \$1,308.6 | \$21,433.5 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$525.5) | (\$516.4) | (\$503.8) | (\$487.2) | (\$466.2) | (\$440.4) | (\$417.6) | (\$390.2) | (\$357.9) | (\$320.3) | (\$276.6) | (\$234.1) | (\$185.6) | (\$130.8) | (\$69.0) | (\$10,399.6) |
| - Interest on In-year Transactions | \$11.9 | \$12.8 | \$13.9 | \$14.9 | \$16.1 | \$14.7 | \$15.8 | \$16.8 | \$17.9 | \$19.2 | \$18.0 | \$19.2 | \$20.3 | \$21.6 | \$22.9 | \$109.2 |
| TOTAL REVENUE | \$192.4 | \$256.8 | \$330.5 | \$410.3 | \$497.1 | \$414.8 | \$498.8 | \$586.8 | \$684.0 | \$794.2 | \$772.6 | \$881.8 | \$997.2 | \$1,123.3 | \$1,262.5 | \$11,143.1 |
| CLOSING CASH BALANCE | (\$9,389.7) | (\$9,160.3) | (\$8,857.8) | (\$8,476.0) | (\$8,008.0) | (\$7,593.2) | (\$7,094.4) | (\$6,507.5) | (\$5,823.5) | (\$5,029.4) | (\$4,256.7) | (\$3,375.0) | (\$2,377.7) | (\$1,254.4) | \$8.1 | - |

| | |
|--------------------------------|---------|
| 2021 Adjusted Charge Per Sq. m | \$13.10 |
|--------------------------------|---------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 77% |
| Non-Residential Sector | 23% |
| Rates for 2021 | |
| Inflation Rate: | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix E

Northern Boundary Expansion Lands Engineered Services Technical Appendix

Northern Boundary Expansion Lands

Engineered Services Technical Appendix

This appendix provides the detailed analysis undertaken to establish the area-specific development charge rates for the Northern Boundary Expansion Lands service area. Four area-specific engineered services are included:

- Appendix E.1 Roads & Related
- Appendix E.2 Water Services
- Appendix E.3 Wastewater Services
- Appendix E.4 Stormwater Services

The basis of the development-related capital program is the City's Master Servicing Plan and Transportation Master Plan as well as discussions with City staff. The projects identified in the capital program are required to service the demands of the anticipated development in the Northern Boundary Expansion Lands to occur over the planning period of 2021 to 2051.

The following tables provide details of the projects included in the area-specific engineered infrastructure development charge calculations for the Northern Boundary Expansion Lands. The content of the tables is as follows:

- Table 1: Development Related Capital Program
- Table 2: Calculation of Unadjusted Development Charges
- Table 3: Residential & Non-Residential Cash Flow Analysis

Allocation of Capital Costs

The projects and costs have been identified and allocated through discussions with City staff. All costs are represented in current (2021) dollars.

The following table summarizes the allocation of the Northern Boundary Expansion Lands engineered services capital costs (in thousands of dollars):

| Service | Gross Cost | Grants / Subsidies / Other | Replacement / Benefit to Existing | Other Development -Related | 2021-2051 DC Share | Residential Allocation (61%) | Non-Residential Allocation (39%) |
|-----------------|---------------------|----------------------------|-----------------------------------|----------------------------|---------------------|------------------------------|----------------------------------|
| Roads & Related | \$31,594.05 | \$0.00 | \$0.00 | \$0.00 | \$31,594.05 | \$19,272.37 | \$12,321.68 |
| Water | \$124,559.95 | \$524.00 | \$27,294.43 | \$5,221.53 | \$91,519.99 | \$55,827.19 | \$35,692.80 |
| Wastewater | \$123,352.50 | \$0.00 | \$24,391.85 | \$15,737.16 | \$83,223.49 | \$50,766.33 | \$32,457.16 |
| Stormwater | \$55,219.00 | \$0.00 | \$32,381.88 | \$0.00 | \$22,837.12 | \$13,930.64 | \$8,906.48 |
| Total | \$334,725.50 | \$524.00 | \$84,068.16 | \$20,958.69 | \$229,174.65 | \$139,796.53 | \$89,378.12 |

The area-specific engineered services capital program totals \$334.73 million. Of this amount:

- \$524,000 (less than 1 per cent) has been identified in direct developer contributions;
- \$84.07 million (25 per cent) is identified as replacement share, or benefit to the existing community and has thus been excluded from the development charge calculation; and
- \$20.96 million (6 per cent) is identified in “Other Development-Related” costs, which are generally attributable to development occurring beyond 2051. Through discussions with City engineering staff, a share of the capital projects has been identified to serve development within the Northern Boundary Expansion Lands beyond the 2051 planning horizon. This share is allocated to post-period development and has also been removed from the development charges calculation.

After accounting for these deductions, the remaining \$229.17 million (68 per cent of the gross cost) is to be funded through the area-specific DCs over the 2021-2051 planning period.

Appendix E.1

Northern Boundary Expansion Lands

Roads & Related

Northern Boundary Expansion Lands

Roads and Related

The City of Brantford maintains a network of road surfaces, sidewalks, bridges, culverts, and traffic signals. The capital program contained herein, assembled by the City's engineering staff, represents Roads and Related projects that are designed to serve the anticipated population and employment growth within the Northern Boundary Expansion Lands between 2021 and 2051.

The 2021-2051 Roads and Related capital program totals \$31.59 million and includes two segments of a two-lane new east/west road within the Northern Boundary Expansion Lands. The details, timing, and cost breakdown of these road projects are shown in Table 1. No grants, subsidies, or other contributions are anticipated, and the projects are anticipated to be 100% related to new development in the Northern Boundary Expansion Lands. As such, the full amount of \$31.59 million is carried forward to the development charges calculation.

Table 2 summarizes the Roads and Related program and calculation of the unadjusted residential and non-residential development charges. The DC eligible share of \$31.59 million has been allocated 61 per cent to new residential development and 39 per cent to non-residential development. The allocation of costs is based on the future shares of population in new units and employment growth in new space in the Northern Boundary Expansion Lands to 2051. The residential share of the capital program totals \$19.27 million and, when divided by the forecast growth in population in new units (23,055), an unadjusted charge of \$835.93 per capita results. The non-residential share, \$12.32 million is applied against the forecasted 1,284,690 square metres of non-residential floor space and yields an unadjusted charge of \$9.59 per square metre.

The residential and non-residential cash flow analysis is shown in Table 3. The analysis takes into consideration expenditure timing and DC revenue projections. After cash flow considerations, the residential and non-residential charges decrease to \$776 per capita and \$9.17 per square metre, respectively.

| ROADS & RELATED SUMMARY | | | | | |
|-------------------------------------|--------------------|--------------------|---------|--------------------|---------------|
| 2021 - 2051 | | Unadjusted | | Adjusted | |
| Development-Related Capital Program | | Development Charge | | Development Charge | |
| Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$31,594,050 | \$31,594,050 | \$835.93 | \$9.59 | \$776 | \$9.17 |

APPENDIX E.1

TABLE 1

CITY OF BRANTFORD
 NORTHERN BOUNDARY EXPANSION LANDS
 ROADS & RELATED DEVELOPMENT-RELATED CAPITAL PROGRAM

| Project Description | Length (m) | Anticipated Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | | |
|--|------------|--------------------|---------------------|------------------------------------|--------------------|--------------------------|------------|---------------------------------|------------------------------------|---------------------|---------------------------|--|
| | | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2051 | Other Development-Related | |
| 1.0 ROADS & RELATED | | | | | | | | | | | | |
| 1.1 Road Projects | | | | | | | | | | | | |
| 1.1.1 New East/West Road (2 lanes) – Powerline Rd east of Oak Park Rd to King George Rd) | 4,200 | 2032 - 2051 | \$ 15,252,300 | \$ - | \$ 15,252,300 | 0% | \$ - | \$ 15,252,300 | \$ - | \$ 15,252,300 | \$ - | |
| 1.1.2 New East/West Road (2 lanes – King George Road to East City Boundary) | 4,500 | 2032 - 2051 | \$ 16,341,750 | \$ - | \$ 16,341,750 | 0% | \$ - | \$ 16,341,750 | \$ - | \$ 16,341,750 | \$ - | |
| Subtotal Road Projects | | | \$ 31,594,050 | \$ - | \$ 31,594,050 | | \$ - | \$ 31,594,050 | \$ - | \$ 31,594,050 | \$ - | |
| TOTAL | | | \$31,594,050 | \$0 | | | \$0 | \$31,594,050 | \$0 | \$31,594,050 | \$0 | |

APPENDIX E.1

TABLE 2

CITY OF BRANTFORD

NORTHERN BOUNDARY EXPANSION LANDS

SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

ROADS & RELATED

| | |
|--|-----------|
| Growth in Population in New Units 2021-2051 | 23,055 |
| Employment Growth in New Space 2021-2051 | 14,739 |
| Growth in New Building Space (Square Metres) 2021-2051 | 1,284,690 |

| | Growth-Related Capital Forecast | | | | | | Residential Share | | Non-Residential Share | |
|---|---------------------------------|---|---|--|-----------------------------------|----------------------------|-------------------|---------------------|-----------------------|---------------------|
| | Gross Project Cost (\$000) | Grants/Subsidies/Other Recoveries (\$000) | Replacement/Benefit to Existing (\$000) | Available DC Shares / Prior Growth (\$000) | Other Development-Related (\$000) | 2021-2051 DC Share (\$000) | % | \$000 | % | \$000 |
| | ROADS & RELATED | | | | | | | | | |
| Road Projects | \$ 31,594.05 | \$ - | \$ - | \$ - | \$ - | \$ 31,594.05 | 61% | \$ 19,272.37 | 39% | \$ 12,321.68 |
| TOTAL ROADS & RELATED | \$ 31,594.05 | \$ - | \$ - | \$ - | \$ - | \$ 31,594.05 | | \$ 19,272.37 | | \$ 12,321.68 |
| Unadjusted Development Charge Per Capita (\$) | | | | | | | | \$ 835.93 | | |
| Unadjusted Development Charge Per Square Metre (\$) | | | | | | | | | \$ 9.59 | |

| Residential Development Charge Calculation | | |
|--|------|---------------|
| Residential Share of 2021-2051 DC Eligible Costs | 61% | \$ 19,272,371 |
| 2021-2051 Growth in Population in New Units | | 23,055 |
| Development Charge Per Capita (Unadjusted) | | \$ 835.93 |
| Development Charge Per Capita after Cash Flow | | \$ 776 |
| Charge per Single Detached Unit | 3.43 | \$ 2,662 |

| Non-Residential Development Charge Calculation | | |
|--|-----|----------------|
| Non-Residential Share of 2021-2051 DC Eligible Costs | 39% | \$ 12,321,680 |
| 2021-2051 Growth in Non-Residential Building Space (Sq.M.) | | 1,284,690 |
| Development Charge Per Square Metre (Unadjusted) | | \$ 9.59 |
| Development Charge Per Square Metre After Cash Flow | | \$ 9.17 |

APPENDIX E.1
TABLE 3 - PAGE 1

CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

ROADS & RELATED
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| ROADS & RELATED | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|-------|---------|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| OPENING CASH BALANCE | \$0.0 | \$0.0 | \$116.0 | \$607.2 | \$1,377.6 | \$2,319.8 | \$3,447.0 | \$4,501.3 | \$5,476.1 | \$6,360.6 | \$7,290.0 | \$8,266.1 | \$8,066.9 | \$7,850.9 | \$7,617.4 | \$7,365.5 |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Roads and Related: Non Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$963.6 | \$963.6 | \$963.6 | \$963.6 | \$963.6 |
| - Roads and Related: Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$1,198.1 | \$1,222.1 | \$1,246.5 | \$1,271.5 | \$1,296.9 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | - | 144 | 593 | 894 | 1,046 | 1,200 | 1,050 | 901 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$0.0 | \$114.0 | \$478.8 | \$736.2 | \$878.6 | \$1,028.1 | \$917.6 | \$803.1 | \$681.0 | \$694.6 | \$708.5 | \$722.7 | \$737.1 | \$751.9 | \$766.9 | \$782.3 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | \$0.0 | \$4.1 | \$21.3 | \$48.2 | \$81.2 | \$120.6 | \$157.5 | \$191.7 | \$222.6 | \$255.2 | \$289.3 | \$282.3 | \$274.8 | \$266.6 | \$257.8 |
| - Interest on In-year Transactions | \$0.0 | \$2.0 | \$8.4 | \$12.9 | \$15.4 | \$18.0 | \$16.1 | \$14.1 | \$11.9 | \$12.2 | \$12.4 | (\$13.1) | (\$13.3) | (\$13.6) | (\$13.9) | (\$14.2) |
| TOTAL REVENUE | \$0.0 | \$116.0 | \$491.2 | \$770.3 | \$942.2 | \$1,127.3 | \$1,054.3 | \$974.7 | \$884.6 | \$929.4 | \$976.0 | \$998.9 | \$1,006.1 | \$1,013.1 | \$1,019.6 | \$1,025.9 |
| CLOSING CASH BALANCE | \$0.0 | \$116.0 | \$607.2 | \$1,377.6 | \$2,319.8 | \$3,447.0 | \$4,501.3 | \$5,476.1 | \$6,360.6 | \$7,290.0 | \$8,266.1 | \$8,066.9 | \$7,850.9 | \$7,617.4 | \$7,365.5 | \$7,094.6 |

| ROADS & RELATED | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| OPENING CASH BALANCE | \$7,094.6 | \$6,803.5 | \$6,491.5 | \$6,157.5 | \$5,800.6 | \$5,419.8 | \$5,013.9 | \$4,582.0 | \$4,122.8 | \$3,635.2 | \$3,117.8 | \$2,569.4 | \$1,988.7 | \$1,374.2 | \$724.6 | - |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Roads and Related: Non Inflated | \$963.6 | \$963.6 | \$963.6 | \$963.6 | \$963.6 | \$963.6 | \$963.6 | \$963.6 | \$963.6 | \$963.6 | \$963.6 | \$963.6 | \$963.6 | \$963.6 | \$963.6 | \$19,272.4 |
| - Roads and Related: Inflated | \$1,322.8 | \$1,349.3 | \$1,376.3 | \$1,403.8 | \$1,431.9 | \$1,460.5 | \$1,489.7 | \$1,519.5 | \$1,549.9 | \$1,580.9 | \$1,612.5 | \$1,644.8 | \$1,677.7 | \$1,711.2 | \$1,745.5 | \$29,111.6 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 23,055 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$797.9 | \$813.9 | \$830.1 | \$846.7 | \$863.7 | \$880.9 | \$898.6 | \$916.5 | \$934.9 | \$953.6 | \$972.6 | \$992.1 | \$1,011.9 | \$1,032.2 | \$1,052.8 | \$24,599.8 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$248.3 | \$238.1 | \$227.2 | \$215.5 | \$203.0 | \$189.7 | \$175.5 | \$160.4 | \$144.3 | \$127.2 | \$109.1 | \$89.9 | \$69.6 | \$48.1 | \$25.4 | \$4,744.6 |
| - Interest on In-year Transactions | (\$14.4) | (\$14.7) | (\$15.0) | (\$15.3) | (\$15.6) | (\$15.9) | (\$16.3) | (\$16.6) | (\$16.9) | (\$17.3) | (\$17.6) | (\$17.9) | (\$18.3) | (\$18.7) | (\$19.0) | (\$194.5) |
| TOTAL REVENUE | \$1,031.8 | \$1,037.3 | \$1,042.3 | \$1,046.9 | \$1,051.1 | \$1,054.7 | \$1,057.8 | \$1,060.3 | \$1,062.3 | \$1,063.6 | \$1,064.1 | \$1,064.1 | \$1,063.2 | \$1,061.6 | \$1,059.1 | \$29,149.9 |
| CLOSING CASH BALANCE | \$6,803.5 | \$6,491.5 | \$6,157.5 | \$5,800.6 | \$5,419.8 | \$5,013.9 | \$4,582.0 | \$4,122.8 | \$3,635.2 | \$3,117.8 | \$2,569.4 | \$1,988.7 | \$1,374.2 | \$724.6 | \$38.3 | - |

| | |
|---------------------------------|-------|
| 2021 Adjusted Charge Per Capita | \$776 |
|---------------------------------|-------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 61% |
| Non-Residential Sector | 39% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



APPENDIX E.1
TABLE 3 - PAGE 2

CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

ROADS & RELATED
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| ROADS & RELATED | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|-------|--------|---------|---------|---------|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| OPENING CASH BALANCE | \$0.0 | \$0.0 | \$40.8 | \$110.6 | \$211.4 | \$359.4 | \$542.5 | \$1,101.2 | \$1,684.5 | \$2,281.0 | \$2,909.1 | \$3,570.2 | \$3,484.0 | \$3,390.7 | \$3,289.8 | \$3,180.9 |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Roads and Related: Non Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$616.1 | \$616.1 | \$616.1 | \$616.1 | \$616.1 |
| - Roads and Related: Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$766.0 | \$781.3 | \$797.0 | \$812.9 | \$829.2 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | - | 4,290 | 7,040 | 9,790 | 13,915 | 16,555 | 51,370 | 50,820 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$0.0 | \$40.1 | \$67.2 | \$95.3 | \$138.1 | \$167.6 | \$530.5 | \$535.3 | \$528.3 | \$538.9 | \$549.6 | \$560.6 | \$571.8 | \$583.3 | \$594.9 | \$606.8 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | \$0.0 | \$1.4 | \$3.9 | \$7.4 | \$12.6 | \$19.0 | \$38.5 | \$59.0 | \$79.8 | \$101.8 | \$125.0 | \$121.9 | \$118.7 | \$115.1 | \$111.3 |
| - Interest on In-year Transactions | \$0.0 | \$0.7 | \$1.2 | \$1.7 | \$2.4 | \$2.9 | \$9.3 | \$9.4 | \$9.2 | \$9.4 | \$9.6 | (\$5.6) | (\$5.8) | (\$5.9) | (\$6.0) | (\$6.1) |
| TOTAL REVENUE | \$0.0 | \$40.8 | \$69.8 | \$100.8 | \$147.9 | \$183.1 | \$558.8 | \$583.2 | \$596.5 | \$628.2 | \$661.0 | \$679.9 | \$688.0 | \$696.1 | \$704.0 | \$712.0 |
| CLOSING CASH BALANCE | \$0.0 | \$40.8 | \$110.6 | \$211.4 | \$359.4 | \$542.5 | \$1,101.2 | \$1,684.5 | \$2,281.0 | \$2,909.1 | \$3,570.2 | \$3,484.0 | \$3,390.7 | \$3,289.8 | \$3,180.9 | \$3,063.8 |

| ROADS & RELATED | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| OPENING CASH BALANCE | \$3,063.8 | \$2,938.0 | \$2,803.2 | \$2,658.9 | \$2,504.8 | \$2,340.2 | \$2,164.9 | \$1,978.3 | \$1,779.8 | \$1,569.1 | \$1,345.5 | \$1,108.5 | \$857.6 | \$592.1 | \$311.4 | - |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Roads and Related: Non Inflated | \$616.1 | \$616.1 | \$616.1 | \$616.1 | \$616.1 | \$616.1 | \$616.1 | \$616.1 | \$616.1 | \$616.1 | \$616.1 | \$616.1 | \$616.1 | \$616.1 | \$616.1 | \$12,321.7 |
| - Roads and Related: Inflated | \$845.8 | \$862.7 | \$879.9 | \$897.5 | \$915.5 | \$933.8 | \$952.5 | \$971.5 | \$990.9 | \$1,010.8 | \$1,031.0 | \$1,051.6 | \$1,072.6 | \$1,094.1 | \$1,116.0 | \$18,612.3 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 1,284,690 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$619.0 | \$631.4 | \$644.0 | \$656.9 | \$670.0 | \$683.4 | \$697.1 | \$711.0 | \$725.2 | \$739.7 | \$754.5 | \$769.6 | \$785.0 | \$800.7 | \$816.7 | \$16,812.5 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$107.2 | \$102.8 | \$98.1 | \$93.1 | \$87.7 | \$81.9 | \$75.8 | \$69.2 | \$62.3 | \$54.9 | \$47.1 | \$38.8 | \$30.0 | \$20.7 | \$10.9 | \$1,896.0 |
| - Interest on In-year Transactions | (\$6.2) | (\$6.4) | (\$6.5) | (\$6.6) | (\$6.8) | (\$6.9) | (\$7.0) | (\$7.2) | (\$7.3) | (\$7.5) | (\$7.6) | (\$7.8) | (\$7.9) | (\$8.1) | (\$8.2) | (\$81.4) |
| TOTAL REVENUE | \$720.0 | \$727.9 | \$735.6 | \$743.3 | \$750.9 | \$758.4 | \$765.8 | \$773.1 | \$780.2 | \$787.2 | \$794.0 | \$800.6 | \$807.1 | \$813.4 | \$819.4 | \$18,627.1 |
| CLOSING CASH BALANCE | \$2,938.0 | \$2,803.2 | \$2,658.9 | \$2,504.8 | \$2,340.2 | \$2,164.9 | \$1,978.3 | \$1,779.8 | \$1,569.1 | \$1,345.5 | \$1,108.5 | \$857.6 | \$592.1 | \$311.4 | \$14.8 | - |

| | |
|--------------------------------|--------|
| 2021 Adjusted Charge Per Sq. m | \$9.17 |
|--------------------------------|--------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 61% |
| Non-Residential Sector | 39% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix E.2

Northern Boundary Expansion Lands

Water Services

Northern Boundary Expansion Lands

Water Services

The following section sets out the 2021-2051 development-related capital forecast and the calculation of the area-specific development charge for Water Services in the Northern Boundary Expansion Lands.

The 2021-2051 Water Services capital program includes distribution, storage and treatment infrastructure necessary to service development in the Northern Boundary Expansion Lands.

Table 1 shows that the total cost of the capital program is approximately \$124.56 million. Not all of these costs contribute to the development charges calculation: \$524,000 in anticipated direct developer contributions is deducted, while benefit-to-existing shares account for a total of \$27.29 million. Of the remaining \$91.52 million, \$5.22 million is considered to benefit development beyond the 2051 planning horizon; this share of project costs is to be paid for largely by future development and will be considered under future development charges.

As shown in Table 2, the development-related share has been allocated 61 per cent, or \$55.83 million, to new residential development and 39 per cent, or \$35.69 million, to new non-residential development. The residential share is divided by the anticipated growth in population in new units between 2021 and 2051 in the Northern Boundary Expansion Lands (23,055), which yields an unadjusted development charge of \$2,421.48 per capita. The non-residential share of \$35.69 million, when divided by the anticipated increase in square metres of new non-residential space (1,284,690) yields an unadjusted DC of \$27.78 per square metre.

In Table 3, the residential and non-residential cash flow analysis is shown. After cash flow analysis, the residential calculated charge increases to

\$3,245 per capita. The adjusted non-residential development charge increases to \$40.23 per square metre.

| NORTHERN BOUNDARY EXPANSION LANDS | | | | | |
|--|--------------------|--------------------|---------|--------------------|---------|
| WATER SERVICES SUMMARY | | | | | |
| 2021 - 2051 | | Unadjusted | | Adjusted | |
| Development-Related Capital Program | | Development Charge | | Development Charge | |
| Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$124,560 | \$91,520 | \$2,421.48 | \$27.78 | \$3,245 | \$40.23 |

APPENDIX E.2

TABLE 1

CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS
WATER SERVICES DEVELOPMENT-RELATED CAPITAL PROGRAM

| Project Description | Anticipated Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|---|--------------------|--------------------|------------------------------------|--------------------|--------------------------|---------------|---------------------------------|------------------------------------|---------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2051 | Other Development-Related |
| 2.0 WATER SERVICES | | | | | | | | | | |
| 2.1 Distribution | | | | | | | | | | |
| 2.1.1 Oak Park Road Trunk Watermain | 2021 - 2025 | \$ 14,407,000 | \$ - | \$ 14,407,000 | 0% | \$ - | \$ 14,407,000 | \$ - | \$ 14,407,000 | \$ - |
| 2.1.2 Powerline Road Trunk Watermain | 2021 - 2025 | \$ 7,682,000 | \$ - | \$ 7,682,000 | 0% | \$ - | \$ 7,682,000 | \$ - | \$ 7,682,000 | \$ - |
| 2.1.3 King George Road Watermain | 2021 - 2025 | \$ 13,936,800 | \$ - | \$ 13,936,800 | 40% | \$ 5,574,720 | \$ 8,362,080 | \$ - | \$ 8,362,080 | \$ - |
| 2.1.4 North-South Collector Road Trunk Watermain | 2032 - 2041 | \$ 1,088,000 | \$ - | \$ 1,088,000 | 40% | \$ 435,200 | \$ 652,800 | \$ - | \$ 652,800 | \$ - |
| 2.1.5 North-South Collector Road Local Watermain | 2032 - 2041 | \$ 524,000 | \$ 524,000 | \$ - | 0% | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2.1.6 Paris Road Trunk Watermain | 2026 - 2031 | \$ 11,184,000 | \$ - | \$ 11,184,000 | 40% | \$ 4,473,600 | \$ 6,710,400 | \$ - | \$ 4,361,760 | \$ 2,348,640 |
| 2.1.7 Powerline Road Distribution Watermain | 2026 - 2031 | \$ 1,357,000 | \$ - | \$ 1,357,000 | 0% | \$ - | \$ 1,357,000 | \$ - | \$ 1,357,000 | \$ - |
| 2.1.8 Powerline Road Distribution Watermain | 2026 - 2031 | \$ 1,457,000 | \$ - | \$ 1,457,000 | 0% | \$ - | \$ 1,457,000 | \$ - | \$ 1,457,000 | \$ - |
| 2.1.9 Pressure District 4 East-West Collector Road Trunk Watermain | 2032 - 2041 | \$ 3,329,000 | \$ - | \$ 3,329,000 | 0% | \$ - | \$ 3,329,000 | \$ - | \$ 3,329,000 | \$ - |
| 2.1.10 Pressure District 2/3 East-West Collector Road Trunk Watermain | 2032 - 2041 | \$ 2,712,000 | \$ - | \$ 2,712,000 | 0% | \$ - | \$ 2,712,000 | \$ - | \$ 2,712,000 | \$ - |
| 2.1.11 Pressure District 2/3 East-West Collector Road Trunk Watermain | 2032 - 2041 | \$ 3,389,000 | \$ - | \$ 3,389,000 | 0% | \$ - | \$ 3,389,000 | \$ - | \$ 3,389,000 | \$ - |
| 2.1.12 Pressure District 2/3 East-West Collector Road Trunk Watermain | 2032 - 2041 | \$ 3,208,000 | \$ - | \$ 3,208,000 | 0% | \$ - | \$ 3,208,000 | \$ - | \$ 3,208,000 | \$ - |
| 2.1.13 Upsize Fairview Drive/Lynden Road Trunk Watermain | 2026 - 2031 | \$ 8,961,750 | \$ - | \$ 8,961,750 | 20% | \$ 1,792,350 | \$ 7,169,400 | \$ - | \$ 7,169,400 | \$ - |
| 2.1.14 East-West Collector Road Trunk Watermain | 2021 - 2025 | \$ 1,070,000 | \$ - | \$ 1,070,000 | 0% | \$ - | \$ 1,070,000 | \$ - | \$ 1,070,000 | \$ - |
| 2.1.15 Brantwood Park Road Trunk Watermain | 2021 - 2025 | \$ 651,000 | \$ - | \$ 651,000 | 0% | \$ - | \$ 651,000 | \$ - | \$ 651,000 | \$ - |
| 2.1.16 Park Road Trunk Watermain | 2021 - 2025 | \$ 1,125,000 | \$ - | \$ 1,125,000 | 0% | \$ - | \$ 1,125,000 | \$ - | \$ 1,125,000 | \$ - |
| 2.1.17 Powerline Road Local Watermain | 2021 - 2025 | \$ 1,431,000 | \$ - | \$ 1,431,000 | 0% | \$ - | \$ 1,431,000 | \$ - | \$ 1,431,000 | \$ - |
| 2.1.18 East-West Collector Road Local Watermain | 2021 - 2025 | \$ 1,679,000 | \$ - | \$ 1,679,000 | 0% | \$ - | \$ 1,679,000 | \$ - | \$ 1,679,000 | \$ - |
| 2.1.19 Lynden Road Trunk Watermain Upgrades | 2026 - 2031 | \$ 1,184,000 | \$ - | \$ 1,184,000 | 40% | \$ 473,600 | \$ 710,400 | \$ - | \$ 710,400 | \$ - |
| 2.1.20 Lynden Road Distribution Main Extension | 2021 - 2025 | \$ 2,998,000 | \$ - | \$ 2,998,000 | 0% | \$ - | \$ 2,998,000 | \$ - | \$ 2,998,000 | \$ - |
| 2.1.21 East Expansion Lands Residential Loop | 2021 - 2025 | \$ 1,535,000 | \$ - | \$ 1,535,000 | 0% | \$ - | \$ 1,535,000 | \$ - | \$ 1,535,000 | \$ - |
| 2.1.22 East Expansion Lands Employment Loop | 2026 - 2031 | \$ 2,502,000 | \$ - | \$ 2,502,000 | 0% | \$ - | \$ 2,502,000 | \$ - | \$ 2,502,000 | \$ - |
| 2.1.23 Garden Avenue Watermain Upgrade | 2026 - 2031 | \$ 1,574,000 | \$ - | \$ 1,574,000 | 20% | \$ 314,800 | \$ 1,259,200 | \$ - | \$ 1,259,200 | \$ - |
| 2.1.24 Wayne Gretzky Pump Upgrades | 2026 - 2031 | \$ 6,497,000 | \$ - | \$ 6,497,000 | 40% | \$ 2,598,800 | \$ 3,898,200 | \$ - | \$ 3,898,200 | \$ - |
| 2.1.25 Tollgate Pump Upgrades | 2026 - 2031 | \$ 7,425,000 | \$ - | \$ 7,425,000 | 40% | \$ 2,970,000 | \$ 4,455,000 | \$ - | \$ 4,455,000 | \$ - |
| Subtotal Distribution | | \$ 102,906,550 | \$ 524,000 | \$ 102,382,550 | | \$ 18,633,070 | \$ 83,749,480 | \$ - | \$ 81,400,840 | \$ 2,348,640 |
| 2.2 Storage and Treatment | | | | | | | | | | |
| 2.2.1 Pressure District 2/3 Elevated Tank | 2021 - 2025 | \$ 15,401,400 | \$ - | \$ 15,401,400 | 40% | \$ 6,160,560 | \$ 9,240,840 | \$ - | \$ 6,930,630 | \$ 2,310,210 |
| 2.2.2 Pressure District 4 Elevated Tank | 2032 - 2041 | \$ 6,252,000 | \$ - | \$ 6,252,000 | 40% | \$ 2,500,800 | \$ 3,751,200 | \$ - | \$ 3,188,520 | \$ 562,680 |
| Subtotal Storage And Treatment | | \$ 21,653,400 | \$ - | \$ 21,653,400 | | \$ 8,661,360 | \$ 12,992,040 | \$ - | \$ 10,119,150 | \$ 2,872,890 |
| TOTAL | | \$ 124,559,950 | \$ 524,000 | \$ 124,035,950 | | \$ 27,294,430 | \$ 96,741,520 | \$ - | \$ 91,519,990 | \$ 5,221,530 |



APPENDIX E.2
TABLE 2

CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
WATER SERVICES

| | |
|--|-----------|
| Growth in Population in New Units 2021-2051 | 23,055 |
| Employment Growth in New Space 2021-2051 | 14,739 |
| Growth in New Building Space (Square Metres) 2021-2051 | 1,284,690 |

| | Growth-Related Capital Forecast | | | | | | 2021-2051 | | Residential Share | Non-Residential Share |
|---|---------------------------------|--|--|--|-----------------------------------|----------------------------|-----------|---------------------|-------------------|-----------------------|
| | Gross Project Cost (\$000) | Grants/ Subsidies/Other Recoveries (\$000) | Replacement/ Benefit to Existing (\$000) | Available DC Shares / Prior Growth (\$000) | Other Development-Related (\$000) | 2021-2051 DC Share (\$000) | % | \$000 | | |
| WATER SERVICES | | | | | | | | | | |
| Distribution | \$ 102,906.55 | \$ 524.00 | \$ 18,633.07 | \$ - | \$ 2,348.64 | \$ 81,400.84 | 61% | \$ 49,654.51 | 39% | \$ 31,746.33 |
| Storage and Treatment | \$ 21,653.40 | \$ - | \$ 8,661.36 | \$ - | \$ 2,872.89 | \$ 10,119.15 | 61% | \$ 6,172.68 | 39% | \$ 3,946.47 |
| TOTAL WATER SERVICES | \$ 124,559.95 | \$ 524.00 | \$ 27,294.43 | \$ - | \$ 5,221.53 | \$ 91,519.99 | | \$ 55,827.19 | | \$ 35,692.80 |
| Unadjusted Development Charge Per Capita (\$) | | | | | | | | \$ 2,421.48 | | |
| Unadjusted Development Charge Per Square Metre (\$) | | | | | | | | | | \$ 27.78 |

| | | |
|--|------|-----------------|
| Residential Share of 2021-2051 DC Eligible Costs | 61% | \$ 55,827,194 |
| 2021-2051 Growth in Population in New Units | | 23,055 |
| Development Charge Per Capita (Unadjusted) | | \$ 2,421.48 |
| Development Charge Per Capita after Cash Flow | | \$ 3,245 |
| Charge per Single Detached Unit | 3.43 | \$ 11,131 |

| | | |
|--|-----|-----------------|
| Non-Residential Share of 2021-2051 DC Eligible Costs | 39% | \$ 35,692,796 |
| 2021-2051 Growth in Non-Residential Building Space (Sq.M.) | | 1,284,690 |
| Development Charge Per Square Metre (Unadjusted) | | \$ 27.78 |
| Development Charge Per Square Metre After Cash Flow | | \$ 40.23 |

APPENDIX E.2
TABLE 3 - PAGE 1

CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WATER SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| WATER SERVICES | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| OPENING CASH BALANCE | \$0.0 | (\$6,000.8) | (\$11,962.0) | (\$16,806.1) | (\$20,935.4) | (\$24,807.2) | (\$24,900.2) | (\$25,530.6) | (\$26,746.1) | (\$28,616.5) | (\$30,597.8) | (\$32,696.2) | (\$32,691.4) | (\$32,650.2) | (\$32,570.0) | (\$32,447.8) |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Water Service: Non Inflated | \$5,840.2 | \$5,840.2 | \$5,840.2 | \$5,840.2 | \$5,840.2 | \$2,762.3 | \$2,762.3 | \$2,762.3 | \$2,762.3 | \$2,762.3 | \$2,762.3 | \$1,005.2 | \$1,005.2 | \$1,005.2 | \$1,005.2 | \$1,005.2 |
| - Water Service: Inflated | \$5,840.2 | \$5,957.0 | \$6,076.2 | \$6,197.7 | \$6,321.6 | \$3,049.8 | \$3,110.8 | \$3,173.0 | \$3,236.5 | \$3,301.2 | \$3,367.2 | \$1,249.9 | \$1,274.9 | \$1,300.4 | \$1,326.4 | \$1,352.9 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | - | 144 | 593 | 894 | 1,046 | 1,200 | 1,050 | 901 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$0.0 | \$476.6 | \$2,002.0 | \$3,078.6 | \$3,674.1 | \$4,299.3 | \$3,837.1 | \$3,358.5 | \$2,847.7 | \$2,904.7 | \$2,962.8 | \$3,022.0 | \$3,082.5 | \$3,144.1 | \$3,207.0 | \$3,271.1 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$330.0) | (\$657.9) | (\$924.3) | (\$1,151.4) | (\$1,364.4) | (\$1,369.5) | (\$1,404.2) | (\$1,471.0) | (\$1,573.9) | (\$1,682.9) | (\$1,798.3) | (\$1,798.0) | (\$1,795.8) | (\$1,791.3) | (\$1,784.6) |
| - Interest on In-year Transactions | (\$160.6) | (\$150.7) | (\$112.0) | (\$85.8) | (\$72.8) | \$21.9 | \$12.7 | \$3.2 | (\$10.7) | (\$10.9) | (\$11.1) | \$31.0 | \$31.6 | \$32.3 | \$32.9 | \$33.6 |
| TOTAL REVENUE | (\$160.6) | (\$4.2) | \$1,232.0 | \$2,068.5 | \$2,449.8 | \$2,956.8 | \$2,480.3 | \$1,957.6 | \$1,366.0 | \$1,319.9 | \$1,268.8 | \$1,254.7 | \$1,316.1 | \$1,380.6 | \$1,448.6 | \$1,520.0 |
| CLOSING CASH BALANCE | (\$6,000.8) | (\$11,962.0) | (\$16,806.1) | (\$20,935.4) | (\$24,807.2) | (\$24,900.2) | (\$25,530.6) | (\$26,746.1) | (\$28,616.5) | (\$30,597.8) | (\$32,696.2) | (\$32,691.4) | (\$32,650.2) | (\$32,570.0) | (\$32,447.8) | (\$32,280.7) |

| WATER SERVICES | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|-------------|--------------|
| OPENING CASH BALANCE | (\$32,280.7) | (\$32,065.2) | (\$31,798.2) | (\$31,475.8) | (\$31,094.3) | (\$30,649.5) | (\$28,587.0) | (\$26,336.0) | (\$23,884.7) | (\$21,220.6) | (\$18,330.5) | (\$15,200.2) | (\$11,815.0) | (\$8,159.2) | (\$4,216.2) | - |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Water Service: Non Inflated | \$1,005.2 | \$1,005.2 | \$1,005.2 | \$1,005.2 | \$1,005.2 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$55,827.2 |
| - Water Service: Inflated | \$1,380.0 | \$1,407.6 | \$1,435.7 | \$1,464.4 | \$1,493.7 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$63,317.1 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 23,055 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$3,336.6 | \$3,403.3 | \$3,471.4 | \$3,540.8 | \$3,611.6 | \$3,683.8 | \$3,757.5 | \$3,832.7 | \$3,909.3 | \$3,987.5 | \$4,067.3 | \$4,148.6 | \$4,231.6 | \$4,316.2 | \$4,402.5 | \$102,868.8 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$1,775.4) | (\$1,763.6) | (\$1,748.9) | (\$1,731.2) | (\$1,710.2) | (\$1,685.7) | (\$1,572.3) | (\$1,448.5) | (\$1,313.7) | (\$1,167.1) | (\$1,008.2) | (\$836.0) | (\$649.8) | (\$448.8) | (\$231.9) | (\$39,988.9) |
| - Interest on In-year Transactions | \$34.2 | \$34.9 | \$35.6 | \$36.3 | \$37.1 | \$64.5 | \$65.8 | \$67.1 | \$68.4 | \$69.8 | \$71.2 | \$72.6 | \$74.1 | \$75.5 | \$77.0 | \$468.6 |
| TOTAL REVENUE | \$1,595.4 | \$1,674.6 | \$1,758.1 | \$1,846.0 | \$1,938.5 | \$2,062.5 | \$2,251.0 | \$2,451.3 | \$2,664.1 | \$2,890.1 | \$3,130.3 | \$3,385.2 | \$3,655.8 | \$3,943.0 | \$4,247.7 | \$63,348.5 |
| CLOSING CASH BALANCE | (\$32,065.2) | (\$31,798.2) | (\$31,475.8) | (\$31,094.3) | (\$30,649.5) | (\$28,587.0) | (\$26,336.0) | (\$23,884.7) | (\$21,220.6) | (\$18,330.5) | (\$15,200.2) | (\$11,815.0) | (\$8,159.2) | (\$4,216.2) | \$31.4 | - |

2021 Adjusted Charge Per Capita **\$3,245**

| Allocation of Capital Program | |
|------------------------------------|------|
| Residential Sector | 61% |
| Non-Residential Sector | 39% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



APPENDIX E.2
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CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WATER SERVICES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| WATER SERVICES | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| OPENING CASH BALANCE | \$0.0 | (\$3,836.6) | (\$7,780.1) | (\$11,896.8) | (\$16,193.1) | (\$20,614.0) | (\$22,995.7) | (\$23,916.1) | (\$24,906.0) | (\$26,023.0) | (\$27,196.4) | (\$28,429.2) | (\$28,303.4) | (\$28,136.8) | (\$27,926.6) | (\$27,669.6) |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| -Water Service: Non Inflated | \$3,733.9 | \$3,733.9 | \$3,733.9 | \$3,733.9 | \$3,733.9 | \$1,766.0 | \$1,766.0 | \$1,766.0 | \$1,766.0 | \$1,766.0 | \$1,766.0 | \$642.7 | \$642.7 | \$642.7 | \$642.7 | \$642.7 |
| - Water Service: Inflated | \$3,733.9 | \$3,808.6 | \$3,884.8 | \$3,962.5 | \$4,041.7 | \$1,949.9 | \$1,988.9 | \$2,028.6 | \$2,069.2 | \$2,110.6 | \$2,152.8 | \$799.1 | \$815.1 | \$831.4 | \$848.0 | \$865.0 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | - | 4,290 | 7,040 | 9,790 | 13,915 | 16,555 | 51,370 | 50,820 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$0.0 | \$176.0 | \$294.7 | \$418.0 | \$605.9 | \$735.3 | \$2,327.3 | \$2,348.5 | \$2,317.7 | \$2,364.0 | \$2,411.3 | \$2,459.5 | \$2,508.7 | \$2,558.9 | \$2,610.1 | \$2,662.3 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$211.0) | (\$427.9) | (\$654.3) | (\$890.6) | (\$1,133.8) | (\$1,264.8) | (\$1,315.4) | (\$1,369.8) | (\$1,431.3) | (\$1,495.8) | (\$1,563.6) | (\$1,556.7) | (\$1,547.5) | (\$1,536.0) | (\$1,521.8) |
| - Interest on In-year Transactions | (\$102.7) | (\$99.9) | (\$98.7) | (\$97.5) | (\$94.5) | (\$33.4) | \$5.9 | \$5.6 | \$4.3 | \$4.4 | \$4.5 | \$29.1 | \$29.6 | \$30.2 | \$30.8 | \$31.5 |
| TOTAL REVENUE | (\$102.7) | (\$134.9) | (\$231.9) | (\$333.8) | (\$379.2) | (\$431.9) | \$1,068.5 | \$1,038.7 | \$952.2 | \$937.2 | \$920.0 | \$925.0 | \$981.7 | \$1,041.6 | \$1,105.0 | \$1,171.9 |
| CLOSING CASH BALANCE | (\$3,836.6) | (\$7,780.1) | (\$11,896.8) | (\$16,193.1) | (\$20,614.0) | (\$22,995.7) | (\$23,916.1) | (\$24,906.0) | (\$26,023.0) | (\$27,196.4) | (\$28,429.2) | (\$28,303.4) | (\$28,136.8) | (\$27,926.6) | (\$27,669.6) | (\$27,362.7) |

| WATER SERVICES | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|-------------|-------------|--------------|
| OPENING CASH BALANCE | (\$27,362.7) | (\$27,002.3) | (\$26,584.9) | (\$26,106.4) | (\$25,562.8) | (\$24,949.6) | (\$23,271.2) | (\$21,439.5) | (\$19,444.7) | (\$17,276.8) | (\$14,925.0) | (\$12,377.7) | (\$9,623.0) | (\$6,648.1) | (\$3,439.5) | - |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| -Water Service: Non Inflated | \$642.7 | \$642.7 | \$642.7 | \$642.7 | \$642.7 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$35,692.8 |
| - Water Service: Inflated | \$882.3 | \$899.9 | \$917.9 | \$936.3 | \$955.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$40,481.4 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 1,284,690 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$2,715.5 | \$2,769.8 | \$2,825.2 | \$2,881.7 | \$2,939.4 | \$2,998.2 | \$3,058.1 | \$3,119.3 | \$3,181.7 | \$3,245.3 | \$3,310.2 | \$3,376.4 | \$3,443.9 | \$3,512.8 | \$3,583.1 | \$73,758.8 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$1,504.9) | (\$1,485.1) | (\$1,462.2) | (\$1,435.9) | (\$1,406.0) | (\$1,372.2) | (\$1,279.9) | (\$1,179.2) | (\$1,069.5) | (\$950.2) | (\$820.9) | (\$680.8) | (\$529.3) | (\$365.6) | (\$189.2) | (\$33,651.1) |
| - Interest on In-year Transactions | \$32.1 | \$32.7 | \$33.4 | \$34.0 | \$34.7 | \$52.5 | \$53.5 | \$54.6 | \$55.7 | \$56.8 | \$57.9 | \$59.1 | \$60.3 | \$61.5 | \$62.7 | \$390.8 |
| TOTAL REVENUE | \$1,242.6 | \$1,317.4 | \$1,396.4 | \$1,479.9 | \$1,568.2 | \$1,678.4 | \$1,831.7 | \$1,994.7 | \$2,167.9 | \$2,351.9 | \$2,547.3 | \$2,754.7 | \$2,974.9 | \$3,208.6 | \$3,456.6 | \$40,498.6 |
| CLOSING CASH BALANCE | (\$27,002.3) | (\$26,584.9) | (\$26,106.4) | (\$25,562.8) | (\$24,949.6) | (\$23,271.2) | (\$21,439.5) | (\$19,444.7) | (\$17,276.8) | (\$14,925.0) | (\$12,377.7) | (\$9,623.0) | (\$6,648.1) | (\$3,439.5) | \$17.2 | - |

2021 Adjusted Charge Per Sq. m **\$40.23**

| Allocation of Capital Program | |
|------------------------------------|------|
| Residential Sector | 61% |
| Non-Residential Sector | 39% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix E.3

Northern Boundary Expansion Lands

Wastewater Services

Northern Boundary Expansion Lands

Wastewater Services

The 2021-2051 development-related capital forecast and area-specific development charge for Wastewater Services within the Northern Boundary Expansion Lands is set out in the following section. The details and timing of the 2021-2051 development-related Wastewater capital program are shown in Table 1. The gross costs included in the program total \$123.35 million, which includes various sewage collection and pumping station projects within the Northern Boundary Expansion Lands.

No grants, subsidies, or other contributions have been identified. Of the \$123.35 million, \$24.39 million has been identified as replacement or benefit to existing shares and \$15.74 million is deemed to benefit development occurring beyond the 2051 planning horizon. The resulting net- development share eligible for funding through development charges over the 2021-2051 planning period is \$83.22 million.

Table 2 summarizes the capital program and calculation of the unadjusted residential and non-residential development charges for wastewater servicing. The DC eligible share of \$83.22 million has been allocated 61 per cent to new residential development and 39 per cent to non-residential development based on shares of population in new units and employment growth in new space to 2051.

The residential share of the capital program totals \$50.77 million and, when divided by the forecast growth in population in new units (23,055), results in an unadjusted charge of \$2,201.97 per capita.

The non-residential share, \$32.46 million is applied against the forecast increase in square metres of non-residential floor space by type of

development (1,284,690 square metres). This yields an unadjusted charge of \$25.26 per square metre.

The residential and non-residential cash flow analysis is shown in Table 3. After cash flow considerations, the residential charge increases to \$2,617 per capita and the non-residential and non-residential charges increase to \$32.45 respectively.

| WASTEWATER SERVICES SUMMARY | | | | | |
|-------------------------------------|--------------------|--------------------|---------|--------------------|----------------|
| 2021 - 2051 | | Unadjusted | | Adjusted | |
| Development-Related Capital Program | | Development Charge | | Development Charge | |
| Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$123,352,500 | \$83,223,494 | \$2,201.97 | \$25.26 | \$2,617 | \$32.45 |

APPENDIX E.3

TABLE 1

CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS
WASTEWATER SERVICES DEVELOPMENT-RELATED CAPITAL PROGRAM

| Project Description | Anticipated Timing | Gross Project Cost | Grants/ Subsidies/ Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|--|--------------------|----------------------|-------------------------------------|----------------------|--------------------------|---------------------|---------------------------------|------------------------------------|---------------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2051 | Other Development-Related |
| 3.0 WASTEWATER SERVICES | | | | | | | | | | |
| 3.1 Sewage Collection | | | | | | | | | | |
| 3.1.1 Northwest-1 WWPS Forcemain | 2031 - 2041 | \$ 982,000 | \$ - | \$ 982,000 | 0% | \$ - | \$ 982,000 | \$ - | \$ 982,000 | \$ - |
| 3.1.2 Northwest-2 WWPS Forcemain | 2026 - 2031 | \$ 2,948,000 | \$ - | \$ 2,948,000 | 0% | \$ - | \$ 2,948,000 | \$ - | \$ 2,653,200 | \$ 294,800 |
| 3.1.3 North WWPS Forcemain | 2031 - 2041 | \$ 882,000 | \$ - | \$ 882,000 | 0% | \$ - | \$ 882,000 | \$ - | \$ 882,000 | \$ - |
| 3.1.4 Northeast WWPS Forcemain | 2021 - 2026 | \$ 582,000 | \$ - | \$ 582,000 | 0% | \$ - | \$ 582,000 | \$ - | \$ 582,000 | \$ - |
| 3.1.5 East WWPS Forcemain | 2026 - 2031 | \$ 3,974,000 | \$ - | \$ 3,974,000 | 0% | \$ - | \$ 3,974,000 | \$ - | \$ 3,576,600 | \$ 397,400 |
| 3.1.6 North-South Collector's Road Trunk Sewer | 2021 - 2026 | \$ 1,050,000 | \$ - | \$ 1,050,000 | 0% | \$ - | \$ 1,050,000 | \$ - | \$ 892,500 | \$ 157,500 |
| 3.1.7 North-South Collector's Road Trunk Sewer | 2031 - 2041 | \$ 577,000 | \$ - | \$ 577,000 | 0% | \$ - | \$ 577,000 | \$ - | \$ 519,300 | \$ 57,700 |
| 3.1.8 East-West Collector's Road Trunk Sewer (West of King George Road) | 2031 - 2041 | \$ 1,382,000 | \$ - | \$ 1,382,000 | 0% | \$ - | \$ 1,382,000 | \$ - | \$ 1,382,000 | \$ - |
| 3.1.9 East-West Collector's Road Trunk Sewer (West of King George Road) | 2026 - 2031 | \$ 703,000 | \$ - | \$ 703,000 | 0% | \$ - | \$ 703,000 | \$ - | \$ 562,400 | \$ 140,600 |
| 3.1.10 East-West Collector's Road Trunk Sewer (East of King George Road) | 2031 - 2041 | \$ 660,000 | \$ - | \$ 660,000 | 0% | \$ - | \$ 660,000 | \$ - | \$ 660,000 | \$ - |
| 3.1.11 East-West Collector's Road Trunk Sewer (East of King George Road) | 2031 - 2041 | \$ 1,758,000 | \$ - | \$ 1,758,000 | 0% | \$ - | \$ 1,758,000 | \$ - | \$ 1,406,400 | \$ 351,600 |
| 3.1.12 East-West Collector's Road Trunk Sewer (East of King George Road) | 2031 - 2041 | \$ 859,000 | \$ - | \$ 859,000 | 0% | \$ - | \$ 859,000 | \$ - | \$ 859,000 | \$ - |
| 3.1.13 East-West Collector's Road Trunk Sewer (East of North WWPS) | 2026 - 2031 | \$ 1,841,000 | \$ - | \$ 1,841,000 | 0% | \$ - | \$ 1,841,000 | \$ - | \$ 1,288,700 | \$ 552,300 |
| 3.1.14 East-West Collector's Road Trunk Sewer (East of North WWPS) | 2026 - 2031 | \$ 1,611,000 | \$ - | \$ 1,611,000 | 0% | \$ - | \$ 1,611,000 | \$ - | \$ 1,127,700 | \$ 483,300 |
| 3.1.15 East-West Collector's Road Trunk Sewer (East of North WWPS) | 2021 - 2026 | \$ 6,104,000 | \$ - | \$ 6,104,000 | 0% | \$ - | \$ 6,104,000 | \$ - | \$ 4,272,800 | \$ 1,831,200 |
| 3.1.16 East Expansion Lands Trunk Sewer | 2026 - 2031 | \$ 4,231,000 | \$ - | \$ 4,231,000 | 0% | \$ - | \$ 4,231,000 | \$ - | \$ 4,019,450 | \$ 211,550 |
| 3.1.17 Lynden Road Trunk Sewer Upgrades | 2026 - 2031 | \$ 588,000 | \$ - | \$ 588,000 | 0% | \$ - | \$ 588,000 | \$ - | \$ 558,600 | \$ 29,400 |
| 3.1.18 Bodine Road Sewer Upgrades | 2041 - 2051 | \$ 22,997,000 | \$ - | \$ 22,997,000 | 20% | \$ 4,599,400 | \$ 18,397,600 | \$ - | \$ 11,958,440 | \$ 6,439,160 |
| 3.1.19 Mohawk Sewer Upgrades | 2041 - 2051 | \$ 4,426,500 | \$ - | \$ 4,426,500 | 20% | \$ 885,300 | \$ 3,541,200 | \$ - | \$ 2,478,840 | \$ 1,062,360 |
| 3.1.20 Oakhill Sewer Upgrades | 2031 - 2041 | \$ 4,963,000 | \$ - | \$ 4,963,000 | 20% | \$ 992,600 | \$ 3,970,400 | \$ - | \$ 2,580,760 | \$ 1,389,640 |
| 3.1.21 Oak Park Road Trunk Sewer | 2021 - 2026 | \$ 25,985,000 | \$ - | \$ 25,985,000 | 40% | \$ 10,394,000 | \$ 15,591,000 | \$ - | \$ 13,252,350 | \$ 2,338,650 |
| Subtotal Sewage Collection | | \$ 89,103,500 | \$ - | \$ 89,103,500 | | \$ 16,871,300 | \$ 72,232,200 | \$ - | \$ 56,495,040 | \$ 15,737,160 |
| 3.2 Pumping Station | | | | | | | | | | |
| 3.2.1 Empey Street WWPS Storage Upgrades | 2021 - 2026 | \$ 12,835,000 | \$ - | \$ 12,835,000 | 50% | \$ 6,417,500 | \$ 6,417,500 | \$ - | \$ 6,417,500 | \$ - |
| 3.2.2 Empey Street WWPS Rehabilitation and Improvements | 2021 - 2026 | \$ 1,785,000 | \$ - | \$ 1,785,000 | 62% | \$ 1,103,046 | \$ 681,954 | \$ - | \$ 681,954 | \$ - |
| 3.2.3 Northwest-1 Wastewater Pumping Station | 2031 - 2041 | \$ 2,405,000 | \$ - | \$ 2,405,000 | 0% | \$ - | \$ 2,405,000 | \$ - | \$ 2,405,000 | \$ - |
| 3.2.4 Northwest-2 Wastewater Pumping Station | 2026 - 2031 | \$ 5,444,000 | \$ - | \$ 5,444,000 | 0% | \$ - | \$ 5,444,000 | \$ - | \$ 5,444,000 | \$ - |
| 3.2.5 North Wastewater Pumping Station | 2031 - 2041 | \$ 4,462,000 | \$ - | \$ 4,462,000 | 0% | \$ - | \$ 4,462,000 | \$ - | \$ 4,462,000 | \$ - |
| 3.2.6 Northeast Wastewater Pumping Station | 2021 - 2026 | \$ 3,240,000 | \$ - | \$ 3,240,000 | 0% | \$ - | \$ 3,240,000 | \$ - | \$ 3,240,000 | \$ - |
| 3.2.7 East Wastewater Pumping Station | 2026 - 2031 | \$ 4,078,000 | \$ - | \$ 4,078,000 | 0% | \$ - | \$ 4,078,000 | \$ - | \$ 4,078,000 | \$ - |
| Subtotal Pumping Station | | \$ 34,249,000 | \$ - | \$ 34,249,000 | | \$ 7,520,546 | \$ 26,728,454 | \$ - | \$ 26,728,454 | \$ - |
| TOTAL | | \$123,352,500 | \$0 | \$123,352,500 | | \$24,391,846 | \$98,960,654 | \$0 | \$83,223,494 | \$15,737,160 |



APPENDIX E.3

TABLE 2

CITY OF BRANTFORD
 NORTHERN BOUNDARY EXPANSION LANDS
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 WASTEWATER SERVICES

| | |
|--|-----------|
| Growth in Population in New Units 2021-2051 | 23,055 |
| Employment Growth in New Space 2021-2051 | 14,739 |
| Growth in New Building Space (Square Metres) 2021-2051 | 1,284,690 |

| | Growth-Related Capital Forecast | | | | | | Residential Share | | Non-Residential Share | |
|---|---------------------------------|---|---|--|-----------------------------------|----------------------------|-------------------|---------------------|-----------------------|---------------------|
| | Gross Project Cost (\$000) | Grants/Subsidies/Other Recoveries (\$000) | Replacement/Benefit to Existing (\$000) | Available DC Shares / Prior Growth (\$000) | Other Development-Related (\$000) | 2021-2051 DC Share (\$000) | % | \$000 | % | \$000 |
| | | | | | | | | | | |
| WASTEWATER SERVICES | | | | | | | | | | |
| Sewage Collection | \$ 89,103.50 | \$ - | \$ 16,871.30 | \$ - | \$ 15,737.16 | \$ 56,495.04 | 61% | \$ 34,461.97 | 39% | \$ 22,033.07 |
| Pumping Station | \$ 34,249.00 | \$ - | \$ 7,520.55 | \$ - | \$ - | \$ 26,728.45 | 61% | \$ 16,304.36 | 39% | \$ 10,424.10 |
| TOTAL WASTEWATER SERVICES | \$ 123,352.50 | \$ - | \$ 24,391.85 | \$ - | \$ 15,737.16 | \$ 83,223.49 | | \$ 50,766.33 | | \$ 32,457.16 |
| Unadjusted Development Charge Per Capita (\$) | | | | | | | | \$ 2,201.97 | | |
| Unadjusted Development Charge Per Square Metre (\$) | | | | | | | | | | \$ 25.26 |

| Residential Development Charge Calculation | | |
|--|------|-----------------|
| Residential Share of 2021-2051 DC Eligible Costs | 61% | \$ 50,766,331 |
| 2021-2051 Growth in Population in New Units | | 23,055 |
| Development Charge Per Capita (Unadjusted) | | \$ 2,201.97 |
| Development Charge Per Capita after Cash Flow | | \$ 2,617 |
| Charge per Single Detached Unit | 3.43 | \$ 8,977 |

| Non-Residential Development Charge Calculation | | |
|--|-----|-----------------|
| Non-Residential Share of 2021-2051 DC Eligible Costs | 39% | \$ 32,457,163 |
| 2021-2051 Growth in Non-Residential Building Space (Sq.M.) | | 1,284,690 |
| Development Charge Per Square Metre (Unadjusted) | | \$ 25.26 |
| Development Charge Per Square Metre After Cash Flow | | \$ 32.45 |



APPENDIX E.3
TABLE 3 - PAGE 1

CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WASTEWATER SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| WASTEWATER SERVICES | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|-------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| OPENING CASH BALANCE | \$0.0 | (\$3,064.8) | (\$5,964.6) | (\$7,822.3) | (\$8,953.8) | (\$9,719.3) | (\$12,763.3) | (\$13,032.1) | (\$13,762.7) | (\$15,012.8) | (\$16,341.5) | (\$18,874.2) | (\$18,564.7) | (\$18,211.2) | (\$17,810.8) | (\$17,360.3) |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Wastewater Services: Non Inflated | \$2,982.8 | \$2,982.8 | \$2,982.8 | \$2,982.8 | \$2,982.8 | \$5,352.5 | \$2,369.7 | \$2,369.7 | \$2,369.7 | \$2,369.7 | \$3,264.7 | \$895.0 | \$895.0 | \$895.0 | \$895.0 | \$895.0 |
| - Wastewater Services: Inflated | \$2,982.8 | \$3,042.5 | \$3,103.3 | \$3,165.4 | \$3,228.7 | \$5,909.6 | \$2,668.7 | \$2,722.1 | \$2,776.5 | \$2,832.0 | \$3,979.6 | \$1,112.8 | \$1,135.0 | \$1,157.7 | \$1,180.9 | \$1,204.5 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | - | 144 | 593 | 894 | 1,046 | 1,200 | 1,050 | 901 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$0.0 | \$384.4 | \$1,614.6 | \$2,482.8 | \$2,963.0 | \$3,467.3 | \$3,094.5 | \$2,708.5 | \$2,296.6 | \$2,342.5 | \$2,389.4 | \$2,437.2 | \$2,485.9 | \$2,535.6 | \$2,586.4 | \$2,638.1 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$168.6) | (\$328.1) | (\$430.2) | (\$492.5) | (\$534.6) | (\$702.0) | (\$716.8) | (\$757.0) | (\$825.7) | (\$898.8) | (\$1,038.1) | (\$1,021.1) | (\$1,001.6) | (\$979.6) | (\$954.8) |
| - Interest on In-year Transactions | (\$82.0) | (\$73.1) | (\$40.9) | (\$18.8) | (\$7.3) | (\$67.2) | \$7.5 | (\$0.4) | (\$13.2) | (\$13.5) | (\$43.7) | \$23.2 | \$23.6 | \$24.1 | \$24.6 | \$25.1 |
| TOTAL REVENUE | (\$82.0) | \$142.7 | \$1,245.6 | \$2,033.8 | \$2,463.2 | \$2,865.6 | \$2,400.0 | \$1,991.4 | \$1,526.5 | \$1,503.3 | \$1,446.9 | \$1,422.3 | \$1,488.5 | \$1,558.1 | \$1,631.4 | \$1,708.4 |
| CLOSING CASH BALANCE | (\$3,064.8) | (\$5,964.6) | (\$7,822.3) | (\$8,953.8) | (\$9,719.3) | (\$12,763.3) | (\$13,032.1) | (\$13,762.7) | (\$15,012.8) | (\$16,341.5) | (\$18,874.2) | (\$18,564.7) | (\$18,211.2) | (\$17,810.8) | (\$17,360.3) | (\$16,856.4) |

| WASTEWATER SERVICES | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|-------------|-------------|-------------|-------------|--------------|
| OPENING CASH BALANCE | (\$16,856.4) | (\$16,295.7) | (\$15,674.3) | (\$14,988.4) | (\$14,233.8) | (\$14,616.6) | (\$13,632.4) | (\$12,558.2) | (\$11,388.5) | (\$10,117.2) | (\$8,738.0) | (\$7,244.3) | (\$5,628.9) | (\$3,884.5) | (\$2,003.0) | - |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Wastewater Services: Non Inflated | \$895.0 | \$895.0 | \$895.0 | \$895.0 | \$1,695.6 | \$800.6 | \$800.6 | \$800.6 | \$800.6 | \$800.6 | \$800.6 | \$800.6 | \$800.6 | \$800.6 | \$800.6 | \$50,766.3 |
| - Wastewater Services: Inflated | \$1,228.6 | \$1,253.1 | \$1,278.2 | \$1,303.8 | \$2,519.5 | \$1,213.5 | \$1,237.7 | \$1,262.5 | \$1,287.7 | \$1,313.5 | \$1,339.8 | \$1,366.6 | \$1,393.9 | \$1,421.8 | \$1,450.2 | \$63,072.3 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 23,055 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$2,690.8 | \$2,744.7 | \$2,799.6 | \$2,855.5 | \$2,912.7 | \$2,970.9 | \$3,030.3 | \$3,090.9 | \$3,152.8 | \$3,215.8 | \$3,280.1 | \$3,345.7 | \$3,412.6 | \$3,480.9 | \$3,550.5 | \$82,960.6 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$927.1) | (\$896.3) | (\$862.1) | (\$824.4) | (\$782.9) | (\$803.9) | (\$749.8) | (\$690.7) | (\$626.4) | (\$556.4) | (\$480.6) | (\$398.4) | (\$309.6) | (\$213.6) | (\$110.2) | (\$20,081.5) |
| - Interest on In-year Transactions | \$25.6 | \$26.1 | \$26.6 | \$27.2 | \$6.9 | \$30.8 | \$31.4 | \$32.0 | \$32.6 | \$33.3 | \$34.0 | \$34.6 | \$35.3 | \$36.0 | \$36.8 | \$217.1 |
| TOTAL REVENUE | \$1,789.3 | \$1,874.5 | \$1,964.1 | \$2,058.3 | \$2,136.7 | \$2,197.7 | \$2,311.9 | \$2,432.2 | \$2,559.1 | \$2,692.6 | \$2,833.5 | \$2,981.9 | \$3,138.3 | \$3,303.3 | \$3,477.1 | \$63,096.2 |
| CLOSING CASH BALANCE | (\$16,295.7) | (\$15,674.3) | (\$14,988.4) | (\$14,233.8) | (\$14,616.6) | (\$13,632.4) | (\$12,558.2) | (\$11,388.5) | (\$10,117.2) | (\$8,738.0) | (\$7,244.3) | (\$5,628.9) | (\$3,884.5) | (\$2,003.0) | \$23.9 | - |

| | |
|---------------------------------|---------|
| 2021 Adjusted Charge Per Capita | \$2,617 |
|---------------------------------|---------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 61% |
| Non-Residential Sector | 39% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



APPENDIX E.3
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CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WASTEWATER SERVICES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| WASTEWATER SERVICES | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| OPENING CASH BALANCE | \$0.0 | (\$1,959.5) | (\$3,920.0) | (\$5,930.0) | (\$7,989.2) | (\$10,047.4) | (\$13,872.8) | (\$14,461.7) | (\$15,100.4) | (\$15,835.0) | (\$16,608.0) | (\$18,137.3) | (\$17,840.1) | (\$17,500.7) | (\$17,116.2) | (\$16,683.7) |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Wastewater Services: Non Inflated | \$1,907.0 | \$1,907.0 | \$1,907.0 | \$1,907.0 | \$1,907.0 | \$3,422.1 | \$1,515.1 | \$1,515.1 | \$1,515.1 | \$1,515.1 | \$2,087.2 | \$572.2 | \$572.2 | \$572.2 | \$572.2 | \$572.2 |
| - Wastewater Services: Inflated | \$1,907.0 | \$1,945.2 | \$1,984.1 | \$2,023.8 | \$2,064.2 | \$3,778.3 | \$1,706.2 | \$1,740.3 | \$1,775.1 | \$1,810.6 | \$2,544.3 | \$711.4 | \$725.7 | \$740.2 | \$755.0 | \$770.1 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | - | 4,290 | 7,040 | 9,790 | 13,915 | 16,555 | 51,370 | 50,820 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$0.0 | \$142.0 | \$237.7 | \$337.1 | \$488.8 | \$593.1 | \$1,877.3 | \$1,894.3 | \$1,869.5 | \$1,906.8 | \$1,945.0 | \$1,983.9 | \$2,023.6 | \$2,064.0 | \$2,105.3 | \$2,147.4 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$107.8) | (\$215.6) | (\$326.2) | (\$439.4) | (\$552.6) | (\$763.0) | (\$795.4) | (\$830.5) | (\$870.9) | (\$913.4) | (\$997.6) | (\$981.2) | (\$962.5) | (\$941.4) | (\$917.6) |
| - Interest on In-year Transactions | (\$52.4) | (\$49.6) | (\$48.0) | (\$46.4) | (\$43.3) | (\$87.6) | \$3.0 | \$2.7 | \$1.7 | \$1.7 | (\$16.5) | \$22.3 | \$22.7 | \$23.2 | \$23.6 | \$24.1 |
| TOTAL REVENUE | (\$52.4) | (\$15.4) | (\$25.9) | (\$35.4) | \$6.1 | (\$47.1) | \$1,117.3 | \$1,101.6 | \$1,040.6 | \$1,037.6 | \$1,015.1 | \$1,008.6 | \$1,065.1 | \$1,124.6 | \$1,187.5 | \$1,253.9 |
| CLOSING CASH BALANCE | (\$1,959.5) | (\$3,920.0) | (\$5,930.0) | (\$7,989.2) | (\$10,047.4) | (\$13,872.8) | (\$14,461.7) | (\$15,100.4) | (\$15,835.0) | (\$16,608.0) | (\$18,137.3) | (\$17,840.1) | (\$17,500.7) | (\$17,116.2) | (\$16,683.7) | (\$16,199.8) |

| WASTEWATER SERVICES | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| OPENING CASH BALANCE | (\$16,199.8) | (\$15,661.3) | (\$15,064.6) | (\$14,405.9) | (\$13,681.3) | (\$13,660.4) | (\$12,740.5) | (\$11,736.6) | (\$10,643.3) | (\$9,455.1) | (\$8,166.1) | (\$6,770.1) | (\$5,260.3) | (\$3,629.8) | (\$1,871.3) | - |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Wastewater Services: Non Inflated | \$572.2 | \$572.2 | \$572.2 | \$572.2 | \$1,084.0 | \$511.9 | \$511.9 | \$511.9 | \$511.9 | \$511.9 | \$511.9 | \$511.9 | \$511.9 | \$511.9 | \$511.9 | \$32,457.2 |
| - Wastewater Services: Inflated | \$785.5 | \$801.2 | \$817.2 | \$833.6 | \$1,610.8 | \$775.8 | \$791.3 | \$807.2 | \$823.3 | \$839.8 | \$856.6 | \$873.7 | \$891.2 | \$909.0 | \$927.2 | \$40,324.9 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 1,284,690 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$2,190.4 | \$2,234.2 | \$2,278.9 | \$2,324.4 | \$2,370.9 | \$2,418.3 | \$2,466.7 | \$2,516.0 | \$2,566.4 | \$2,617.7 | \$2,670.0 | \$2,723.5 | \$2,777.9 | \$2,833.5 | \$2,890.1 | \$59,494.7 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$891.0) | (\$861.4) | (\$828.6) | (\$792.3) | (\$752.5) | (\$751.3) | (\$700.7) | (\$645.5) | (\$585.4) | (\$520.0) | (\$449.1) | (\$372.4) | (\$289.3) | (\$199.6) | (\$102.9) | (\$19,357.2) |
| - Interest on In-year Transactions | \$24.6 | \$25.1 | \$25.6 | \$26.1 | \$13.3 | \$28.7 | \$29.3 | \$29.9 | \$30.5 | \$31.1 | \$31.7 | \$32.4 | \$33.0 | \$33.7 | \$34.4 | \$210.4 |
| TOTAL REVENUE | \$1,324.0 | \$1,397.9 | \$1,475.9 | \$1,558.2 | \$1,631.7 | \$1,695.7 | \$1,795.3 | \$1,900.4 | \$2,011.5 | \$2,128.8 | \$2,252.6 | \$2,383.5 | \$2,521.6 | \$2,667.5 | \$2,821.5 | \$40,348.0 |
| CLOSING CASH BALANCE | (\$15,661.3) | (\$15,064.6) | (\$14,405.9) | (\$13,681.3) | (\$13,660.4) | (\$12,740.5) | (\$11,736.6) | (\$10,643.3) | (\$9,455.1) | (\$8,166.1) | (\$6,770.1) | (\$5,260.3) | (\$3,629.8) | (\$1,871.3) | \$23.1 | - |

| | |
|--------------------------------|---------|
| 2021 Adjusted Charge Per Sq. m | \$32.45 |
|--------------------------------|---------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 61% |
| Non-Residential Sector | 39% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix E.4

Northern Boundary Expansion Lands

Stormwater Services

Northern Boundary Expansion Lands

Stormwater Services

The capital program contained herein represents stormwater projects that are designed to serve the anticipated population and employment growth within the Northern Boundary Expansion Lands between 2021 and 2051, as identified through the Master Servicing Plan and discussions with staff. The development-related capital programs include a number of ponds and other local upgrades. Inclusion of these projects within the Area-Specific Development Charge Background Study will, in part, help to facilitate funding arrangements as development of the Northern Boundary Expansion Lands moves forward.

The development-related capital program totals \$55.22 million. Not all of these costs are recoverable through development charges in the Northern Boundary Expansion Lands: replacement or benefit to existing shares account for a total of \$32.38 million, resulting in net-development related costs of \$22.84 million.

As shown in Table 2, the development-related share has been allocated 61 per cent, or \$13.93 million to new residential development and 39 per cent, or \$8.91 million to new non-residential development.

The residential share is divided by the anticipated growth in population in new units between 2021 and 2051 in the Northern Boundary Expansion Lands (23,055), which yields an unadjusted development charge of \$604.24 per capita. The non-residential share, when divided by the anticipated increase in square metres of new space (1,284,690), yields an unadjusted development charge of \$6.93 per square metre.

In Table 3, the residential and non-residential cash flow analysis is shown. After cash flow analysis, the residential and non-residential calculated

charges increase to \$869 per capita and \$10.78 per square metre, respectively.

| STORMWATER SUMMARY | | | | | |
|-------------------------------------|--------------------|--------------------|---------|--------------------|----------------|
| 2021 - 2051 | | Unadjusted | | Adjusted | |
| Development-Related Capital Program | | Development Charge | | Development Charge | |
| Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$55,219,000 | \$22,837,116 | \$604.24 | \$6.93 | \$869 | \$10.78 |

APPENDIX E.4

TABLE 1

CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS
STORMWATER SERVICING DEVELOPMENT-RELATED CAPITAL PROGRAM

| Project Description | Anticipated Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|--|--------------------|--------------------|------------------------------------|--------------------|--------------------------|---------------|---------------------------------|------------------------------------|---------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2051 | Other Development-Related |
| 4.0 STORMWATER | | | | | | | | | | |
| 4.1 Stormwater Projects | | | | | | | | | | |
| 4.1.1 Fairchild Creek Jones Catchment Local Upgrades | 2031 - 2041 | \$ 3,369,000 | \$ - | \$ 3,369,000 | 62% | \$ 2,081,884 | \$ 1,287,116 | \$ - | \$ 1,287,116 | \$ - |
| 4.1.2 Grand River Northwest Catchment Local Upgrades | 2021 - 2026 | \$ 11,011,000 | \$ - | \$ 11,011,000 | 0% | \$ - | \$ 11,011,000 | \$ - | \$ 11,011,000 | \$ - |
| 4.1.3 Fairchild Creek Northeast Catchment Local Upgrades | 2021 - 2026 | \$ 30,300,000 | \$ - | \$ 30,300,000 | 100% | \$ 30,300,000 | \$ - | \$ - | \$ - | \$ - |
| 4.1.4 Northwest Employment Area (Pond #1) | 2021 - 2026 | \$ 1,960,000 | \$ - | \$ 1,960,000 | 0% | \$ - | \$ 1,960,000 | \$ - | \$ 1,960,000 | \$ - |
| 4.1.5 Southwest Employment Area (Pond #2) | 2021 - 2026 | \$ 1,318,000 | \$ - | \$ 1,318,000 | 0% | \$ - | \$ 1,318,000 | \$ - | \$ 1,318,000 | \$ - |
| 4.1.6 Golf Road North Employment Area (Pond #3) | 2021 - 2026 | \$ 576,000 | \$ - | \$ 576,000 | 0% | \$ - | \$ 576,000 | \$ - | \$ 576,000 | \$ - |
| 4.1.7 Golf-Powerline Employment Area (Pond #4) | 2021 - 2026 | \$ 877,000 | \$ - | \$ 877,000 | 0% | \$ - | \$ 877,000 | \$ - | \$ 877,000 | \$ - |
| 4.1.8 Balmoral-Powerline Northwest Area (Pond #5) | 2021 - 2026 | \$ 576,000 | \$ - | \$ 576,000 | 0% | \$ - | \$ 576,000 | \$ - | \$ 576,000 | \$ - |
| 4.1.9 Balmoral-Powerline Southwest Area (Pond #6) | 2021 - 2026 | \$ 456,000 | \$ - | \$ 456,000 | 0% | \$ - | \$ 456,000 | \$ - | \$ 456,000 | \$ - |
| 4.1.10 Northridge North Area (Pond #7) | 2021 - 2026 | \$ 356,000 | \$ - | \$ 356,000 | 0% | \$ - | \$ 356,000 | \$ - | \$ 356,000 | \$ - |
| 4.1.11 King George Corridor (Pond #8) | 2021 - 2031 | \$ 396,000 | \$ - | \$ 396,000 | 0% | \$ - | \$ 396,000 | \$ - | \$ 396,000 | \$ - |
| 4.1.12 King George Corridor (Pond #9) | 2021 - 2031 | \$ 276,000 | \$ - | \$ 276,000 | 0% | \$ - | \$ 276,000 | \$ - | \$ 276,000 | \$ - |
| 4.1.13 King George Corridor (Pond #10) | 2031 - 2041 | \$ 195,000 | \$ - | \$ 195,000 | 0% | \$ - | \$ 195,000 | \$ - | \$ 195,000 | \$ - |
| 4.1.14 Powerline-Park (Pond #11) | 2031 - 2041 | \$ 216,000 | \$ - | \$ 216,000 | 0% | \$ - | \$ 216,000 | \$ - | \$ 216,000 | \$ - |
| 4.1.15 Powerline-Park (Pond #12) | 2031 - 2041 | \$ 335,000 | \$ - | \$ 335,000 | 0% | \$ - | \$ 335,000 | \$ - | \$ 335,000 | \$ - |
| 4.1.16 Northeast Residential Area (Pond #13) | 2021 - 2026 | \$ 335,000 | \$ - | \$ 335,000 | 0% | \$ - | \$ 335,000 | \$ - | \$ 335,000 | \$ - |
| 4.1.17 Northeast Residential Area (Pond #14) | 2021 - 2026 | \$ 516,000 | \$ - | \$ 516,000 | 0% | \$ - | \$ 516,000 | \$ - | \$ 516,000 | \$ - |
| 4.1.18 Northeast Residential Area (Pond #15) | 2021 - 2026 | \$ 256,000 | \$ - | \$ 256,000 | 0% | \$ - | \$ 256,000 | \$ - | \$ 256,000 | \$ - |
| 4.1.19 Lynden-Garden Residential Area (Pond #16) | 2021 - 2026 | \$ 376,000 | \$ - | \$ 376,000 | 0% | \$ - | \$ 376,000 | \$ - | \$ 376,000 | \$ - |
| 4.1.20 Garden-403 Employment Area (Pond #17) | 2021 - 2031 | \$ 1,519,000 | \$ - | \$ 1,519,000 | 0% | \$ - | \$ 1,519,000 | \$ - | \$ 1,519,000 | \$ - |
| Subtotal Stormwater Projects | | \$ 55,219,000 | \$ - | \$ 55,219,000 | | \$ 32,381,884 | \$ 22,837,116 | \$ - | \$ 22,837,116 | \$ - |
| STORMWATER GROWTH-RELATED CAPITAL PROGRAM 2019-2028 | | \$ 55,219,000 | \$ - | \$ 55,219,000 | | \$ 32,381,884 | \$ 22,837,116 | \$ - | \$ 22,837,116 | \$ - |



APPENDIX E.4
TABLE 2

CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
STORMWATER SERVICING

| | |
|--|-----------|
| Growth in Population in New Units 2021-2051 | 23,055 |
| Employment Growth in New Space 2021-2051 | 14,739 |
| Growth in New Building Space (Square Metres) 2021-2051 | 1,284,690 |

| | Growth-Related Capital Forecast | | | | | | | Residential Share | | Non-Residential Share | |
|---|---------------------------------|--|--|--|-----------------------------------|----------------------------|--------------|-------------------|--------------|-----------------------|--|
| | Gross Project Cost (\$000) | Grants/ Subsidies/Other Recoveries (\$000) | Replacement/ Benefit to Existing (\$000) | Available DC Shares / Prior Growth (\$000) | Other Development-Related (\$000) | 2021-2051 DC Share (\$000) | % | \$000 | % | \$000 | |
| | STORMWATER SERVICING | | | | | | | | | | |
| Stormwater Projects | \$ 55,219.00 | \$ - | \$ 32,381.88 | \$ - | \$ - | \$ 22,837.12 | 61% | \$13,930.64 | 39% | \$8,906.48 | |
| TOTAL STORMWATER SERVICING | \$ 55,219.00 | \$ - | \$ 32,381.88 | \$ - | \$ - | \$ 22,837.12 | ##### | ##### | ##### | ##### | |
| Unadjusted Development Charge Per Capita (\$) | | | | | | | | \$ 604.24 | | | |
| Unadjusted Development Charge Per Square Metre (\$) | | | | | | | | | | \$ 6.93 | |

| Residential Development Charge Calculation | | |
|--|------|---------------|
| Residential Share of 2021-2051 DC Eligible Costs | 61% | \$ 13,930,641 |
| 2021-2051 Growth in Population in New Units | | 23,055 |
| Development Charge Per Capita (Unadjusted) | | \$ 604.24 |
| Development Charge Per Capita after Cash Flow | | \$ 869 |
| Charge per Single Detached Unit | 3.43 | \$ 2,981 |

| Non-Residential Development Charge Calculation | | |
|--|-----|-----------------|
| Non-Residential Share of 2021-2051 DC Eligible Costs | 39% | \$8,906,475 |
| 2021-2051 Growth in Non-Residential Building Space (Sq.M.) | | 1,284,690 |
| Development Charge Per Square Metre (Unadjusted) | | \$ 6.93 |
| Development Charge Per Square Metre After Cash Flow | | \$ 10.78 |



APPENDIX E.4
TABLE 3 - PAGE 1

CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

STORMWATER SERVICING
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| STORMWATER SERVICING | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|-------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------|--------------|
| OPENING CASH BALANCE | \$0.00 | (\$2,069.20) | (\$4,162.49) | (\$5,993.38) | (\$7,671.80) | (\$9,322.56) | (\$10,936.91) | (\$10,632.08) | (\$10,443.71) | (\$10,387.02) | (\$10,314.54) | (\$10,365.10) | (\$10,254.35) | (\$10,123.89) | (\$9,972.37) | (\$9,798.39) |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Storm Water: Non Inflated | \$2,013.8 | \$2,013.8 | \$2,013.8 | \$2,013.8 | \$2,013.8 | \$2,013.8 | \$121.5 | \$121.5 | \$121.5 | \$121.5 | \$234.2 | \$112.7 | \$112.7 | \$112.7 | \$112.7 | \$112.7 |
| - Storm Water: Inflated | \$2,013.8 | \$2,054.1 | \$2,095.2 | \$2,137.1 | \$2,179.8 | \$2,223.4 | \$136.8 | \$139.6 | \$142.4 | \$145.2 | \$285.5 | \$140.2 | \$143.0 | \$145.8 | \$148.8 | \$151.7 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | - | 144 | 593 | 894 | 1,046 | 1,200 | 1,050 | 901 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$0.0 | \$127.6 | \$536.1 | \$824.4 | \$983.9 | \$1,151.3 | \$1,027.6 | \$899.4 | \$762.6 | \$777.9 | \$793.4 | \$809.3 | \$825.5 | \$842.0 | \$858.8 | \$876.0 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$113.8) | (\$228.9) | (\$329.6) | (\$421.9) | (\$512.7) | (\$601.5) | (\$584.8) | (\$574.4) | (\$571.3) | (\$567.3) | (\$570.1) | (\$564.0) | (\$556.8) | (\$548.5) | (\$538.9) |
| - Interest on In-year Transactions | (\$55.4) | (\$53.0) | (\$42.9) | (\$36.1) | (\$32.9) | (\$29.5) | \$15.6 | \$13.3 | \$10.9 | \$11.1 | \$8.9 | \$11.7 | \$11.9 | \$12.2 | \$12.4 | \$12.7 |
| TOTAL REVENUE | (\$55.4) | (\$39.2) | \$264.3 | \$458.7 | \$529.1 | \$609.1 | \$441.7 | \$327.9 | \$199.0 | \$217.7 | \$235.0 | \$250.9 | \$273.5 | \$297.4 | \$322.7 | \$349.8 |
| CLOSING CASH BALANCE | (\$2,069.2) | (\$4,162.5) | (\$5,993.4) | (\$7,671.8) | (\$9,322.6) | (\$10,936.9) | (\$10,632.1) | (\$10,443.7) | (\$10,387.0) | (\$10,314.5) | (\$10,365.1) | (\$10,254.4) | (\$10,123.9) | (\$9,972.4) | (\$9,798.4) | (\$9,600.4) |

| STORMWATER SERVICING | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| OPENING CASH BALANCE | (\$9,600.4) | (\$9,376.7) | (\$9,125.7) | (\$8,845.6) | (\$8,534.5) | (\$8,190.2) | (\$7,636.9) | (\$7,033.1) | (\$6,375.6) | (\$5,661.0) | (\$4,885.9) | (\$4,046.4) | (\$3,138.5) | (\$2,158.0) | (\$1,100.6) | |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Storm Water: Non Inflated | \$112.7 | \$112.7 | \$112.7 | \$112.7 | \$112.7 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$13,930.6 |
| - Storm Water: Inflated | \$154.8 | \$157.9 | \$161.0 | \$164.2 | \$167.5 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$15,087.9 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 749 | 23,055 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$893.5 | \$911.4 | \$929.6 | \$948.2 | \$967.2 | \$986.5 | \$1,006.2 | \$1,026.4 | \$1,046.9 | \$1,067.8 | \$1,089.2 | \$1,111.0 | \$1,133.2 | \$1,155.9 | \$1,179.0 | \$27,547.8 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$528.0) | (\$515.7) | (\$501.9) | (\$486.5) | (\$469.4) | (\$450.5) | (\$420.0) | (\$386.8) | (\$350.7) | (\$311.4) | (\$268.7) | (\$222.5) | (\$172.6) | (\$118.7) | (\$60.5) | (\$12,548.6) |
| - Interest on In-year Transactions | \$12.9 | \$13.2 | \$13.5 | \$13.7 | \$14.0 | \$17.3 | \$17.6 | \$18.0 | \$18.3 | \$18.7 | \$19.1 | \$19.4 | \$19.8 | \$20.2 | \$20.6 | \$127.2 |
| TOTAL REVENUE | \$378.4 | \$408.9 | \$441.1 | \$475.4 | \$511.8 | \$553.3 | \$603.8 | \$657.5 | \$714.6 | \$775.1 | \$839.5 | \$907.9 | \$980.4 | \$1,057.4 | \$1,139.1 | \$15,126.4 |
| CLOSING CASH BALANCE | (\$9,376.7) | (\$9,125.7) | (\$8,845.6) | (\$8,534.5) | (\$8,190.2) | (\$7,636.9) | (\$7,033.1) | (\$6,375.6) | (\$5,661.0) | (\$4,885.9) | (\$4,046.4) | (\$3,138.5) | (\$2,158.0) | (\$1,100.6) | \$38.5 | |

| | |
|---------------------------------|-------|
| 2021 Adjusted Charge Per Capita | \$869 |
|---------------------------------|-------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 61% |
| Non-Residential Sector | 39% |
| Rates for 2021 | |
| Inflation Rate: | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



APPENDIX E.4
TABLE 3 - PAGE 2

CITY OF BRANTFORD
NORTHERN BOUNDARY EXPANSION LANDS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

STORMWATER SERVICING
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| STORMWATER SERVICING | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| OPENING CASH BALANCE | \$0.00 | (\$1,322.93) | (\$2,696.59) | (\$4,140.11) | (\$5,656.64) | (\$7,232.87) | (\$8,888.89) | (\$8,832.28) | (\$8,768.53) | (\$8,711.54) | (\$8,640.55) | (\$8,644.13) | (\$8,540.12) | (\$8,418.88) | (\$8,279.10) | (\$8,119.59) |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Storm Water: Non Inflated | \$1,287.5 | \$1,287.5 | \$1,287.5 | \$1,287.5 | \$1,287.5 | \$1,287.5 | \$77.7 | \$77.7 | \$77.7 | \$77.7 | \$149.8 | \$72.1 | \$72.1 | \$72.1 | \$72.1 | \$72.1 |
| - Storm Water: Inflated | \$1,287.5 | \$1,313.3 | \$1,339.5 | \$1,366.3 | \$1,393.7 | \$1,421.5 | \$87.5 | \$89.2 | \$91.0 | \$92.8 | \$182.6 | \$89.6 | \$91.4 | \$93.2 | \$95.1 | \$97.0 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | - | 4,290 | 7,040 | 9,790 | 13,915 | 16,555 | 51,370 | 50,820 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$0.0 | \$47.2 | \$79.0 | \$112.0 | \$162.4 | \$197.0 | \$623.6 | \$629.3 | \$621.0 | \$633.5 | \$646.1 | \$659.1 | \$672.2 | \$685.7 | \$699.4 | \$713.4 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$72.8) | (\$148.3) | (\$227.7) | (\$311.1) | (\$397.8) | (\$488.9) | (\$485.8) | (\$482.3) | (\$479.1) | (\$475.2) | (\$475.4) | (\$469.7) | (\$463.0) | (\$455.4) | (\$446.6) |
| - Interest on In-year Transactions | (\$35.4) | (\$34.8) | (\$34.7) | (\$34.5) | (\$33.9) | (\$33.7) | \$9.4 | \$9.5 | \$9.3 | \$9.5 | \$8.1 | \$10.0 | \$10.2 | \$10.4 | \$10.6 | \$10.8 |
| TOTAL REVENUE | (\$35.4) | (\$60.4) | (\$104.0) | (\$150.2) | (\$182.6) | (\$234.5) | \$144.1 | \$153.0 | \$148.0 | \$163.8 | \$179.0 | \$193.6 | \$212.7 | \$233.0 | \$254.6 | \$277.6 |
| CLOSING CASH BALANCE | (\$1,322.9) | (\$2,696.6) | (\$4,140.1) | (\$5,656.6) | (\$7,232.9) | (\$8,888.9) | (\$8,832.3) | (\$8,768.5) | (\$8,711.5) | (\$8,640.6) | (\$8,644.1) | (\$8,540.1) | (\$8,418.9) | (\$8,279.1) | (\$8,119.6) | (\$7,939.0) |

| STORMWATER SERVICING | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|--------------|
| OPENING CASH BALANCE | (\$7,939.0) | (\$7,736.0) | (\$7,509.0) | (\$7,256.5) | (\$6,976.7) | (\$6,668.0) | (\$6,217.3) | (\$5,725.4) | (\$5,189.9) | (\$4,607.8) | (\$3,976.5) | (\$3,292.6) | (\$2,553.2) | (\$1,754.7) | (\$893.4) | - |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Storm Water: Non Inflated | \$72.1 | \$72.1 | \$72.1 | \$72.1 | \$72.1 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$8,906.5 |
| - Storm Water: Inflated | \$99.0 | \$100.9 | \$103.0 | \$105.0 | \$107.1 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$9,646.4 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 49,170 | 1,284,690 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$727.6 | \$742.2 | \$757.0 | \$772.2 | \$787.6 | \$803.4 | \$819.5 | \$835.8 | \$852.6 | \$869.6 | \$887.0 | \$904.7 | \$922.8 | \$941.3 | \$960.1 | \$19,764.3 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$436.6) | (\$425.5) | (\$413.0) | (\$399.1) | (\$383.7) | (\$366.7) | (\$342.0) | (\$314.9) | (\$285.4) | (\$253.4) | (\$218.7) | (\$181.1) | (\$140.4) | (\$96.5) | (\$49.1) | (\$10,185.4) |
| - Interest on In-year Transactions | \$11.0 | \$11.2 | \$11.4 | \$11.7 | \$11.9 | \$14.1 | \$14.3 | \$14.6 | \$14.9 | \$15.2 | \$15.5 | \$15.8 | \$16.1 | \$16.5 | \$16.8 | \$101.8 |
| TOTAL REVENUE | \$302.0 | \$327.9 | \$355.5 | \$384.8 | \$415.8 | \$450.7 | \$491.9 | \$535.5 | \$582.1 | \$631.4 | \$683.8 | \$739.4 | \$798.5 | \$861.3 | \$927.8 | \$9,680.7 |
| CLOSING CASH BALANCE | (\$7,736.0) | (\$7,509.0) | (\$7,256.5) | (\$6,976.7) | (\$6,668.0) | (\$6,217.3) | (\$5,725.4) | (\$5,189.9) | (\$4,607.8) | (\$3,976.5) | (\$3,292.6) | (\$2,553.2) | (\$1,754.7) | (\$893.4) | \$34.4 | - |

| | |
|--------------------------------|---------|
| 2021 Adjusted Charge Per Sq. m | \$10.78 |
|--------------------------------|---------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 61% |
| Non-Residential Sector | 39% |
| Rates for 2021 | |
| Inflation Rate: | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix F
Tutela Heights
Engineered Services Technical Appendix

Tutela Heights Engineered Services

Technical Appendix

This appendix provides the detailed analysis undertaken to establish the area-specific development charge rates for the Tutela Heights service area.

Four area-specific engineered services are included:

Appendix F.1 Roads & Related

Appendix F.2 Water Services

Appendix F.3 Wastewater Services

Appendix F.4 Stormwater Services

The basis of the development-related capital program is the City's Master Servicing Plan and discussions with City staff. The projects identified in the capital program are required to service the demands of the anticipated development in the Tutela Heights area to occur over the planning period of 2021 to 2051.

The following tables provide details of the projects included in the area-specific engineered infrastructure development charge calculations for Tutela Heights. The content of the tables is as follows:

Table 1: Development Related Capital Program

Table 2: Calculation of Unadjusted Development Charges

Table 3: Residential & Non-Residential Cash Flow Analysis

Allocation of Capital Costs

The projects and costs have been identified and allocated through discussions with City staff. All costs are represented in current (2021) dollars.

The following table summarizes the allocation of the Tutela Heights engineered services capital costs (in thousands of dollars):

| Service | Gross Cost | Grants / Subsidies / Other | Replacement / Benefit to Existing | Other Development -Related | 2021-2051 DC Share | Residential Allocation (98%) | Non-Residential Allocation (2%) |
|-----------------|--------------------|----------------------------|-----------------------------------|----------------------------|--------------------|------------------------------|---------------------------------|
| Roads & Related | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Water | \$9,420.00 | \$0.00 | \$2,485.30 | \$535.88 | \$6,398.83 | \$6,270.85 | \$127.98 |
| Wastewater | \$10,735.00 | \$0.00 | \$460.40 | \$1,186.68 | \$9,087.92 | \$8,906.16 | \$181.76 |
| Stormwater | \$1,796.00 | \$0.00 | \$0.00 | \$0.00 | \$1,796.00 | \$1,760.08 | \$35.92 |
| Total | \$21,951.00 | \$0.00 | \$2,945.70 | \$1,722.56 | \$17,282.75 | \$16,937.09 | \$345.66 |

The area-specific engineered services capital program totals \$18.45 million. Of this amount:

- \$2.95 million (13 per cent) is attributable to benefit the existing community. As such, this figure has been excluded from the development charge calculation; and
- \$1.72 million (8 per cent) is identified in “other development-related” costs, which are generally attributable to development occurring beyond 2051. This share is allocated to post-period development and has also been removed from the development charges calculation.

After accounting for these deductions, the remaining \$17.23 million (79 per cent of the gross cost) is to be funded through the area-specific development charges in the Tutela Heights area over the 2021-2051 planning period.

Appendix F.1

Tutela Heights Roads & Related

Tutela Heights Roads & Related

Through discussions with City engineering staff, no area-specific, development-related roads needs were identified for the Tutela Heights area. As such, no Roads and Related area-specific development charges have been calculated for Tutela Heights.

Appendix F.2
Tutela Heights Water Services

Tutela Heights Water Services

The capital program for Water Services was assembled by the City's engineering staff and is designed to serve the anticipated population and employment growth in Tutela Heights between 2021 and 2051.

The 2021-2051 Water capital program totals \$9.42 million and includes distribution infrastructure planned to serve development in the Tutela Heights area. The development-related costs included in the capital program are not to be entirely recovered through DCs. \$2.49 million has been identified as benefit to the existing community and has therefore been excluded from the development charges calculation.

Additionally, a share of approximately \$535,900 is deemed to benefit Tutela Heights post-2051. These shares have also been excluded from the development charge calculation, however, will be reconsidered through future development charges studies.

The remaining \$6.40 million is identified as the net development-related share eligible for funding through development charges over the 2021-2051 planning period.

Table 2 summarizes the capital program and calculation of the unadjusted residential and non-residential development charges. The DC eligible share has been allocated 98 per cent to new residential development and 2 per cent to non-residential development based on shares of population in new units and employment growth in new space to 2051. The residential share of the capital program totals \$6.27 million and, when divided by the forecast growth in population in new units (3,734), an unadjusted charge of \$1,679.39 per capita results.

The non-residential share, \$128,000 is applied against the forecast increase in square metres of non-residential floor space (4,950), yielding an unadjusted charge of \$25.85 per square metre.

The residential and non-residential cash flow analysis is shown on Table 3. The analysis takes into consideration expenditure timing and DC revenue projections. After cash flow considerations, the residential and non-residential charges increase to \$1,933 per capita and \$30.69 per square metre, respectively.

| TUTELA HEIGHTS WATER SERVICES SUMMARY | | | | | |
|--|--------------------|--------------------|---------|--------------------|---------|
| 2021 - 2051 | | Unadjusted | | Adjusted | |
| Development-Related Capital Program | | Development Charge | | Development Charge | |
| Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$9,420 | \$6,399 | \$1,679.39 | \$25.85 | \$1,933 | \$30.69 |

APPENDIX F.2

TABLE 1

CITY OF BRANTFORD
TUTELA HEIGHTS
WATER SERVICES DEVELOPMENT-RELATED CAPITAL PROGRAM

| Project Description | Anticipated Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|--|--------------------|--------------------|------------------------------------|--------------------|--------------------------|--------------|---------------------------------|------------------------------------|--------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2051 | Other Development-Related |
| 2.0 WATER SERVICES | | | | | | | | | | |
| 2.1 Distribution | | | | | | | | | | |
| 2.1.1 Mount Pleasant Road Watermain Upgrades | 2021 - 2025 | \$ 3,417,000 | \$ - | \$ 3,417,000 | 50% | \$ 1,708,500 | \$ 1,708,500 | \$ - | \$ 1,281,375 | \$ 427,125 |
| 2.1.2 Conklin Road Watermain Upgrades | 2021 - 2025 | \$ 870,000 | \$ - | \$ 870,000 | 50% | \$ 435,000 | \$ 435,000 | \$ - | \$ 326,250 | \$ 108,750 |
| 2.1.3 Tutela Heights Road Upgrades | 2026 - 2031 | \$ 1,709,000 | \$ - | \$ 1,709,000 | 20% | \$ 341,800 | \$ 1,367,200 | \$ - | \$ 1,367,200 | \$ - |
| 2.1.4 Tutela Heights Collector Road Distribution Watermain | 2032 - 2041 | \$ 2,316,000 | \$ - | \$ 2,316,000 | 0% | \$ - | \$ 2,316,000 | \$ - | \$ 2,316,000 | \$ - |
| 2.1.5 Davern Road Distribution Watermain | 2032 - 2041 | \$ 1,108,000 | \$ - | \$ 1,108,000 | 0% | \$ - | \$ 1,108,000 | \$ - | \$ 1,108,000 | \$ - |
| Subtotal Distribution | | \$ 9,420,000 | \$ - | \$ 9,420,000 | | \$ 2,485,300 | \$ 6,934,700 | \$ - | \$ 6,398,825 | \$ 535,875 |
| TOTAL | | \$ 9,420,000 | \$ - | \$ 9,420,000 | | \$ 2,485,300 | | \$ - | \$ 6,398,825 | \$ 535,875 |



APPENDIX F.2
TABLE 2

CITY OF BRANTFORD
TUTELA HEIGHTS
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
WATER SERVICES

| | |
|--|-------|
| Growth in Population in New Units 2021-2051 | 3,734 |
| Employment Growth in New Space 2021-2051 | 90 |
| Growth in New Building Space (Square Metres) 2021-2051 | 4,950 |

| | Growth-Related Capital Forecast | | | | | | Residential Share | | Non-Residential Share | |
|---|---------------------------------|--|--|--|-----------------------------------|----------------------------|-------------------|--------------------|-----------------------|------------------|
| | Gross Project Cost (\$000) | Grants/ Subsidies/Other Recoveries (\$000) | Replacement/ Benefit to Existing (\$000) | Available DC Shares / Prior Growth (\$000) | Other Development-Related (\$000) | 2021-2051 DC Share (\$000) | % | \$000 | % | \$000 |
| | WATER SERVICES | | | | | | | | | |
| Distribution | \$ 9,420.00 | \$ - | \$ 2,485.30 | \$ - | \$ 535.88 | \$ 6,398.83 | 98% | \$ 6,270.85 | 2% | \$ 127.98 |
| TOTAL WATER SERVICES | \$ 9,420.00 | \$ - | \$ 2,485.30 | \$ - | \$ 535.88 | \$ 6,398.83 | | \$ 6,270.85 | | \$ 127.98 |
| Unadjusted Development Charge Per Capita (\$) | | | | | | | | \$ 1,679.39 | | |
| Unadjusted Development Charge Per Square Metre (\$) | | | | | | | | | \$ 25.85 | |

| Residential Development Charge Calculation | | |
|--|------|-----------------|
| Residential Share of 2021-2051 DC Eligible Costs | 98% | \$ 6,270,849 |
| 2021-2051 Growth in Population in New Units | | 3,734 |
| Development Charge Per Capita (Unadjusted) | | \$ 1,679.39 |
| Development Charge Per Capita after Cash Flow | | \$ 1,933 |
| Charge per Single Detached Unit | 3.43 | \$ 6,631 |

| Non-Residential Development Charge Calculation | | |
|--|----|-----------------|
| Non-Residential Share of 2021-2051 DC Eligible Costs | 2% | \$ 127,977 |
| 2021-2051 Growth in Non-Residential Building Space (Sq.M.) | | 4,950 |
| Development Charge Per Square Metre (Unadjusted) | | \$ 25.85 |
| Development Charge Per Square Metre After Cash Flow | | \$ 30.69 |

APPENDIX F.2
TABLE 3 - PAGE 1

CITY OF BRANTFORD
TUTELA HEIGHTS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WATER SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| WATER SERVICES | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|-------------|-------------|
| OPENING CASH BALANCE | \$0.0 | (\$323.8) | (\$536.1) | (\$710.2) | (\$825.2) | (\$849.3) | (\$634.4) | (\$526.5) | (\$491.2) | (\$512.5) | (\$534.9) | (\$558.4) | (\$726.4) | (\$906.4) | (\$1,099.0) | (\$1,305.1) |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Water Service: Non Inflated | \$315.1 | \$315.1 | \$315.1 | \$315.1 | \$315.1 | \$223.3 | \$223.3 | \$223.3 | \$223.3 | \$223.3 | \$223.3 | \$335.6 | \$335.6 | \$335.6 | \$335.6 | \$335.6 |
| - Water Service: Inflated | \$315.1 | \$321.4 | \$327.8 | \$334.4 | \$341.1 | \$246.6 | \$251.5 | \$256.5 | \$261.6 | \$266.9 | \$272.2 | \$417.2 | \$425.6 | \$434.1 | \$442.8 | \$451.6 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | - | 67 | 93 | 127 | 173 | 236 | 180 | 144 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$0.0 | \$132.1 | \$187.0 | \$260.5 | \$362.0 | \$503.7 | \$391.8 | \$319.7 | \$267.2 | \$272.6 | \$278.0 | \$283.6 | \$289.3 | \$295.1 | \$301.0 | \$307.0 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$17.8) | (\$29.5) | (\$39.1) | (\$45.4) | (\$46.7) | (\$34.9) | (\$29.0) | (\$27.0) | (\$28.2) | (\$29.4) | (\$30.7) | (\$40.0) | (\$49.9) | (\$60.4) | (\$71.8) |
| - Interest on In-year Transactions | (\$8.7) | (\$5.2) | (\$3.9) | (\$2.0) | \$0.4 | \$4.5 | \$2.5 | \$1.1 | \$0.1 | \$0.1 | \$0.1 | (\$3.7) | (\$3.7) | (\$3.8) | (\$3.9) | (\$4.0) |
| TOTAL REVENUE | (\$8.7) | \$109.1 | \$153.6 | \$219.4 | \$317.0 | \$461.5 | \$359.4 | \$291.8 | \$240.3 | \$244.5 | \$248.7 | \$249.2 | \$245.6 | \$241.4 | \$236.7 | \$231.2 |
| CLOSING CASH BALANCE | (\$323.8) | (\$536.1) | (\$710.2) | (\$825.2) | (\$849.3) | (\$634.4) | (\$526.5) | (\$491.2) | (\$512.5) | (\$534.9) | (\$558.4) | (\$726.4) | (\$906.4) | (\$1,099.0) | (\$1,305.1) | (\$1,525.5) |

| WATER SERVICES | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|-----------|-------------|
| OPENING CASH BALANCE | (\$1,525.5) | (\$1,761.0) | (\$2,012.4) | (\$2,280.8) | (\$2,567.1) | (\$2,872.4) | (\$2,678.6) | (\$2,467.1) | (\$2,236.8) | (\$1,986.6) | (\$1,715.1) | (\$1,421.0) | (\$1,103.1) | (\$759.7) | (\$389.3) | |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Water Service: Non Inflated | \$335.6 | \$335.6 | \$335.6 | \$335.6 | \$335.6 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$6,270.8 |
| - Water Service: Inflated | \$460.6 | \$469.9 | \$479.3 | \$488.8 | \$498.6 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$7,763.4 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 3,734 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$313.1 | \$319.4 | \$325.8 | \$332.3 | \$338.9 | \$345.7 | \$352.6 | \$359.7 | \$366.9 | \$374.2 | \$381.7 | \$389.3 | \$397.1 | \$405.1 | \$413.2 | \$9,865.6 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$83.9) | (\$96.9) | (\$110.7) | (\$125.4) | (\$141.2) | (\$158.0) | (\$147.3) | (\$135.7) | (\$123.0) | (\$109.3) | (\$94.3) | (\$78.2) | (\$60.7) | (\$41.8) | (\$21.4) | (\$2,107.4) |
| - Interest on In-year Transactions | (\$4.1) | (\$4.1) | (\$4.2) | (\$4.3) | (\$4.4) | \$6.0 | \$6.2 | \$6.3 | \$6.4 | \$6.5 | \$6.7 | \$6.8 | \$6.9 | \$7.1 | \$7.2 | \$15.0 |
| TOTAL REVENUE | \$225.1 | \$218.4 | \$210.9 | \$202.6 | \$193.3 | \$193.8 | \$211.4 | \$230.3 | \$250.3 | \$271.5 | \$294.1 | \$318.0 | \$343.4 | \$370.4 | \$399.0 | \$7,773.2 |
| CLOSING CASH BALANCE | (\$1,761.0) | (\$2,012.4) | (\$2,280.8) | (\$2,567.1) | (\$2,872.4) | (\$2,678.6) | (\$2,467.1) | (\$2,236.8) | (\$1,986.6) | (\$1,715.1) | (\$1,421.0) | (\$1,103.1) | (\$759.7) | (\$389.3) | \$9.8 | |

| | |
|---------------------------------|---------|
| 2021 Adjusted Charge Per Capita | \$1,933 |
|---------------------------------|---------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 98% |
| Non-Residential Sector | 2% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



APPENDIX F.2
TABLE 3 - PAGE 2

CITY OF BRANTFORD
TUTELA HEIGHTS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WATER SERVICES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| WATER SERVICES | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|---------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| OPENING CASH BALANCE | \$0.0 | (\$6.6) | (\$13.7) | (\$21.3) | (\$29.5) | (\$29.0) | (\$20.5) | (\$17.2) | (\$17.6) | (\$18.0) | (\$18.3) | (\$18.7) | (\$22.0) | (\$25.5) | (\$29.2) | (\$33.2) |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Water Service: Non Inflated | \$6.4 | \$6.4 | \$6.4 | \$6.4 | \$6.4 | \$4.6 | \$4.6 | \$4.6 | \$4.6 | \$4.6 | \$4.6 | \$6.8 | \$6.8 | \$6.8 | \$6.8 | \$6.8 |
| - Water Service: Inflated | \$6.4 | \$6.6 | \$6.7 | \$6.8 | \$7.0 | \$5.0 | \$5.1 | \$5.2 | \$5.3 | \$5.4 | \$5.6 | \$8.5 | \$8.7 | \$8.9 | \$9.0 | \$9.2 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | - | - | - | - | 275 | 440 | 275 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$9.1 | \$14.9 | \$9.5 | \$5.8 | \$5.9 | \$6.1 | \$6.2 | \$6.3 | \$6.4 | \$6.6 | \$6.7 | \$6.8 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$0.4) | (\$0.8) | (\$1.2) | (\$1.6) | (\$1.6) | (\$1.1) | (\$0.9) | (\$1.0) | (\$1.0) | (\$1.0) | (\$1.0) | (\$1.2) | (\$1.4) | (\$1.6) | (\$1.8) |
| - Interest on In-year Transactions | (\$0.2) | (\$0.2) | (\$0.2) | (\$0.2) | \$0.0 | \$0.2 | \$0.1 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | (\$0.1) | (\$0.1) | (\$0.1) | (\$0.1) | (\$0.1) |
| TOTAL REVENUE | (\$0.2) | (\$0.5) | (\$0.9) | (\$1.4) | \$7.5 | \$13.5 | \$8.4 | \$4.9 | \$4.9 | \$5.1 | \$5.2 | \$5.2 | \$5.1 | \$5.1 | \$5.0 | \$4.9 |
| CLOSING CASH BALANCE | (\$6.6) | (\$13.7) | (\$21.3) | (\$29.5) | (\$29.0) | (\$20.5) | (\$17.2) | (\$17.6) | (\$18.0) | (\$18.3) | (\$18.7) | (\$22.0) | (\$25.5) | (\$29.2) | (\$33.2) | (\$37.5) |

| WATER SERVICES | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|---------|----------|
| OPENING CASH BALANCE | (\$37.5) | (\$42.1) | (\$47.0) | (\$52.2) | (\$57.7) | (\$63.6) | (\$59.3) | (\$54.6) | (\$49.5) | (\$44.0) | (\$37.9) | (\$31.4) | (\$24.3) | (\$16.7) | (\$8.5) | |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Water Service: Non Inflated | \$6.8 | \$6.8 | \$6.8 | \$6.8 | \$6.8 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$128.0 |
| - Water Service: Inflated | \$9.4 | \$9.6 | \$9.8 | \$10.0 | \$10.2 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$158.4 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 4,950 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$7.0 | \$7.1 | \$7.2 | \$7.4 | \$7.5 | \$7.7 | \$7.8 | \$8.0 | \$8.1 | \$8.3 | \$8.5 | \$8.6 | \$8.8 | \$9.0 | \$9.2 | \$210.5 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$2.1) | (\$2.3) | (\$2.6) | (\$2.9) | (\$3.2) | (\$3.5) | (\$3.3) | (\$3.0) | (\$2.7) | (\$2.4) | (\$2.1) | (\$1.7) | (\$1.3) | (\$0.9) | (\$0.5) | (\$52.1) |
| - Interest on In-year Transactions | (\$0.1) | (\$0.1) | (\$0.1) | (\$0.1) | (\$0.1) | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.2 | \$0.2 | \$0.2 | \$0.2 | \$0.4 |
| TOTAL REVENUE | \$4.9 | \$4.7 | \$4.5 | \$4.5 | \$4.3 | \$4.3 | \$4.7 | \$5.1 | \$5.5 | \$6.0 | \$6.6 | \$7.0 | \$7.6 | \$8.2 | \$8.9 | \$158.8 |
| CLOSING CASH BALANCE | (\$42.1) | (\$47.0) | (\$52.2) | (\$57.7) | (\$63.6) | (\$59.3) | (\$54.6) | (\$49.5) | (\$44.0) | (\$37.9) | (\$31.4) | (\$24.3) | (\$16.7) | (\$8.5) | \$0.4 | |

| | |
|--------------------------------|---------|
| 2021 Adjusted Charge Per Sq. m | \$30.69 |
|--------------------------------|---------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 98% |
| Non-Residential Sector | 2% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix F.3

Tutela Heights Wastewater Services

Tutela Heights Wastewater Services

The following section sets out the 2021-2051 development-related capital forecast and calculation of the area-specific development charge for Wastewater Services in the Tutela Heights area.

The details and timing of the 2021-2051 development-related Wastewater capital program are shown in Table 1. The gross costs included in the program total \$10.74 million, which includes sewage collection and pumping station projects. Of this total, \$460,400 and \$1.19 million have respectively been identified as benefit to the existing community and benefit to Tutela Heights development beyond the 2051 planning horizon. As such, these costs have been excluded from the development charge calculation.

The remaining \$9.09 million is identified as the net development-related share eligible for funding through development charges over the planning period from 2021 to 2051.

Table 2 summarizes the capital program and calculation of the unadjusted residential and non-residential development charges for wastewater servicing. The DC eligible share of \$9.09 million has been allocated 98 per cent to new residential development and 2 per cent to non-residential development based on shares of population in new units and employment growth in new space to 2051.

The residential share of the capital program totals \$8.91 million and, when divided by the forecast growth in population in new units (3,734), results in an unadjusted charge of \$2,385.15 per capita.

The non-residential share, approximately \$181,760, is applied against the forecast increase in square metres of non-residential floor space (4,950). This results in an unadjusted charge of \$36.72 per square metre.

The residential and non-residential cash flow analysis is shown in Table 3. After cash flow considerations, the residential and non-residential charge increase to \$2,748 per capita \$43.53 per square metre, respectively.

| WASTEWATER SERVICES SUMMARY | | | | | |
|-------------------------------------|--------------------|--------------------|---------|--------------------|----------------|
| 2021 - 2051 | | Unadjusted | | Adjusted | |
| Development-Related Capital Program | | Development Charge | | Development Charge | |
| Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$10,735,000 | \$9,087,920 | \$2,385 | \$36.72 | \$2,748 | \$43.53 |

APPENDIX F.3

TABLE 1

CITY OF BRANTFORD

TUTELA HEIGHTS

WASTEWATER SERVICES DEVELOPMENT-RELATED CAPITAL PROGRAM

| Project Description | Anticipated Timing | Gross Project Cost | Grants/ Subsidies/ Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|---|--------------------|------------------------|-------------------------------------|------------------------|--------------------------|----------------------|---------------------------------|------------------------------------|------------------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2051 | Other Development-Related |
| 3.0 WASTEWATER SERVICES | | | | | | | | | | |
| 3.1 Sewage Collection | | | | | | | | | | |
| 3.1.1 Tutela Heights WWPS Forcemain | 2031 - 2041 | \$ 1,826,000 | \$ - | \$ 1,826,000 | 0% | \$ - | \$ 1,826,000 | \$ - | \$ 1,826,000 | \$ - |
| 3.1.2 Mount Pleasant Road Trunk Sewer | 2021 - 2026 | \$ 2,114,000 | \$ - | \$ 2,114,000 | 0% | \$ - | \$ 2,114,000 | \$ - | \$ 1,479,800 | \$ 634,200 |
| 3.1.3 Tutela Heights Road Trunk Sewer | 2026 - 2031 | \$ 2,087,000 | \$ - | \$ 2,087,000 | 0% | \$ - | \$ 2,087,000 | \$ - | \$ 2,087,000 | \$ - |
| 3.1.4 Mount Pleasant Road Trunk Sewer Upgrades | 2026 - 2031 | \$ 2,302,000 | \$ - | \$ 2,302,000 | 20% | \$ 460,400 | \$ 1,841,600 | \$ - | \$ 1,289,120 | \$ 552,480 |
| Subtotal Sewage Collection | | \$ 8,329,000 | \$ - | \$ 8,329,000 | | \$ 460,400 | \$ 7,868,600 | \$ - | \$ 6,681,920 | \$ 1,186,680 |
| 3.2 Pumping Station | | | | | | | | | | |
| 3.2.1 Tutela Heights Wastewater Pumping Station | 2031 - 2041 | \$ 2,406,000 | \$ - | \$ 2,406,000 | 0% | \$ - | \$ 2,406,000 | \$ - | \$ 2,406,000 | \$ - |
| Subtotal Pumping Station | | \$ 2,406,000 | \$ - | \$ 2,406,000 | | \$ - | \$ 2,406,000 | \$ - | \$ 2,406,000 | \$ - |
| TOTAL | | \$10,735,000.00 | \$ - | \$10,735,000.00 | | \$ 460,400.00 | \$ 10,274,600.00 | \$ - | \$ 9,087,920.00 | \$ 1,186,680.00 |



APPENDIX F.3

TABLE 2

CITY OF BRANTFORD
TUTELA HEIGHTS
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
WASTEWATER SERVICES

| | |
|--|-------|
| Growth in Population in New Units 2021-2051 | 3,734 |
| Employment Growth in New Space 2021-2051 | 90 |
| Growth in New Building Space (Square Metres) 2021-2051 | 4,950 |

| | Growth-Related Capital Forecast | | | | | | | Residential Share | | Non-Residential Share | |
|--|---------------------------------|--|--|--|-----------------------------------|----------------------------|-----|--------------------|----|-----------------------|--|
| | Gross Project Cost (\$000) | Grants/ Subsidies/Other Recoveries (\$000) | Replacement/ Benefit to Existing (\$000) | Available DC Shares / Prior Growth (\$000) | Other Development-Related (\$000) | 2021-2051 DC Share (\$000) | % | \$000 | % | \$000 | |
| | WASTEWATER SERVICES | | | | | | | | | | |
| Sewage Collection | \$ 8,329.00 | \$ - | \$ 460.40 | \$ - | \$ 1,186.68 | \$ 6,681.92 | 98% | \$ 6,548.28 | 2% | \$ 133.64 | |
| Pumping Station | \$ 2,406.00 | \$ - | \$ - | \$ - | \$ - | \$ 2,406.00 | 98% | \$ 2,357.88 | 2% | \$ 48.12 | |
| TOTAL WASTEWATER SERVICES | \$ 10,735.00 | \$ - | \$ 460.40 | \$ - | \$ 1,186.68 | \$ 9,087.92 | | \$ 8,906.16 | | \$ 181.76 | |
| Unadjusted Development Charge Per Capita (\$) | | | | | | | | \$ 2,385.15 | | | |
| Unadjusted Development Charge Per Square Metre (\$) | | | | | | | | | | \$ 36.72 | |

| Residential Development Charge Calculation | | | |
|--|------|----|--------------|
| Residential Share of 2021-2051 DC Eligible Costs | 98% | \$ | 8,906,162 |
| 2021-2051 Growth in Population in New Units | | | 3,734 |
| Development Charge Per Capita (Unadjusted) | | \$ | 2,385.15 |
| Development Charge Per Capita after Cash Flow | | \$ | 2,748 |
| Charge per Single Detached Unit | 3.43 | \$ | 9,426 |

| Non-Residential Development Charge Calculation | | | |
|--|----|----|--------------|
| Non-Residential Share of 2021-2051 DC Eligible Costs | 2% | \$ | 181,758 |
| 2021-2051 Growth in Non-Residential Building Space (Sq.M.) | | | 4,950 |
| Development Charge Per Square Metre (Unadjusted) | | \$ | 36.72 |
| Development Charge Per Square Metre After Cash Flow | | \$ | 43.53 |



APPENDIX F.3
TABLE 3 - PAGE 1

CITY OF BRANTFORD
TUTELA HEIGHTS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WASTEWATER SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| WASTEWATER SERVICES | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| OPENING CASH BALANCE | \$0.0 | (\$248.3) | (\$322.4) | (\$325.4) | (\$227.4) | \$17.5 | (\$146.0) | (\$219.8) | (\$415.7) | (\$712.1) | (\$1,030.2) | (\$1,843.6) | (\$2,012.4) | (\$2,191.9) | (\$2,382.6) | (\$2,585.1) |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Wastewater Services: Non Inflated | \$241.7 | \$241.7 | \$241.7 | \$241.7 | \$241.7 | \$793.1 | \$551.4 | \$551.4 | \$551.4 | \$551.4 | \$928.5 | \$377.0 | \$377.0 | \$377.0 | \$377.0 | \$377.0 |
| - Wastewater Services: Inflated | \$241.7 | \$246.5 | \$251.5 | \$256.5 | \$261.6 | \$875.7 | \$621.0 | \$633.4 | \$646.1 | \$659.0 | \$1,131.8 | \$468.8 | \$478.2 | \$487.7 | \$497.5 | \$507.4 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | - | 67 | 93 | 127 | 173 | 236 | 180 | 144 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$0.0 | \$187.8 | \$265.9 | \$370.4 | \$514.6 | \$716.0 | \$557.0 | \$454.5 | \$379.9 | \$387.5 | \$395.3 | \$403.2 | \$411.2 | \$419.5 | \$427.9 | \$436.4 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$13.7) | (\$17.7) | (\$17.9) | (\$12.5) | \$0.6 | (\$8.0) | (\$12.1) | (\$22.9) | (\$39.2) | (\$56.7) | (\$101.4) | (\$110.7) | (\$120.6) | (\$131.0) | (\$142.2) |
| - Interest on In-year Transactions | (\$6.6) | (\$1.6) | \$0.3 | \$2.0 | \$4.4 | (\$4.4) | (\$1.8) | (\$4.9) | (\$7.3) | (\$7.5) | (\$20.3) | (\$1.8) | (\$1.8) | (\$1.9) | (\$1.9) | (\$2.0) |
| TOTAL REVENUE | (\$6.6) | \$172.5 | \$248.4 | \$354.5 | \$506.5 | \$712.2 | \$547.2 | \$437.5 | \$349.7 | \$340.9 | \$318.4 | \$300.0 | \$298.7 | \$297.1 | \$294.9 | \$292.3 |
| CLOSING CASH BALANCE | (\$248.3) | (\$322.4) | (\$325.4) | (\$227.4) | \$17.5 | (\$146.0) | (\$219.8) | (\$415.7) | (\$712.1) | (\$1,030.2) | (\$1,843.6) | (\$2,012.4) | (\$2,191.9) | (\$2,382.6) | (\$2,585.1) | (\$2,800.3) |

| WASTEWATER SERVICES | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|-------------|
| OPENING CASH BALANCE | (\$2,800.3) | (\$3,028.8) | (\$3,271.3) | (\$3,528.7) | (\$3,801.8) | (\$4,091.5) | (\$3,816.4) | (\$3,516.2) | (\$3,189.4) | (\$2,834.1) | (\$2,448.6) | (\$2,031.2) | (\$1,579.7) | (\$1,092.1) | (\$566.3) | |
| 2021 - 2051 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Wastewater Services: Non Inflated | \$377.0 | \$377.0 | \$377.0 | \$377.0 | \$377.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$8,906.2 |
| - Wastewater Services: Inflated | \$517.6 | \$527.9 | \$538.5 | \$549.3 | \$560.3 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$10,958.0 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 3,734 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$445.1 | \$454.0 | \$463.1 | \$472.4 | \$481.8 | \$491.5 | \$501.3 | \$511.3 | \$521.6 | \$532.0 | \$542.6 | \$553.5 | \$564.6 | \$575.8 | \$587.4 | \$14,025.1 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$154.0) | (\$166.6) | (\$179.9) | (\$194.1) | (\$209.1) | (\$225.0) | (\$209.9) | (\$193.4) | (\$175.4) | (\$155.9) | (\$134.7) | (\$111.7) | (\$86.9) | (\$60.1) | (\$31.1) | (\$3,093.6) |
| - Interest on In-year Transactions | (\$2.0) | (\$2.0) | (\$2.1) | (\$2.1) | (\$2.2) | \$8.6 | \$8.8 | \$8.9 | \$9.1 | \$9.3 | \$9.5 | \$9.7 | \$9.9 | \$10.1 | \$10.3 | \$26.7 |
| TOTAL REVENUE | \$289.1 | \$285.4 | \$281.1 | \$276.2 | \$270.5 | \$275.1 | \$300.2 | \$326.9 | \$355.3 | \$385.4 | \$417.4 | \$451.5 | \$487.6 | \$525.8 | \$566.5 | \$10,958.2 |
| CLOSING CASH BALANCE | (\$3,028.8) | (\$3,271.3) | (\$3,528.7) | (\$3,801.8) | (\$4,091.5) | (\$3,816.4) | (\$3,516.2) | (\$3,189.4) | (\$2,834.1) | (\$2,448.6) | (\$2,031.2) | (\$1,579.7) | (\$1,092.1) | (\$566.3) | \$0.2 | |

| | |
|---------------------------------|---------|
| 2021 Adjusted Charge Per Capita | \$2,748 |
|---------------------------------|---------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 98% |
| Non-Residential Sector | 2% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



APPENDIX F.3
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CITY OF BRANTFORD
TUTELA HEIGHTS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

WASTEWATER SERVICES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| WASTEWATER SERVICES | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|---------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| OPENING CASH BALANCE | \$0.0 | (\$5.1) | (\$10.5) | (\$16.4) | (\$22.6) | (\$16.1) | (\$13.7) | (\$13.6) | (\$19.1) | (\$25.1) | (\$31.4) | (\$47.9) | (\$51.2) | (\$54.7) | (\$58.4) | (\$62.2) |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Wastewater Services: Non Inflated | \$4.9 | \$4.9 | \$4.9 | \$4.9 | \$4.9 | \$16.2 | \$11.3 | \$11.3 | \$11.3 | \$11.3 | \$18.9 | \$7.7 | \$7.7 | \$7.7 | \$7.7 | \$7.7 |
| - Wastewater Services: Inflated | \$4.9 | \$5.0 | \$5.1 | \$5.2 | \$5.3 | \$17.9 | \$12.7 | \$12.9 | \$13.2 | \$13.4 | \$23.1 | \$9.6 | \$9.8 | \$10.0 | \$10.2 | \$10.4 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | - | - | - | - | 275 | 440 | 275 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$13.0 | \$21.1 | \$13.5 | \$8.3 | \$8.4 | \$8.6 | \$8.8 | \$8.9 | \$9.1 | \$9.3 | \$9.5 | \$9.7 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$0.3) | (\$0.6) | (\$0.9) | (\$1.2) | (\$0.9) | (\$0.8) | (\$0.7) | (\$1.1) | (\$1.4) | (\$1.7) | (\$2.6) | (\$2.8) | (\$3.0) | (\$3.2) | (\$3.4) |
| - Interest on In-year Transactions | (\$0.1) | (\$0.1) | (\$0.1) | (\$0.1) | \$0.1 | \$0.1 | \$0.0 | (\$0.1) | (\$0.1) | (\$0.1) | (\$0.4) | (\$0.0) | (\$0.0) | (\$0.0) | (\$0.0) | (\$0.0) |
| TOTAL REVENUE | (\$0.1) | (\$0.4) | (\$0.7) | (\$1.0) | \$11.9 | \$20.3 | \$12.8 | \$7.4 | \$7.2 | \$7.1 | \$6.7 | \$6.2 | \$6.3 | \$6.3 | \$6.3 | \$6.3 |
| CLOSING CASH BALANCE | (\$5.1) | (\$10.5) | (\$16.4) | (\$22.6) | (\$16.1) | (\$13.7) | (\$13.6) | (\$19.1) | (\$25.1) | (\$31.4) | (\$47.9) | (\$51.2) | (\$54.7) | (\$58.4) | (\$62.2) | (\$66.3) |

| WASTEWATER SERVICES | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| OPENING CASH BALANCE | (\$66.3) | (\$70.7) | (\$75.2) | (\$80.1) | (\$85.2) | (\$90.7) | (\$84.6) | (\$77.9) | (\$70.7) | (\$62.8) | (\$54.2) | (\$45.0) | (\$35.0) | (\$24.2) | (\$12.5) | |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Wastewater Services: Non Inflated | \$7.7 | \$7.7 | \$7.7 | \$7.7 | \$7.7 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$181.8 |
| - Wastewater Services: Inflated | \$10.6 | \$10.8 | \$11.0 | \$11.2 | \$11.4 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$223.6 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 4,950 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$9.9 | \$10.1 | \$10.3 | \$10.5 | \$10.7 | \$10.9 | \$11.1 | \$11.3 | \$11.6 | \$11.8 | \$12.0 | \$12.3 | \$12.5 | \$12.8 | \$13.0 | \$299.0 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$3.6) | (\$3.9) | (\$4.1) | (\$4.4) | (\$4.7) | (\$5.0) | (\$4.7) | (\$4.3) | (\$3.9) | (\$3.5) | (\$3.0) | (\$2.5) | (\$1.9) | (\$1.3) | (\$0.7) | (\$76.1) |
| - Interest on In-year Transactions | (\$0.0) | (\$0.0) | (\$0.0) | (\$0.0) | (\$0.0) | \$0.2 | \$0.2 | \$0.2 | \$0.2 | \$0.2 | \$0.2 | \$0.2 | \$0.2 | \$0.2 | \$0.2 | \$0.8 |
| TOTAL REVENUE | \$6.2 | \$6.2 | \$6.1 | \$6.1 | \$6.0 | \$6.1 | \$6.6 | \$7.2 | \$7.9 | \$8.6 | \$9.2 | \$10.0 | \$10.8 | \$11.7 | \$12.5 | \$223.7 |
| CLOSING CASH BALANCE | (\$70.7) | (\$75.2) | (\$80.1) | (\$85.2) | (\$90.7) | (\$84.6) | (\$77.9) | (\$70.7) | (\$62.8) | (\$54.2) | (\$45.0) | (\$35.0) | (\$24.2) | (\$12.5) | \$0.1 | |

| | |
|--------------------------------|---------|
| 2021 Adjusted Charge Per Sq. m | \$43.53 |
|--------------------------------|---------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 98% |
| Non-Residential Sector | 2% |
| Rates for 2021 | |
| Inflation Rate | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix F.4

Tutela Heights Stormwater Services

Tutela Heights Stormwater Services

The development-related capital program for stormwater servicing was provided by the City’s engineering staff and totals \$1.80 million in capital costs. The details, timing, and cost breakdown of these stormwater projects are shown in Table 1.

No grants, subsidies, or other project contributions are anticipated, and no benefit to existing or post-2051 shares have been identified. As such, 100% of the projects are considered to be related to new development within the Tutela Heights area. The full amount of \$1.80 million has therefore been carried forward to the development charges calculation.

As shown in Table 2, the development-related share has been allocated 98 per cent, or \$1.76 million to new residential development and 2 per cent, or \$35,920 to new non-residential development.

The residential share is divided by the anticipated growth in population in new units between 2021 and 2051 in the Tutela Heights area (3,734), which yields an unadjusted development charge of \$471.37 per capita. The non-residential share is divided by the 4,950 square metres in forecasted new non-residential space, resulting in an unadjusted DC of \$7.26 per square metre.

In Table 3, the residential and non-residential cash flow analysis is shown. After cash flow analysis, the residential calculated charge increases to \$547 per capita and the adjusted non-residential development charge increases to \$8.67 per square metre.

| 2021 - 2051 | | STORMWATER SUMMARY | | Adjusted | |
|-------------------------------------|--------------------|-------------------------------|---------|--------------------|---------------|
| Development-Related Capital Program | | Unadjusted Development Charge | | Development Charge | |
| Total | Net DC Recoverable | \$/capita | \$/sq.m | \$/capita | \$/sq.m |
| \$1,796,000 | \$1,796,000 | \$471 | \$7.26 | \$547 | \$8.67 |

APPENDIX F.4

TABLE 1

CITY OF BRANTFORD
TUTELA HEIGHTS
STORMWATER SERVICING DEVELOPMENT-RELATED CAPITAL PROGRAM

| Project Description | Anticipated Timing | Gross Project Cost | Grants/ Subsidies/Other Recoveries | Net Municipal Cost | Ineligible Costs | | Total Development Related Costs | Development-Related Costs | | |
|--|--------------------|------------------------|------------------------------------|------------------------|--------------------------|-------------|---------------------------------|------------------------------------|------------------------|---------------------------|
| | | | | | Replacement & BTE Shares | | | Available DC Shares / Prior Growth | 2021-2051 | Other Development-Related |
| 4.0 STORMWATER | | | | | | | | | | |
| 4.1 Stormwater Projects | | | | | | | | | | |
| 4.1.1 Tutela Heights North Area (Pond #18) | 2021 - 2026 | \$ 417,000 | \$ - | \$ 417,000 | 0% | \$ - | \$ 417,000 | \$ - | \$ 417,000 | \$ - |
| 4.1.2 Tutela Heights North Area (Pond #19) | 2021 - 2026 | \$ 256,000 | \$ - | \$ 256,000 | 0% | \$ - | \$ 256,000 | \$ - | \$ 256,000 | \$ - |
| 4.1.3 Phelps Creek Area (Pond #20) | 2031 - 2041 | \$ 156,000 | \$ - | \$ 156,000 | 0% | \$ - | \$ 156,000 | \$ - | \$ 156,000 | \$ - |
| 4.1.4 Phelps Creek Area (Pond #21) | 2031 - 2041 | \$ 316,000 | \$ - | \$ 316,000 | 0% | \$ - | \$ 316,000 | \$ - | \$ 316,000 | \$ - |
| 4.1.5 Phelps Creek Area (Pond #22) | 2031 - 2041 | \$ 456,000 | \$ - | \$ 456,000 | 0% | \$ - | \$ 456,000 | \$ - | \$ 456,000 | \$ - |
| 4.1.6 Phelps Creek Area (Pond #23) | 2031 - 2041 | \$ 195,000 | \$ - | \$ 195,000 | 0% | \$ - | \$ 195,000 | \$ - | \$ 195,000 | \$ - |
| Subtotal Stormwater Projects | | \$ 1,796,000 | \$ - | | | \$ - | \$ 1,796,000 | \$ - | \$ 1,796,000 | \$ - |
| STORMWATER GROWTH-RELATED CAPITAL PROGRAM 2019-2028 | | \$ 1,796,000.00 | \$ - | \$ 1,796,000.00 | | \$ - | \$ 1,796,000.00 | \$ - | \$ 1,796,000.00 | \$ - |



APPENDIX F.4
TABLE 2

CITY OF BRANTFORD
TUTELA HEIGHTS
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
STORMWATER SERVICING

| | |
|--|-------|
| Growth in Population in New Units 2021-2051 | 3,734 |
| Employment Growth in New Space 2021-2051 | 90 |
| Growth in New Building Space (Square Metres) 2021-2051 | 4,950 |

| | Growth-Related Capital Forecast | | | | | | Residential Share | | Non-Residential Share | |
|---|--|--|--|--|-----------------------------------|----------------------------|-------------------|-------------|-----------------------|----------|
| | Gross Project Cost (\$000) | Grants/ Subsidies/Other Recoveries (\$000) | Replacement/ Benefit to Existing (\$000) | Available DC Shares / Prior Growth (\$000) | Other Development-Related (\$000) | 2021-2051 DC Share (\$000) | | | | |
| | STORMWATER SERVICING Stormwater Projects | \$ 1,796.00 | \$ - | \$ - | \$ - | \$ - | \$ 1,796.00 | 98% | \$ 1,760.08 | 2% |
| TOTAL STORMWATER SERVICING | \$ 1,796.00 | \$ - | \$ - | \$ - | \$ - | \$ 1,796.00 | | \$ 1,760.08 | | \$ 35.92 |
| Unadjusted Development Charge Per Capita (\$) | | | | | | | | \$ 471.37 | | |
| Unadjusted Development Charge Per Square Metre (\$) | | | | | | | | | | \$ 7.26 |

| | | | |
|--|------|----|-----------|
| Residential Share of 2021-2051 DC Eligible Costs | 98% | \$ | 1,760,080 |
| 2021-2051 Growth in Population in New Units | | | 3,734 |
| Development Charge Per Capita (Unadjusted) | | \$ | 471.37 |
| Development Charge Per Capita after Cash Flow | | \$ | 547 |
| Charge per Single Detached Unit | 3.43 | \$ | 1,876 |

| | | | |
|--|----|----|--------|
| Non-Residential Share of 2021-2051 DC Eligible Costs | 2% | \$ | 35,920 |
| 2021-2051 Growth in Non-Residential Building Space (Sq.M.) | | | 4,950 |
| Development Charge Per Square Metre (Unadjusted) | | \$ | 7.26 |
| Development Charge Per Square Metre After Cash Flow | | \$ | 8.67 |



APPENDIX F.4
TABLE 3 - PAGE 1

CITY OF BRANTFORD
TUTELA HEIGHTS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

STORMWATER SERVICING
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| STORMWATER SERVICING | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------|------------|------------|------------|------------|------------|
| OPENING CASH BALANCE | \$0.00 | (\$112.95) | (\$195.93) | (\$269.87) | (\$328.84) | (\$363.97) | (\$362.48) | (\$269.58) | (\$192.32) | (\$125.97) | (\$54.45) | (\$101.90) | (\$152.81) | (\$207.44) | (\$266.04) | (\$328.77) |
| 2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Storm Water: Non Inflated | \$109.9 | \$109.9 | \$109.9 | \$109.9 | \$109.9 | \$109.9 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$100.0 | \$100.0 | \$100.0 | \$100.0 | \$100.0 | \$100.0 |
| - Storm Water: Inflated | \$109.9 | \$112.1 | \$114.4 | \$116.7 | \$119.0 | \$121.4 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$122.0 | \$124.4 | \$126.9 | \$129.4 | \$132.0 | \$134.7 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | - | 67 | 93 | 127 | 173 | 236 | 180 | 144 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$0.0 | \$37.4 | \$52.9 | \$73.7 | \$102.4 | \$142.5 | \$110.9 | \$90.5 | \$75.6 | \$77.1 | \$78.7 | \$80.3 | \$81.9 | \$83.5 | \$85.2 | \$86.9 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$6.2) | (\$10.8) | (\$14.8) | (\$18.1) | (\$20.0) | (\$19.9) | (\$14.8) | (\$10.6) | (\$6.9) | (\$3.0) | (\$5.6) | (\$8.4) | (\$11.4) | (\$14.6) | (\$18.1) |
| - Interest on In-year Transactions | (\$3.0) | (\$2.1) | (\$1.7) | (\$1.2) | (\$0.5) | \$0.4 | \$1.9 | \$1.6 | \$1.3 | \$1.3 | (\$1.2) | (\$1.2) | (\$1.2) | (\$1.3) | (\$1.3) | (\$1.3) |
| TOTAL REVENUE | (\$3.0) | \$29.1 | \$40.4 | \$57.7 | \$83.9 | \$122.9 | \$92.9 | \$77.3 | \$66.3 | \$71.5 | \$74.5 | \$73.5 | \$72.3 | \$70.8 | \$69.3 | \$67.5 |
| CLOSING CASH BALANCE | (\$112.9) | (\$195.9) | (\$269.9) | (\$328.8) | (\$364.0) | (\$362.5) | (\$269.6) | (\$192.3) | (\$126.0) | (\$54.5) | (\$101.9) | (\$152.8) | (\$207.4) | (\$266.0) | (\$328.8) | (\$395.9) |

| STORMWATER SERVICING | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| OPENING CASH BALANCE | (\$395.9) | (\$467.8) | (\$544.6) | (\$626.6) | (\$714.2) | (\$807.7) | (\$752.7) | (\$692.5) | (\$627.0) | (\$555.9) | (\$478.7) | (\$395.1) | (\$304.8) | (\$207.1) | (\$101.9) | |
| 2021 - 2030 RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Storm Water: Non Inflated | \$100.0 | \$100.0 | \$100.0 | \$100.0 | \$100.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$1,760.1 |
| - Storm Water: Inflated | \$137.3 | \$140.1 | \$142.9 | \$145.8 | \$148.7 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$2,177.5 |
| NEW RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - Population Growth in New Units | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 118 | 3,734 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$88.6 | \$90.4 | \$92.2 | \$94.0 | \$95.9 | \$97.8 | \$99.8 | \$101.8 | \$103.8 | \$105.9 | \$108.0 | \$110.2 | \$112.4 | \$114.6 | \$116.9 | \$2,791.8 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$21.8) | (\$25.7) | (\$30.0) | (\$34.5) | (\$39.3) | (\$44.4) | (\$41.4) | (\$38.1) | (\$34.5) | (\$30.6) | (\$26.3) | (\$21.7) | (\$16.8) | (\$11.4) | (\$5.6) | (\$605.3) |
| - Interest on In-year Transactions | (\$1.3) | (\$1.4) | (\$1.4) | (\$1.4) | (\$1.5) | \$1.7 | \$1.7 | \$1.8 | \$1.8 | \$1.9 | \$1.9 | \$1.9 | \$2.0 | \$2.0 | \$2.0 | \$2.4 |
| TOTAL REVENUE | \$65.5 | \$63.3 | \$60.9 | \$58.1 | \$55.2 | \$55.1 | \$60.2 | \$65.5 | \$71.1 | \$77.2 | \$83.6 | \$90.4 | \$97.6 | \$105.2 | \$113.3 | \$2,188.9 |
| CLOSING CASH BALANCE | (\$467.8) | (\$544.6) | (\$626.6) | (\$714.2) | (\$807.7) | (\$752.7) | (\$692.5) | (\$627.0) | (\$555.9) | (\$478.7) | (\$395.1) | (\$304.8) | (\$207.1) | (\$101.9) | \$11.4 | |

| | |
|---------------------------------|-------|
| 2021 Adjusted Charge Per Capita | \$547 |
|---------------------------------|-------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 98% |
| Non-Residential Sector | 2% |
| Rates for 2021 | |
| Inflation Rate: | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



APPENDIX F.4
TABLE 3 - PAGE 2

CITY OF BRANTFORD
TUTELA HEIGHTS
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

STORMWATER SERVICING
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

| STORMWATER SERVICING | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--|---------|----------|----------|----------|-----------|-----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| OPENING CASH BALANCE | \$0.00 | (\$2.31) | (\$4.78) | (\$7.44) | (\$10.30) | (\$10.69) | (\$9.53) | (\$7.30) | (\$6.08) | (\$4.68) | (\$3.21) | (\$4.20) | (\$5.19) | (\$6.28) | (\$7.39) | (\$8.61) |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Storm Water: Non Inflated | \$2.2 | \$2.2 | \$2.2 | \$2.2 | \$2.2 | \$2.2 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$2.0 | \$2.0 | \$2.0 | \$2.0 | \$2.0 | \$2.0 |
| - Storm Water: Inflated | \$2.2 | \$2.3 | \$2.3 | \$2.4 | \$2.4 | \$2.5 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$2.5 | \$2.5 | \$2.6 | \$2.6 | \$2.7 | \$2.7 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | - | - | - | - | 275 | 440 | 275 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$2.6 | \$4.2 | \$2.7 | \$1.6 | \$1.7 | \$1.7 | \$1.7 | \$1.8 | \$1.8 | \$1.9 | \$1.9 | \$1.9 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | \$0.0 | (\$0.1) | (\$0.3) | (\$0.4) | (\$0.6) | (\$0.6) | (\$0.5) | (\$0.4) | (\$0.3) | (\$0.3) | (\$0.2) | (\$0.2) | (\$0.3) | (\$0.3) | (\$0.4) | (\$0.5) |
| - Interest on In-year Transactions | (\$0.1) | (\$0.1) | (\$0.1) | (\$0.1) | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | (\$0.0) | (\$0.0) | (\$0.0) | (\$0.0) | (\$0.0) | (\$0.0) |
| TOTAL REVENUE | (\$0.1) | (\$0.2) | (\$0.3) | (\$0.5) | \$2.0 | \$3.6 | \$2.2 | \$1.2 | \$1.4 | \$1.5 | \$1.5 | \$1.5 | \$1.5 | \$1.5 | \$1.5 | \$1.4 |
| CLOSING CASH BALANCE | (\$2.3) | (\$4.8) | (\$7.4) | (\$10.3) | (\$10.7) | (\$9.5) | (\$7.3) | (\$6.1) | (\$4.7) | (\$3.2) | (\$4.2) | (\$5.2) | (\$6.3) | (\$7.4) | (\$8.6) | (\$10.0) |

| STORMWATER SERVICING | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | TOTAL |
|--|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|---------|---------|---------|---------|----------|
| OPENING CASH BALANCE | (\$10.0) | (\$11.3) | (\$12.8) | (\$14.5) | (\$16.2) | (\$18.0) | (\$16.8) | (\$15.5) | (\$14.0) | (\$12.4) | (\$10.7) | (\$8.9) | (\$6.9) | (\$4.8) | (\$2.5) | |
| 2021 - 2051 NON-RESIDENTIAL FUNDING REQUIREMENTS | | | | | | | | | | | | | | | | |
| - Storm Water: Non Inflated | \$2.0 | \$2.0 | \$2.0 | \$2.0 | \$2.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$35.9 |
| - Storm Water: Inflated | \$2.8 | \$2.9 | \$2.9 | \$3.0 | \$3.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$44.4 |
| NEW NON-RESIDENTIAL DEVELOPMENT | | | | | | | | | | | | | | | | |
| - New Gross Floor Area (sq. m) | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 165 | 4,950 |
| REVENUE | | | | | | | | | | | | | | | | |
| - DC Receipts: Inflated | \$2.0 | \$2.0 | \$2.0 | \$2.1 | \$2.1 | \$2.2 | \$2.2 | \$2.3 | \$2.3 | \$2.3 | \$2.4 | \$2.4 | \$2.5 | \$2.5 | \$2.6 | \$59.4 |
| INTEREST | | | | | | | | | | | | | | | | |
| - Interest on Opening Balance | (\$0.5) | (\$0.6) | (\$0.7) | (\$0.8) | (\$0.9) | (\$1.0) | (\$0.9) | (\$0.9) | (\$0.8) | (\$0.7) | (\$0.6) | (\$0.5) | (\$0.4) | (\$0.3) | (\$0.1) | (\$15.0) |
| - Interest on In-year Transactions | (\$0.0) | (\$0.0) | (\$0.0) | (\$0.0) | (\$0.0) | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.1 |
| TOTAL REVENUE | \$1.4 | \$1.4 | \$1.3 | \$1.3 | \$1.2 | \$1.2 | \$1.3 | \$1.5 | \$1.6 | \$1.7 | \$1.9 | \$2.0 | \$2.2 | \$2.3 | \$2.5 | \$44.4 |
| CLOSING CASH BALANCE | (\$11.3) | (\$12.8) | (\$14.5) | (\$16.2) | (\$18.0) | (\$16.8) | (\$15.5) | (\$14.0) | (\$12.4) | (\$10.7) | (\$8.9) | (\$6.9) | (\$4.8) | (\$2.5) | \$0.0 | |

| | |
|--------------------------------|--------|
| 2021 Adjusted Charge Per Sq. m | \$8.67 |
|--------------------------------|--------|

| | |
|--------------------------------------|------|
| Allocation of Capital Program | |
| Residential Sector | 98% |
| Non-Residential Sector | 2% |
| Rates for 2021 | |
| Inflation Rate: | 2.0% |
| Interest Rate on Positive Balances | 3.5% |
| Interest Rate on Negative Balances | 5.5% |



Appendix G
Reserve Funds

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, at December 31, 2020, that are available to help fund the development-related net capital costs identified in this study. All of the available reserve funds are accounted for in this study.

As shown in Table 1, the December 31, 2020 total reserve fund balance was in a positive position of \$43.92 million. 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.

It is noted that as there is currently no DC reserve balance for the area-specific services. As such, all DC reserve funds have been applied to the City-wide capital programs.

APPENDIX G

TABLE 1

CITY OF BRANTFORD
 DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT
 2020 YEAR-END

| Service | Reserve Fund Balance as at 2020 Year-End |
|--|--|
| Fire Department | \$371,330 |
| Police Service | \$977,660 |
| Public Library | \$2,972,626 |
| Parks & Recreation | \$3,527,337 |
| Public Transit | \$1,424,401 |
| Housing | \$196,535 |
| Land Ambulance | \$33,701 |
| Public Works: Buildings & Fleet | \$298,962 |
| Development-Related Studies | \$0 |
| Roads & Related | \$25,196,030 |
| Water Services | \$4,186,187 |
| Wastewater Services | \$4,654,456 |
| Stormwater Services | \$81,899 |
| Total Development Charge Reserves | \$43,921,124 |

Appendix H
Cost of Growth Analysis

Appendix H.1
Asset Management Plan

Asset Management Plan

The *DCA* now requires that municipalities complete an Asset Management Plan before passing a DC By-law. A key function of the Asset Management Plan, as required by the legislation, is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle.

Asset Types

A summary of the future municipal-owned assets and estimated useful life assumptions for eligible DC services considered as part of the study are outlined in Table 1 and Table 2. 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 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 Municipal Assets Considered General Services | |
|--|--|
| Service and Amenities | Estimated Useful Life |
| Fire Department <ul style="list-style-type: none"> ▪ Fire Station and other Facilities ▪ Vehicles and Equipment ▪ Studies | 60 years 10 years Not Infrastructure |
| Police Service <ul style="list-style-type: none"> ▪ Police Headquarters ▪ Equipment | 60 years 10 years |
| Public Library <ul style="list-style-type: none"> ▪ Library Branch ▪ Collection Materials | 60 years 10 years |
| Parks & Recreation <ul style="list-style-type: none"> ▪ Recreation Buildings ▪ Park Development ▪ Trail Development ▪ Studies | 60 years 20 years 20 years Not Infrastructure |
| Public Transit <ul style="list-style-type: none"> ▪ Shelters and Facilities ▪ Transit Fleet ▪ Transportation Studies | 30 years 7-12 years Not Infrastructure |
| Housing <ul style="list-style-type: none"> ▪ Buildings | 60 years |
| Land Ambulance <ul style="list-style-type: none"> ▪ Station ▪ Fully Equipped Vehicles ▪ Equipment | 60 years 12 years 10 years |
| Child Care <ul style="list-style-type: none"> • Facilities | 60 years |
| Development-Related Studies <ul style="list-style-type: none"> ▪ Studies | Not Infrastructure |

| Table 2 | |
|--|--|
| Summary of Municipal Assets Considered Engineered Services | |
| Service and Amenities | Estimated Useful Life |
| Roads and Related <ul style="list-style-type: none"> ▪ Road Construction ▪ Active Transportation Facilities ▪ Growth-Related Studies | 60 years 30 years Not Infrastructure |
| Public Works: Buildings & Fleet <ul style="list-style-type: none"> ▪ Vehicles ▪ Studies | 10 years Not Infrastructure |
| Water Service <ul style="list-style-type: none"> ▪ Watermains/Distribution ▪ Elevated Tank ▪ Water Treatment Plant ▪ Growth-Related Studies | 70 years 60 years 70 years Not Infrastructure |
| Waste Water <ul style="list-style-type: none"> ▪ Sewage Collection ▪ Pumping Station ▪ Wastewater Treatment Plant ▪ Growth-Related Studies | 70 years 60 years 70 years Not Infrastructure |
| Stormwater <ul style="list-style-type: none"> ▪ Ponds ▪ Local Upgrades ▪ Growth-Related Studies | 70 years 70 years Not Infrastructure |

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 information obtained from City staff regarding 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, 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 DC 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 other development-related benefit have also been calculated.

Table 3 and 4 provide an overview of the capital provisions required to replace the capital infrastructure proposed to be funded under the development charges by-law for both general and engineered services. As shown in Table 3, by 2031, the City will need to fund an additional \$2.54 million per annum in order to properly fund the full life-cycle costs of the new assets related to the 10-year (2021-2030) capital programs supported under the DC By-law.

Table 4 provides a separate analysis of the annual provisions required for the 2021-2051 engineered services capital program. As shown in Table 4, the annual provision in 2052 amounts to \$3.11 million.

TABLE 3

CITY OF BRANTFORD
CALCULATED ANNUAL PROVISION BY 2031
GENERAL SERVICES

| Service | 2021 - 2030 Capital Program | | Calculated AMP Annual Provision by 2031 | |
|---------------------------------|--------------------------------|-----------------------|--|---------------------|
| | DC Recoverable | Non-DC Funded | DC Related | Non-DC Related |
| Fire Department | \$ 5,458,000 | \$ 10,377,000 | \$ 121,000 | \$ 491,000 |
| Police Service | \$ 8,619,000 | \$ 30,942,000 | \$ 86,000 | \$ 505,000 |
| Public Library | \$ 4,921,000 | \$ 2,973,000 | \$ 151,000 | \$ 95,000 |
| Parks & Recreation | \$ 38,450,000 | \$ 28,940,000 | \$ 776,000 | \$ 524,000 |
| Public Transit | \$ 3,178,000 | \$ 2,717,000 | \$ 500,000 | \$ 211,000 |
| Housing | \$ 37,053,000 | \$ 60,895,000 | \$ 567,000 | \$ 1,016,000 |
| Land Ambulance | \$ 1,392,000 | \$ 10,898,000 | \$ 57,000 | \$ 289,000 |
| Child Care | \$ 5,686,000 | \$ 1,303,000 | \$ 99,000 | \$ 23,000 |
| Development-Related Studies | \$ 1,037,000 | \$ 1,657,000 | \$ - | \$ - |
| Public Works: Buildings & Fleet | \$ 2,481,000 | \$ 13,624,000 | \$ 178,000 | \$ 31,000 |
| Total 2031 Provision | \$ 108,275,000 | \$ 164,326,000 | \$ 2,535,000 | \$ 3,185,000 |

TABLE 4

CITY OF BRANTFORD
CALCULATED ANNUAL PROVISION BY 2052
ENGINEERED SERVICES

| Service | 2021 - 2051 Capital Program | | Calculated AMP Annual Provision by 2052 | |
|-----------------------------|--------------------------------|-----------------------|--|---------------------|
| | DC Recoverable | Non-DC Funded | DC Related | Non-DC Related |
| Roads & Related | \$ 293,241,197 | \$ 73,974,008 | \$ 2,380,745 | \$ 873,557 |
| Water Services | \$ 128,121,618 | \$ 62,112,382 | \$ 448,307 | \$ 193,663 |
| Wastewater Services | \$ 58,346,717 | \$ 49,316,783 | \$ 29,501 | \$ 43,515 |
| Stormwater | \$ 68,636,042 | \$ 101,422,958 | \$ 254,365 | \$ 381,428 |
| Total 2052 Provision | \$ 548,345,574 | \$ 286,826,131 | \$ 3,112,918 | \$ 1,492,162 |

Transit Asset Management in the City

The City of Brantford currently plans to add new transit (bus) shelters, enhanced transfer transit facilities, as well as several new fully equipped vehicles to improve transit services. The full cost of the capital program for Public Transit is valued at \$5.90 million over the ten-year planning period.

Details on the capital projects and anticipated ridership forecast is found in Appendix B.5.

As shown in Table 3, the annual provision for DC eligible costs required for Transit services by 2031 is \$500,000. The City ensures that the transit system will be financially sustainable through yearly capital and operating budget reviews. The City examines and updates funding requirements through its annual budgeting process.

Financial Sustainability of the Program

Future Revenue Growth

The calculated annual funding provisions should be considered within the context of the City's projected growth. Over the next ten years (to 2030) the City is projected to increase by approximately 7,570 households, which represents an 18 per cent increase over the existing base, and by 2051 the City will add 26,440 households, or a 64% increase over the existing base. In addition, the City will also add roughly 7,610 new employees which will result in approximately 493,930 square metres of additional non-residential building space by 2030, and 34,040 employees and 2.43 million square metres of non-residential space by 2051.

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 development charges by-law. The collection of these funds is intended to be allocated to the City's reserves for the future replacement of these assets.

Annual Budgetary Reviews

Through this annual exercise, staff identify the required funding and propose mitigating measures in order to ensure there are sufficient funds in reserves

over the long term. Life cycle funding methodologies are also reviewed in order to ensure that the City is continuing to implement financially sustainable practices for funding the eventual replacement of assets.

The Program is Deemed Financially Sustainable

The calculated annual provisions identified in Tables 3 and 4 are considered to be financially sustainable as it is expected that the increased capital asset management requirements can be absorbed by the tax and user base over the long-term.

Importantly, the City's annual operating budget processes allow for opportunities for ongoing review of asset management requirements. These tools and processes will allow staff to continue to monitor and implement mitigating measures should the program become less sustainable.

Appendix H.2

Long-term Capital and Operating Impacts

APPENDIX H

TABLE 1

CITY OF BRANTFORD
 ESTIMATED NET OPERATING COST OF THE PROPOSED
 DEVELOPMENT-RELATED CAPITAL PROGRAM
 (in constant 2021 dollars)

| | Net Cost (in 2021\$) | | Estimated Operating Cost (\$000) 2030 |
|---|-------------------------|------------------|---|
| Fire | | | |
| Fire Station | \$60 | per sq.ft. added | \$348.0 |
| Vehicles | \$0.12 | per \$1.00 added | \$63.0 |
| New Firefighters | \$110,000 | per firefighter | \$1,320.0 |
| Police | | | |
| Facility Expansion | \$60 | per sq.ft. added | \$2,656.0 |
| Vehicles | \$0.12 | per \$1.00 added | \$49.0 |
| New Officers | \$110,000 | per officer | \$3,520.0 |
| Library | | | |
| New Library Branch | \$60 | per sq.ft. added | \$816.0 |
| Parks and Recreation | | | |
| Southwest Sports Complex | \$65,000 | per year | \$65.0 |
| Park and Trail Development | \$0.08 | per \$1.00 added | \$558.2 |
| Transit | | | |
| Additional Buses | \$0.12 | per \$1.00 added | \$528.0 |
| Housing | | | |
| Buildings, Land & Furnishings | \$0.12 | per \$1.00 added | \$6,876.8 |
| Land Ambulance | | | |
| Vehicles | \$0.12 | per \$1.00 added | \$151.4 |
| New Paramedics | \$110,000 | per paramedic | \$2,200.0 |
| Child Care | | | |
| New Child Care Spaces | \$2,000 | per space added | \$1,280.0 |
| Public Works | | | |
| New Vehicle and Equipment Acquisitions | \$0.12 | per \$1.00 added | \$248.6 |
| Development-Related Roads Infrastructure | | | |
| | \$250 | per household | \$1,893.0 |
| TOTAL ESTIMATED OPERATING COSTS | | | \$22,573.0 |

TABLE 2

**CITY OF BRANTFORD
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM**

| Service | Development-Related Capital Program (2021 - 2030) | | | | |
|--------------------------------------|---|---|--|----------------------------------|--------------------------|
| | Net Municipal Cost | Replacement & Benefit to Existing | Prior Growth / Available DC Reserves | Other Development- Related | 2021-2030 DC Share |
| | (\$000) | (\$000) | (\$000) | (\$000) | (\$000) |
| 1.0 FIRE DEPARTMENT | \$15,834.2 | \$8,904.9 | \$1,471.8 | \$0.0 | \$5,457.5 |
| 2.0 POLICE SERVICE | \$39,560.8 | \$19,213.9 | \$2,569.5 | \$9,158.8 | \$8,618.6 |
| 3.0 PUBLIC LIBRARY | \$7,893.5 | \$0.0 | \$2,972.6 | \$0.0 | \$4,920.9 |
| 4.0 PARKS & RECREATION | \$67,389.7 | \$1,573.4 | \$13,118.3 | \$14,248.1 | \$38,450.0 |
| 5.0 PUBLIC TRANSIT | \$5,895.0 | \$1,292.5 | \$1,424.4 | \$0.0 | \$3,178.1 |
| 6.0 HOUSING | \$57,307.0 | \$20,057.4 | \$196.5 | \$0.0 | \$37,053.0 |
| 7.0 LAND AMBULANCE | \$8,903.5 | \$3,045.0 | \$33.7 | \$4,432.4 | \$1,392.4 |
| 8.0 CHILD CARE | \$6,988.8 | \$0.0 | \$0.0 | \$1,302.8 | \$5,686.0 |
| 9.0 DEVELOPMENT-RELATED STUDIES | \$2,694.2 | \$904.8 | \$163.7 | \$588.5 | \$1,037.3 |
| C1.2 PUBLIC WORKS: BUILDINGS & FLEET | \$16,097.0 | \$13,317.3 | \$299.0 | \$0.0 | \$2,480.7 |
| TOTAL ENGINEERED SERVICES | \$228,563.8 | \$68,309.2 | \$22,249.5 | \$29,730.6 | \$108,274.5 |

| Service | Development-Related Capital Program (2021 - 2051) | | | | |
|----------------------------------|---|---|--|----------------------------------|--------------------------|
| | Net Municipal Cost | Replacement & Benefit to Existing | Prior Growth / Available DC Reserves | Other Development- Related | 2021-2051 DC Share |
| 1.0 ROADS AND RELATED | \$363,667.7 | \$45,230.5 | \$25,196.0 | \$0.0 | \$293,241.2 |
| 2.0 WATER SERVICES | \$182,090.0 | \$43,034.7 | \$4,186.2 | \$6,747.5 | \$128,121.6 |
| 3.0 WASTEWATER SERVICES | \$268,175.0 | \$49,704.5 | \$0.0 | \$33,847.7 | \$184,622.8 |
| 4.0 STORMWATER | \$170,059.0 | \$101,200.7 | \$81.9 | \$140.4 | \$68,636.0 |
| TOTAL ENGINEERED SERVICES | \$983,991.7 | \$239,170.3 | \$29,464.1 | \$40,735.6 | \$674,621.7 |

Appendix I
Proposed Draft DC By-law
(Under Separate Cover)