



TOWN OF RICHMOND HILL

2019 AREA SPECIFIC DEVELOPMENT CHARGES BACKGROUND STUDY DRAFT

March 26, 2019

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I. INTRODUCTION

This Area Specific Development Charges Background Study for the Town of Richmond Hill is presented as part of a process that will lead to the approval of new Area Specific Development Charges By-laws for certain areas of the Town in compliance with the *Development Charges Act, 1997 (DCA)*, as amended.

The *DCA* and *Ontario Regulation 82/98 (O. Reg. 82/98)* require that a Development Charges Background Study be prepared in which development charges are determined with reference to:

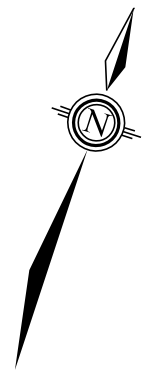
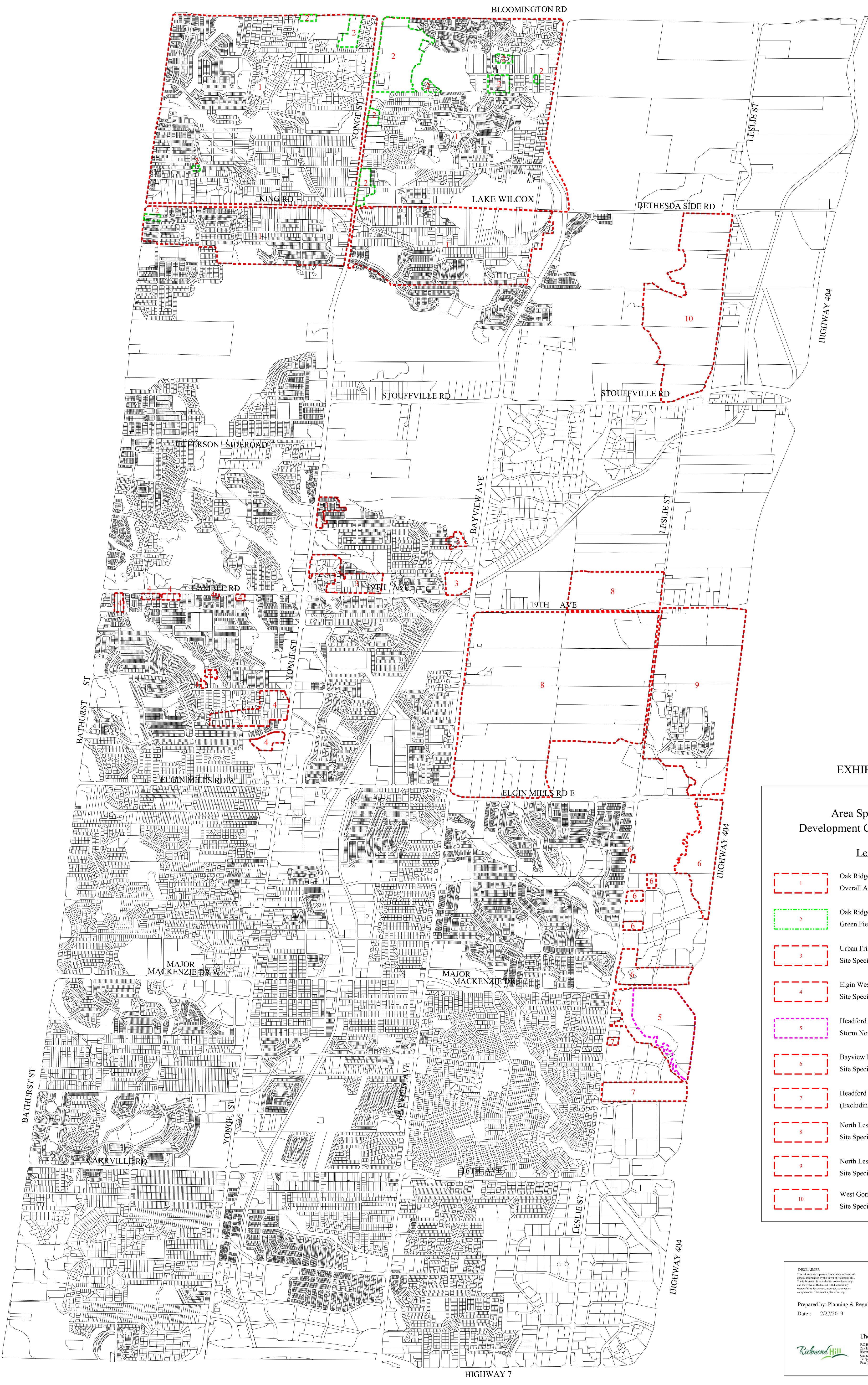
- A forecast of the amount, type and location of housing units, population and non-residential development anticipated in the Town; and
- A review of capital works in progress and anticipated future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred or to be incurred by the Town or its local boards to provide for the expected development, including the determination of the growth and non-growth-related components of the capital projects.

With the amendment of the *DCA* resulting from the Province's passage of *Bill 73* in December 2015 which amended the *Development Charges Act*, Ontario Regulation 428/15 was published to amend *Ontario Regulation 82/98*. The relevant changes have been incorporated into this review.

This study presents the results of the review which determines the growth-related net capital costs which are attributable to development that is forecasted to occur in the community. These growth-related net capital costs are then apportioned among various types of development (residential; non-residential) in a manner that reflects the increase in the need for each service attributable to each type of development. The study arrives, therefore, at proposed development charges for various types of development.

The Town presently has Area Specific Development Charges By-Laws for 10 development areas in the Town as follows: (Exhibit 1 - map)

Block #s	Development Area	By-law No.	By-law Being Updated
16	Elgin West	53-14	*
20	Bayview Northeast	30-16	
21	Headford		
	-Headford	32-16	
	-Headford Storm North of Rouge	54-14	*
10	Urban Fringe East	55-14	
1, 2, 7 & 8	Oak Ridges – Lake Wilcox		
7	-Overall	56-14	
1, 2, 8	-Greenfield	57-14	*
11, 14	North Leslie West	33-16	*
13	North Leslie East	34-16	*
6	West Gormley	35-16	*



Scale : N.T.S.

EXHIBIT 1

Area Specific Development Charge Areas

Legend

- 1 Oak Ridges - Lake Wilcox Overall Area (By-law 56-14)
- 2 Oak Ridges - Lake Wilcox Green Field Area (By-law 57-14)
- 3 Urban Fringe - East Site Specific Area (By-law 55-14)
- 4 Elgin West Site Specific Area (By-law 53-14)
- 5 Headford Storm North of Rouge (By-law 54-14)
- 6 Bayview North East Site Specific Area (By-law 30-16)
- 7 Headford Overall Area (By-law 32-16) (Excluding Storm)
- 8 North Leslie - West Site Specific Area (By-law 33-16)
- 9 North Leslie - East Site Specific Area (By-law 34-16)
- 10 West Gormley - Rouge Site Specific Area (By-law 35-16)

DISCLAIMER
The information provided is a public version of general information by the Town of Richmond Hill. The information is provided for reference only, and the Town of Richmond Hill disclaims any responsibility for errors, omissions, or inaccuracies. This is not a plan of record.

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I. INTRODUCTION – CONTINUED

The Town will not be enacting a new By-law for the following areas:

- Oak Ridges – Lake Wilcox Overall
- Urban Fringe East

The six Area Specific Development Charges By-laws are being updated either to meet the 5 year legislated time frame or as a result of amendments since the previous update in 2016.

The two Area Specific Development Charges By-laws for the Town's employment corridor (i.e. Headford, Bayview Northeast) were updated in 2016 and are not required to be updated as part of this study.

This report presents the results of a staff review which examined:

- The development potential and growth forecast for the affected development area;
- Revised engineering servicing plans for the area;
- Revised cost estimates for the required growth-related services; and
- Appropriate boundaries for the purposes of the Area Specific Development Charges calculations.

The DCA, as amended provides for a period of public review and comment regarding the proposed development charges. Furthermore, changes to the *DCA* through *Bill 73* require that a Development Charges Background Study be made available to the public 60 days prior to the passing of the DC By-law. Following completion of this process in accordance with the *DCA* and Council's review of this study and the comments it receives regarding this study or other information brought to its attention about the proposed charges, it is intended that Council will pass new development charges for the Town.

The new legislation now requires that an Asset Management Plan related to the new infrastructure be included in the Background Study to demonstrate that all of the new infrastructure funded by development is financially sustainable over their full life cycle. Refer to Appendix H - Asset Management Plan in the "Town of Richmond Hill 2019 Development Charges Update Background Study" for a list of all works identified in the Town-wide and Area Specific Development Charges By-laws.

The *DCA* has been refined by *Bill 73* to require that development charges are collected at the time of the first building permit. For many developments, this will not impact the Town's present process.

The results of the review are presented in the following sections of this report. As noted above, the present study reflects the requirements of the *Development Charges Act, R.S.O. 1997* (*DCA*).

The *DCA* allows for the payment of all services set out in paragraph 1,2,3,4 or 5 of subsection 5(5) for development that requires approval of a plan of subdivision under section 51 of the

Planning Act R.S.O 1990, or a consent under section 53 of the *Planning Act* for which a subdivision agreement or consent agreement is entered into, be payable “immediately upon the parties entering into the agreement”.

Under the present statutes, once Council passes a new Development Charges By-law, the By-law comes into force on the day it is passed on or the day specified in the By-law whichever is later.

II. AREA SPECIFIC DEVELOPMENT CHARGES SERVICES AND AREAS

The Town provides a wide range of services to the community and has an extensive inventory of facilities, land, works, vehicles and equipment. The *DCA* provides municipalities with the flexibility to define the services that will be included in their Development Charges By-laws, provided that the other provisions of the Act and Regulations are met.

Municipalities may also designate the areas which the development charges shall be imposed (*DCA*, s.2 (7)). The development charges may apply to all lands in the municipality or to other designated development areas as specified in the By-laws.

The Town's present policy includes both Town-Wide Development Charges that apply to all lands in the municipality and Area Specific Development Charges which apply to specific development areas in the Town. This report deals only with the Area Specific Development Charges for various areas of the Town. The Town-Wide charges are being reviewed by a separate study.

The services included in the proposed new Area Specific Development Charges include:

1. Collector Roads (including new road construction, road improvements, land, intersection improvements, street lighting, and signals);
2. Watermains and Appurtenances;
3. Sanitary Sewers and Appurtenances;
4. Storm Sewers and Appurtenances (including storm water management ponds and land, but excluding stream enclosures);
5. Boundary Road Surface Works (including sidewalks, landscaping and street lighting); and
6. Studies (including Master Environmental Servicing Plans, Environmental Management Studies, Secondary Plan Studies and Consulting Studies).

It is noted that other study costs including Environmental Impact Studies and Functional Servicing Plans will be required as part of the subdivision requirements.

The service categories noted above are the same service categories that are included in the Town's present Area Specific Development Charges By-laws. Continuation of this approach reflects the fact that the requirement for, and benefit from, such works as collector roads, watermains, sanitary sewers, etc. are quite localized. Thus, there is a closer alignment of benefits and costs using this approach than would be the case if Town-Wide averages were used.

II. AREA SPECIFIC DEVELOPMENT CHARGES SERVICES AND AREAS - CONTINUED

Area Specific Development Charges for the above services are calculated for the following development areas (see Exhibit 2 for a schematic representation):

<u>Number on Map</u>	<u>Development Area</u>
1	Elgin West
2	Oak Ridges – Lake Wilcox - Greenfield
3	Headford – Storm North of Rouge
4	North Leslie West
5	North Leslie East
6	West Gormley

The newly proposed By-laws reflect a complete review of the growth-related infrastructure requirements of the areas taking into account the anticipated new development, service area boundary and servicing plans that have been prepared.

III. METHODOLOGY

The calculation of Area Specific Development Charges included in this update follows closely the methodology employed in determining the Town's present policy. The method entails:

- Preparing a growth forecast for the ultimate development potential of the development area, including both "greenfield" and "infill" development;
- Preparing servicing plans for the area;
- Preparing cost estimates for the required services and determining the net growth-related costs to be included in the development charges;
- Defining appropriate boundaries for the development charges calculation;
- Applying any unallocated reserve fund balances from the present development charges that can be used to reduce the new charges;
- Apportioning the growth-related net capital costs to the residential and non-residential lands; and
- Dividing the net growth-related capital cost for the development area by the net developable acreage of the area for hard services.

A. GROWTH IS FORECAST TO ULTIMATE DEVELOPMENT

Table 1 shows the estimated ultimate net developable land area for each of the development areas. As shown in Table 1, a total of 265.579 net hectares of land are estimated for development based on approved and submitted draft development plans and an estimate of likely "infill" development and redevelopment of existing commercial areas.

This forecast is used to establish servicing requirements.

B. DEVELOPMENT AREAS AND SUB-AREAS ARE IDENTIFIED

As noted, 6 major development areas are being updated at this time. These areas reflect relatively homogeneous areas in terms of the engineering services that the Town is responsible for providing. For the most part, each area can be serviced reasonably independently of the others. In the limited number of cases where projects are shared between development areas, the benefiting areas are identified and the costs for items such as watermains and sanitary sewers are apportioned on the basis of each area's share of the total "net developable area". Sharing of surface boundary road costs (street lighting, sidewalks and landscaping) is generally on a 50-50 basis; with each development area allocated the cost for its side of the boundary road works.

TABLE 1

TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY

DEVELOPMENT SUMMARY

Development Area	Block No.	Gross Development Area			Net Development Area		
		Development Plans (ha.)	Infill (ha.)	Total (ha.)	Development Plans (ha.)	Infill (ha.)	Total (ha.)
Elgin West	16	15.260	2.046	17.306	8.809	0.512	9.320
Headford - Storm North of Rouge	21	39.119	n/a	39.119	27.913	n/a	27.913
Oak Ridges - Lake Wilcox - Greenfield	1, 2, 7 & 8 1, 2 & 8	38.121	n/a	38.121	22.556	n/a	22.556
North Leslie West	11, 14	324.862	n/a	324.862	128.384	n/a	128.384
North Leslie East	13	76.113	n/a	76.113	31.187	n/a	31.187
West Gormley	6	90.726	n/a	90.726	46.219	n/a	46.219
TOTAL		584.201	2.046	586.247	265.068	0.512	265.579

Source: Town of Richmond Hill Planning and Regulatory Services Department

III. METHODOLOGY - CONTINUED

C. REQUIRED SERVICES AND COSTS ARE IDENTIFIED FOR EACH DEVELOPMENT AREA

For each of the development areas, cost estimates for all engineering services have been provided by the Town's Development Engineering Division based on estimates prepared by Town staff and consulting engineers. These estimates reflect inflation adjusted costs to 2019 dollars (See Appendix A for detailed engineering cost estimates). Estimates also include provision for engineering and contingencies. The estimates draw from Master Servicing Plans and/or other studies as well as computations based on engineering standards and the knowledge of the consultants and Town staff. The standards used are consistent with current Town practices.

For each project included in the servicing plan, the so-called "base cost" of the work is identified and isolated from the total cost. The base cost reflects the cost of the works as if they were only to provide for a specific, smaller development. The base costs are established on different basis for each of the service components. For example, the base cost of collector roads is the cost of providing an urban standard roadway having a right-of-way of 20 metres and pavement width of 8.5 metres. For watermains, the base cost represents the cost of a 200 mm main at 1.8 metres depth. For sanitary sewers the base cost is that for a 250 mm pipe at 3.0 metres depth. The base cost for storm sewers is assumed to be the cost of a 675 mm pipe installed at 3.0 metres depth. Stream enclosures are not considered as trunk sewers and, therefore, are treated as 100% base costs. Appendix C provides detailed assumptions of the base costs in the Local Service Policy.

The costs of collector roads, watermains and appurtenances, and sanitary sewers and appurtenances were estimated using a database of relevant unit costs experienced in the Town and other local areas.

The difference between the base cost and the total cost of the required works (sized to provide for a larger service area) is called the "over-sizing" cost. The term "over-sizing" denotes the portion of each project which is larger than would be required to provide for strictly local servicing. The development charges calculation is determined from the over-sizing component of all projects required to serve a particular development area (net of the Town's share of costs in respect of benefits accruing to existing development). As in the present policy, the base costs will remain the responsibility of each developer and are considered as "internal" subdivision costs.

The costs of storm sewers and appurtenances, including storm water management ponds, and boundary road surface works (sidewalks, landscaping and street lighting) were estimated or were provided by individual consultants doing individual design.

It is noted that boundary roads are concession roads. Construction costs on these roads are not included in the development charges calculation since these roads are the responsibility of the Region. However, the Town has responsibility within the road allowance for sidewalks, street lighting and landscaping. Since these projects are **outside** of subdivisions, under the terms of the *DCA*, they must be provided for in development charges if they are to be secured.

III. METHODOLOGY - CONTINUED

C. REQUIRED SERVICES AND COSTS ARE IDENTIFIED FOR EACH DEVELOPMENT AREA (continued)

Land costs are also included for road construction/widening and for storm water management ponds. The land costs for the development areas were provided by the Town based on valuation estimates provided by third party appraisers accredited in accordance with the Canadian Uniform Standards of Professional Appraisal practice. It is noted that land areas shown in the estimates for storm water management ponds are tablelands only. In cases where the ponds lie wholly or partially in hazard lands, no land cost is assigned for the hazard land portion.

Provision is also made in the cost estimates for a variety of growth-related consulting studies for a number of the development areas primarily for Environmental Assessments Studies related to required capital projects in those areas.

Finally, it is noted that none of the works included in the Area Specific Development Charges calculations are eligible for provincial subsidies.

D. APPLICATION OF UNALLOCATED RESERVE BALANCES

The total growth-related net capital costs for each development area are reduced through the application of any unallocated reserve balances from the existing Area Specific Development Charges for these areas. This is as prescribed in the *DCA* and ensures that all available funding sources for growth-related works are applied before the calculation of the new development charges.

The available unallocated balances are shown in Appendix B.

E. DEVELOPMENT CHARGES EXPRESSED BY NET DEVELOPABLE HECTARE

The development charges are calculated by dividing the total growth-related net capital costs allocated to each development area by the net developable area (Net developable area was provided by the Development Engineering and Planning Divisions). Net developable area is as defined in the Town's present Area Specific Development Charges By-laws. It includes the area of land in the development area net of all lands conveyed or to be conveyed to the Town pursuant to the *Planning Act* and all lands to be conveyed to local boards, the Region of York, the Boards of Education, or the Ministry of Transportation for the construction of provincial highways. The use of net developable land area is a more equitable manner to compute the charges since those landowners with large portions of un-developable land are not penalized.

IV. SUMMARY OF SERVICING COSTS BY DEVELOPMENT AREA

Table 2 summarizes all growth-related net capital costs in the development areas for which charges are recommended. In total, \$19.28 million in net capital costs is required to provide identified over-sized and other growth-related services to these areas. Construction costs for all services total \$13.69 million (71%), land costs for roads total \$4.55 million (23.6%), and credit carry forwards of \$1.04 million (5.4%).

Of the \$13.69 million identified for construction, \$2.57 million (13.3%) is estimated for storm water management. Road over-sizing and related works, including boundary road surface works (street lighting, sidewalks and landscaping), total another \$8.35 million (43.3%). About \$2.57 million (13.3%) is required for water and sanitary sewer over-sizing.

Land costs are a significant item in the Area Specific Development Charges calculations at about \$4.55 million in total. Land purchases are required for those road widening with over 20 metre rights-of-way and for storm water management ponds. As mentioned previously, only tableland is included in this estimate. Those portions of storm water management ponds situated in hazard lands / valley lands are assumed to be received by the Town at no cost.

It is noted that the inclusion of land costs at fair market is a mechanism by which the provision of land required for services such as road widening and storm water management ponds can be equitably shared between the developers in a development area. For the owners of land on which services are required, there will be no additional out-of-pocket costs. Rather, they will be compensated (by credits and/or cash) for the land that is conveyed. For those owners without such lands, additional costs will be incurred through the payment of the development charge. They will be shared equitably, however, with all other development lands in the community.

The following sections provide further review of the growth-related capital costs by development area:

TABLE 2
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY
SUMMARY OF GROWTH-RELATED NET COSTS BY AREA

Development Area	Block No.	Total Costs (\$000)	Consulting Studies Costs (\$000)	Land Costs (\$000)	Collector Road Costs (\$000)	Watermain Costs (\$000)	Sanitary Sewer Costs (\$000)	Storm Drainage Costs (\$000)	Boundary Road Costs (\$000)	Credit Carryforwards Costs (\$000)
					(Note 1)	(Note 1)	(Note 1)	(Note 1)		(Note 1)
Elgin West	16	2,312,122	-	258,462	-	122,668	-	239,742	656,013	1,035,237
Headford - Storm North of Rouge	21	1,205,326	-	-	-	-	-	1,205,326	-	-
Oak Ridges - Lake Wilcox - Greenfield	1, 2, 7 & 8 1, 2 & 8	7,207,980	-	4,292,039	-	1,294,565	288,906	1,332,470	-	-
North Leslie West	11, 14	4,560,213	-	-	-	-	865,441	-	3,694,771	-
North Leslie East	13	1,480,160	-	-	-	-	-	-	1,480,160	-
West Gormley	6	2,515,255	-	-	-	-	-	-	2,515,255	-
TOTAL		19,281,056	-	4,550,501	-	1,417,233	1,154,347	2,777,538	8,346,200	1,035,237

Note 1: Construction costs include engineering costs (7.5%) and contingencies (7.5%)

A. ELGIN WEST DEVELOPMENT AREA

Table 3 summarizes all servicing costs for the Elgin West Development area (see Appendix A, Table 1, and the map at the back of the section for details). Total costs are estimated at \$2.52 million, \$0.08 million of which are base costs which will be the responsibility of individual developers through their subdivision agreements. There is \$2.31 million included in the development charges calculation.

The component of land costs for collector roads totals \$0.26 million, of which \$0.26 million is included in the development charges calculation. The cost of land in this area is estimated at approximately \$1,267,829 per acre (\$3,132,875 per hectare).

The capital cost for trunk storm sewers and appurtenances is estimated at \$0.32 million. Of this amount, \$0.24 million is included in the development charges calculation, while the remaining \$0.08 million represents base costs to be provided through subdivision agreements.

Watermains and appurtenances required for Elgin West total about \$0.25 million for over-sizing to 300 mm on Yonge St, since it will be shared with 19th Avenue, \$0.12 million is included in the development charges calculation.

Surface works along boundary roads are estimated at \$0.66 million for this area. This amount will provide for streetlights, sidewalks and landscaping and is included in the development charges calculation.

Finally, credit carry forwards of \$1.04 million are included for required services emplaced by developers for which development charges revenue is to come in.

B. HEADFORD DEVELOPMENT AREA - STORM NORTH OF ROUGE

Table 4 summarizes all servicing costs for the Headford - Storm North of Rouge development area (see Appendix A, Table 2, and the map at the back of the section for details). These estimates are based on storm water servicing plans for the area. Total capital costs are estimated at \$1.65 million, \$0.44 million of which are base costs which will be the responsibility of individual developers through their subdivision agreements. The remaining \$1.21 million is included in the development charges calculation.

The only component of costs is for storm sewers and appurtenances which are comprised of trunk storm sewers.

C. OAK RIDGES - LAKE WILCOX - GREENFIELD

Table 5 summarizes all servicing costs for the Oak Ridges - Lake Wilcox- Greenfield development area (see Appendix A, Table 3, and the maps at the back of the section for details). The service categories included for this development area are watermains and appurtenances, sanitary sewer and appurtenances, and storm sewers and appurtenances. These estimates are based on servicing plans for the area. Total capital costs are estimated at \$7.62 million, of which almost \$0.41 million is base costs and will be the responsibility of individual developers through their subdivision agreements. The remaining \$7.21 million is included in the development charges calculation.

IV. SUMMARY OF SERVICING COSTS BY DEVELOPMENT AREA - CONTINUED

C. OAK RIDGES - LAKE WILCOX – GREENFIELD - CONTINUED

The largest component of costs is for storm sewers and appurtenances which total \$5.86 million, of which \$5.62 million is included in the development charges calculation. In addition to trunk storm sewers, 2 storm water management ponds are required. Land acquisition costs are included at \$4.29 million for 1.37 ha of tableland. The costs of land in this area are estimated at \$1,267,829 per acre (\$3,132,875 per hectare).

Sanitary sewer costs are estimated at \$0.29 million in the Oak Ridges - Lake Wilcox - Greenfield development area which is fully included in the development charges calculation.

The capital costs of watermains and appurtenances total about \$1.47 million. The base costs are estimated at about \$0.18 million which will be the responsibility of individual developers through their subdivision agreements. The remaining \$1.29 million is included in the development charges calculation.

D. NORTH LESLIE WEST

The servicing costs estimated at this time for the North Leslie West development area is summarized in Table 6 (see Appendix A, Tables 4, and the map at the back of the section for details).

Total costs are estimated at \$4.56 million.

Sanitary sewers and appurtenances are estimated at \$0.87 million. This is the Town recovery amount for the Bayview Northwest credits provided in relations to the oversizing cost of the larger and deeper sewer required to service the North Leslie West area, in accordance with the North Leslie West (DC1999) Area Specific Development Charges Study.

Surface works along boundary roads total about \$3.69 million. This represents the costs of street lighting, sidewalks and landscaping along Leslie Street, 19th Avenue and Bayview Avenue.

E. NORTH LESLIE EAST

Table 7 summarizes all servicing costs for the North Leslie East development area (see Appendix A, Table 5, and the maps at the back of the section for details). These estimates are based on servicing plans for the area. Total capital costs are estimated at \$1.48 million, which will be included in the development charges calculation.

The services included for this development area are boundary road works. The \$1.48 million represents the costs of street lighting, sidewalks and landscaping along Elgin Mills Road, 19th Avenue and Leslie Street.

IV. SUMMARY OF SERVICING COSTS BY DEVELOPMENT AREA - CONTINUED

F. WEST GORMLEY

Table 8 summarizes all servicing costs for the West Gormley development area (see Appendix A, Table 6, and the maps at the back of the section for details). These estimates are based on servicing plans for the area. Total capital costs are estimated at \$2.52 million, which will be included in the development charges calculation.

The services included for this development area are boundary road works. The \$2.52 million represents the costs of street lighting, sidewalks and landscaping along Bethesda Sideroad, Leslie Street and Stouffville Road.

TABLE 3
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY
SUMMARY OF COSTS - ELGIN WEST

Service Category	Total Costs	Base Construction Costs	Oversizing/ Growth Costs
Collector Roads	258,462	-	258,462
Water Mains and Appurtenances	245,336	-	122,668
Sanitary Sewers and Appurtenances	-	-	-
Storm Sewers and Appurtenances	322,793	83,051	239,742
Boundary Roads	656,013	-	656,013
ValleyLand Improvements	-	-	-
Consulting Studies	-	-	-
Credit Carryforwards	1,035,237	-	1,035,237
TOTAL	2,517,841	83,051	2,312,122

* Costs include provision for land, engineering, design, and contingencies where appropriate.

TABLE 4

TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY

SUMMARY OF COSTS - HEADFORD - STORM NORTH OF ROUGE

Service Category	Total Costs	Base Construction Costs	Oversizing/ Growth Costs
Collector Roads	-	-	-
Water Mains and Appurtenances	-	-	-
Sanitary Sewers and Appurtenances	-	-	-
Storm Sewers and Appurtenances	1,649,936	444,610	1,205,326
Boundary Roads	-	-	-
Valley Land Improvements	-	-	-
Consulting Studies	-	-	-
Credit Carryforwards	-	-	-
TOTAL	1,649,936	444,610	1,205,326

* Costs include provision for land, engineering, design, and contingencies where appropriate.

TABLE 5
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY
SUMMARY OF COSTS - OAK RIDGES - GREENFIELD

Service Category	Total Costs	Base Construction Costs	Oversizing/ Growth Costs
Collector Roads	-	-	-
Water Mains and Appurtenances	1,472,096	177,530	1,294,565
Sanitary Sewers and Appurtenances	288,906	-	288,906
Storm Sewers and Appurtenances	5,856,179	231,670	5,624,509
Boundary Roads	-	-	-
Valley Land Improvements	-	-	-
Consulting Studies	-	-	-
Credit Carryforwards	-	-	-
TOTAL	7,617,180	409,201	7,207,980

* Costs include provision for land, engineering, design, and contingencies where appropriate.

TABLE 6

**TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS**

SUMMARY OF COSTS - NORTH LESLIE WEST DEVELOPMENT AREA

Service Category	Total Costs	Base Construction Costs	Oversizing/ Growth Costs
Collector Roads	-	-	-
Water Mains and Appurtenances	-	-	-
Sanitary Sewers and Appurtenances	865,441	-	865,441
Storm Sewers and Appurtenances	-	-	-
Boundary Roads	3,694,771	-	3,694,771
Valley Land Improvements	-	-	-
Consulting Studies	-	-	-
Credit Carryforwards	-	-	-
TOTAL	4,560,213	-	4,560,213

* Costs include provision for land, engineering, design, and contingencies where appropriate.

TABLE 7

**TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS**

SUMMARY OF COSTS - NORTH LESLIE EAST DEVELOPMENT AREA

Service Category	Total Costs	Base Construction Costs	Oversizing/ Growth Costs
Collector Roads	-	-	-
Water Mains and Appurtenances	-	-	-
Sanitary Sewers and Appurtenances	-	-	-
Storm Sewers and Appurtenances	-	-	-
Boundary Roads	1,480,160	-	1,480,160
Valley Land Improvements	-	-	-
Consulting Studies	-	-	-
Credit Carryforwards	-	-	-
TOTAL	1,480,160	-	1,480,160

* Costs include provision for land, engineering, design, and contingencies where appropriate.

TABLE 8
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS
SUMMARY OF COSTS - WEST GORMLEY DEVELOPMENT AREA

Service Category	Total Costs	Base Construction Costs	Oversizing/ Growth Costs
Collector Roads	-	-	-
Water Mains and Appurtenances	-	-	-
Sanitary Sewers and Appurtenances	-	-	-
Storm Sewers and Appurtenances	-	-	-
Boundary Roads	2,515,255	-	2,515,255
Valley Land Improvements	-	-	-
Consulting Studies	-	-	-
Credit Carryforwards	-	-	-
TOTAL	2,515,255	-	2,515,255

* Costs include provision for land, engineering, design, and contingencies where appropriate.

V. VARIATION IS EVIDENT IN THE AREA SPECIFIC DEVELOPMENT CHARGES

Prior to calculating the Area Specific Development Charges, the growth-related capital costs for each development area as presented above in Section IV are adjusted in those areas that have unallocated reserve balances from the existing development charges. This is as prescribed in the DCA and ensures that all available funding sources for growth-related works are applied before the calculation of the new development charges. The available unallocated balances are shown in Appendix B.

The development charges are calculated for hard services by dividing the adjusted growth-related net capital costs allocated to each development area by the areas' net developable area (net developable area was provided by the Development, Engineering, and Planning Division).

Table 9 summarizes the resulting Area Specific Development Charges. For those development areas in which total updates have been undertaken, Blocks 16, 21, and 1, 2, and 8, 11, 14, 13, and 6. The proposed charges range from a high of \$214,100 per hectare in Oak Ridge Greenfield to a low of \$16,700 per hectare in the North Leslie East area. The variation in the charges applicable to the development areas highlights the differences in servicing costs among areas and the benefit of the Area Specific approach as opposed to a more general town-wide average approach for these services.

For those areas in which sub-areas have been identified, Table 9 shows the overall charge that applies to all lands and separate development charges applicable to each sub-area. As noted previously, this refinement more closely aligns the costs required for works with their appropriate service area as is the case in the Town's current By-laws.

In these areas the development charges will be "layered" with all development in the communities paying an overall charge for all services **plus** the appropriate layered charge.

It is recommended that the charges in Table 9 form the basis for revised Area Specific Development Charges By-Laws.

TABLE 9

TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY

SUMMARY OF DEVELOPMENT CHARGES BY DEVELOPMENT AREA

Development Area	Block No.	Total Growth-Related Costs (\$'000)	Unallocated Reserve Balances (\$'000)	Adjusted Growth-Related Costs (\$'000)	Net Developable Hectares	Development Charge per Net Ha. (\$)
Elgin West	16	2,312.1	836.5	1,475.6	9.320	158,300
Headford - Storm North of Rouge	21	1,205.3	0.0	1,205.3	27.913	43,200
Oak Ridges - Lake Wilcox - Greenfield	1, 2 & 8	7,208.0	2,379.5	4,828.5	22.556	214,100
North Leslie West	11, 14	4,560.2	0.0	4,560.2	128.384	35,500
North Leslie East	13	1,480.2	959.7	520.4	31.187	16,700
West Gormley	6	2,515.3	481.1	2,034.1	46.219	44,000

VI. RECOMMENDATIONS

1. That the Town of Richmond Hill establish new Area Specific Development Charges as follows:

<u>Block #</u>	<u>Development Area</u>	<u>Charge</u>
16	Elgin West	\$158,300 per net hectare
21	Headford – Storm North of Rouge	\$43,200 per net hectare
1, 2, 8	Oak Ridges – Lake Wilcox - Greenfield	\$214,100 per net hectare
11, 14	North Leslie West	\$38,900 per net hectare
13	North Leslie East	\$16,700 per net hectare
6	West Gromley	\$44,000 per net hectare

and that 6 separate Town of Richmond Hill Area Specific Development Charges By-Laws be enacted, one to govern each of the areas and sub-areas as set out above.

2. That the Area Specific Development Charges By-laws come into effect on the day of their passage.
3. That the Area Specific Development Charges By-laws have a five year term, subject to Council's right to amend the By-laws during their tenure as necessary.
4. That the Area Specific Development Charges for hard service be assessed on the basis of net developable hectares for all development, both residential and non-residential.
5. That the Town has incorporated the following changes into the new Area Specific Development Charges By-laws:

Redevelopment Credits:

As a result of the redevelopment of land, a building or structure existing on the same land within 4 years prior to the date of payment of D.C.s in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- a) With respect to a residential building or structure, or the residential portion of a mixed-use building or structure that is not a heritage building and that has been demolished, by multiplying the number and type of dwelling units demolished by the development charge for the relevant demolished units in effect on the date when the development charge is payable; and
- b) With respect to a non-residential building or structure or the non-residential portion of a mixed-use building or structure that has been demolished, by multiplying the gross floor area of the non-residential building or structure or non-residential portion of a mixed-use building or structure so demolished by the development charge in effect on the date when the development charge is payable in accordance with the by-law, provided that, if the Town's records contain the demolition permit. The gross floor area shown on such

demolition permit shall be used for the purpose of this calculation, and if such records do not exist, any other available record indicating the gross floor area shall be used;

provided that such amounts shall not exceed, in total, the amount of the D.C.s otherwise payable with respect to the redevelopment.

Any building or structure deemed derelict, or the equivalent of derelict shall be eligible for development charge credits if a building permit is issued for a building or structure on the lands previously occupied by the deemed derelict residential building or structure within 120 months or less of the issuance of demolition permit for the deemed derelict building or structure. The total amount of which shall be based on the time that has passed between the date of issuance of the demolition permit, and the date of issuance of the building permit.

Exemptions:

Added wording and updating By-laws to provide exemptions for the following:

- 1) Institutional building or a building used primarily as an office or offices – enlargement of 50% or less, the amount of the development charges is zero. The cumulative gross floor area of any previous enlargements will be added to the calculation of the gross floor area in order to provide one time exemption of up to 50% of the original gross floor area.
- 2) Buildings or structures to be used as a place of worship will be exempted from the payment of development charges to a maximum of 5,000 square feet or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.
- 3) The following buildings or structures are designated as being exempt from the payment of development charges:
 - a) Accessory building; and
 - b) Heritage building

APPENDIX A - DETAILS OF COSTS BY AREA

TAB

- 1 Elgin West Development Area
- 2 Oak Ridges – Lake Wilcox – Greenfield Development Area
- 3 Headford – Storm North of Rouge Development Area
- 4 North Leslie West Development Area
- 5 North Leslie East Development Area
- 6 West Gormley Development Area

APPENDIX A
TABLE 1
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

ELGIN WEST (DC 2019) - SITE SPECIFIC AREA

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOT CO (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION % (9)	COST (10)	NOTES (11)
A: COLLECTOR ROADS										
NEW CONSTRUCTION										
Nii	M			-		-	-		-	
SUB-TOTAL - NEW CONSTRUCTION - COLLECTOR ROADS						-	-		-	
COLLECTOR ROAD INTERSECTIONS										
		-	-	-	-	-	-		-	
SUB-TOTAL - COLLECTOR ROAD INTERSECTIONS						-	-		-	
WIDENINGS AND IMPROVEMENTS OF EXISTING ROADS										
Nii										
SUB-TOTAL - WIDENINGS AND IMPROVEMENTS OF EXISTING ROADS						-	-		-	
SUB-TOTAL - COLLECTOR ROADS						-	-		-	
CONTINGENCIES	7.50%			-		-	-		-	
ENGINEERING	7.50%			-		-	-		-	
TOTAL - CONSTRUCTION						-	-		-	
LAND REQUIREMENTS										
03-11A	65mx1.5m	Widening	HA	0.01	3,132,875.00	30,546	-	30,546	100%	30,546
04-09	65m x1.5m	Widening	HA	0.01	3,132,875.00	30,546	-	30,546	100%	30,546
17-18	210m x 3m	Widening	HA	0.06	3,132,875.00	197,371	-	197,371	100%	197,371
TOTAL - LAND REQUIREMENTS						462		258,462		258,462
TOTAL - COLLECTOR ROADS						462		258,462		258,462

APPENDIX A
TABLE 1
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

ELGIN WEST (DC 2019) - SITE SPECIFIC AREA

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION % (9)	COST (10)	NOTES (11)
<u>B: WATERMAINS & APPURTENANCES</u>										
CONSTRUCTION										
06-07 300 mm Yonge	M	250.00	853.34	213,335	-	-	213,335	50%	106,668	Shared with 19th Ave
SUB-TOTAL - WATERMAINS & APPURTENANCES				213,335		-	213,335		106,668	
CONTINGENCIES 7.50%				16,000		-	16,000		8,000	
ENGINEERING 7.50%				16,000		-	16,000		8,000	
TOTAL - CONSTRUCTION				245,335		-	245,336		122,668	
LAND REQUIREMENTS										
Nil	HA	-	-	-	-	-	-	100%	-	
TOTAL - LAND REQUIREMENTS						-	-		-	
TOTAL - WATERMAINS & APPURTENANCES				245,335		-	245,336		122,668	
<u>C: SANITARY SEWERS & APPURTENANCES</u>										
CONSTRUCTION										
Nil	M	-	-	-	-	-	-	100%	-	
SUB-TOTAL - SANITARY SEWERS & APPURTENANCES				-		-	-		-	
CONTINGENCIES 7.50%				-		-	-		-	
ENGINEERING 7.50%				-		-	-		-	
TOTAL - CONSTRUCTION						-	-		-	
LAND REQUIREMENTS										
Nil	HA	-	-	-	-	-	-	100%	-	
TOTAL - LAND REQUIREMENTS						-	-		-	
TOTAL - SANITARY SEWERS & APPURTENANCES						-	-		-	

APPENDIX A
TABLE 1
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

ELGIN WEST (DC 2019) - SITE SPECIFIC AREA

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION % (9)	COST (10)	NOTES (11)
<u>D: STORM SEWERS & APPURTENANCES</u>										
CONSTRUCTION										
Trunk Storm Sewers	HA	9.32	30,116.91	280,690	7,748.77	72,219	208,471	100%	208,471	
SUB-TOTAL - STORM SEWERS & APPURTENANCES				280,690		72,219	208,471		208,471	
CONTINGENCIES				21,052		5,416	15,635		15,635	
ENGINEERING				21,052		5,416	15,635		15,635	
TOTAL - CONSTRUCTION				322,		83,051	239,742		239,742	
LAND REQUIREMENTS										
Nil										
TOTAL - LAND REQUIREMENTS				-		-	-	100%	-	
TOTAL - STORM SEWERS & APPURTENANCES				322,		83,051	239,742		239,742	
<u>E: BOUNDARY ROADS</u>										
CONSTRUCTION										
01-39 Sidewalks Bathurst St.	M	900.00	106.43	95,788	-	-	95,788	100%	95,788	
01-39 Landscaping Bathurst St.	M	900.00	129.17	116,254	-	-	116,254	100%	116,254	
01-39 Streetlighting Bathurst St.	M	900.00	210.83	189,743	-	-	189,743	100%	189,743	
40-33 Streetlighting Bathurst St.	M	800.00	210.83	168,661		-	168,661	100%	168,661	
SUB-TOTAL - BOUNDARY ROADS				570,		-	570,446		570,446	
CONTINGENCIES				42,783		-	42,783		42,783	
ENGINEERING				42,783		-	42,783		42,783	
TOTAL - BOUNDARY ROADS				656,		-	656,013		656,013	

APPENDIX A
TABLE 1
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

ELGIN WEST (DC 2019) - SITE SPECIFIC AREA

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION % (9)	COST (10)	NOTES (11)
F: VALLEY LAND IMPROVEMENTS										
CONSTRUCTION										
Nil	M	-	-	-	-	-	-	100%	-	
SUB-TOTAL - VALLEY LAND IMPROVEMENTS				-		-	-		-	
CONTINGENCIES	7.50%			-		-	-		-	
ENGINEERING	7.50%			-		-	-		-	
TOTAL - VALLEY LAND IMPROVEMENTS				-		-	-		-	
G: CONSULTING STUDIES										
STUDIES										
Consulting Studies	L.S.	-	-	-	-	-	-	100%	-	
TOTAL - CONSULTING STUDIES				-		-	-		-	
H: DC CREDIT CARRYFORWARDS										
DEVELOPERS										
19T-85095 Jaycrest Developments		1	192,243.39	192,243	-	-	192,243	100%	192,243	19T-85095
19T-07003 Heathwood Rothbury		1	842,993.67	842,994	-	-	842,994	100%	842,994	
TOTAL - DC CREDIT CARRYFORWARDS				1,035,237		-	1,035,237		1,035,237	

APPENDIX A
TABLE 1
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

ELGIN WEST (DC 2019) - SITE SPECIFIC AREA

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION % (9)	COST (10)	NOTES (11)
SUMMARY										
CONSTRUCTION										
ROAD WORKS				-		-	-		-	
WATERMANS & APPURTENANCES				213,335		-	213,335		106,668	
SANITARY SEWERS & APPURTENANCES				-		-	-		-	
STORM SEWERS & APPURTENANCES				280,690		72,219	208,471		208,471	
BOUNDARY ROAD WORKS				570,446		-	570,446		570,446	
VALLEY LAND IMPROVEMENTS				-		-	-		-	
SUB-TOTAL				1,064,		72,219	992,253		885,585	
CONTINGENCIES	7.50%			79,835		5,416	74,419		66,419	
ENGINEERING	7.50%			79,835		5,416	74,419		66,419	
TOTAL - CONSTRUCTION				1,224,		83,051	1,141,091		1,018,423	
LAND										
LAND FOR ROAD WORKS	HA	-		258,462		-	258,462.19		258,462	
LAND FOR WATERMAIN WORKS	HA	-		-		-	-		-	
LAND FOR SANITARY SEWER WORKS	HA	-		-		-	-		-	
LAND FOR STORM SEWER WORKS	HA	-		-		-	-		-	
TOTAL - LAND		-		25862		-	258,462		258,462	
CONSULTING STUDIES										
STUDIES		-		-		-	-		-	
TOTAL - CONSULTING STUDIES						-	-		-	
DC CREDIT CARRYFORWARDS										
CARRYFORWARDS				1,035,237		-	1,035,237		1,035,237	
TOTAL - DC CREDIT CARRYFORWARDS				1,035,		-	1,035,237		1,035,237	
OVERALL TOTALS				2,517,		83,051	2,434,790		2,312,122	

DEVELOPMENT CHARGES

Elgin West
Site Specific Area
All Services

Sheet 1 of 1
Block No.16

LEGEND

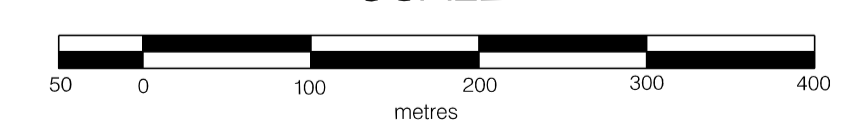
- Boundary of Lands Included in By-Law ---
- Water Course ~
- Existing Roads
- Proposed Roads
- Node number and location 15
- Service Route and Length in metres ● 250 m ●
- Boundry Rd/service Sidewalk-Lighting-Landscape BR/SW-LT-LS
- Road Reconstruction RR
- Collector Rd/ ROW width in metres CR/23
- Watermain/ size in mm WM/300
- Sanitary Sewer/ size in mm SA/300
- Storm Sewer/ size in mm ST/750
- Stormwater Facility S
- Grit / Oil Removal G
- Bridge or Culvert B
- Traffic Signals T
- Intersection Improvements I
- Intersection Works W

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Drawn by: HL
PLANNING & REGULATORY SERVICES DEPARTMENT
Chkd: JW

Municipal Services Node Location Plan

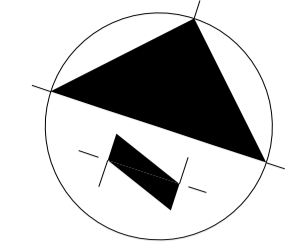
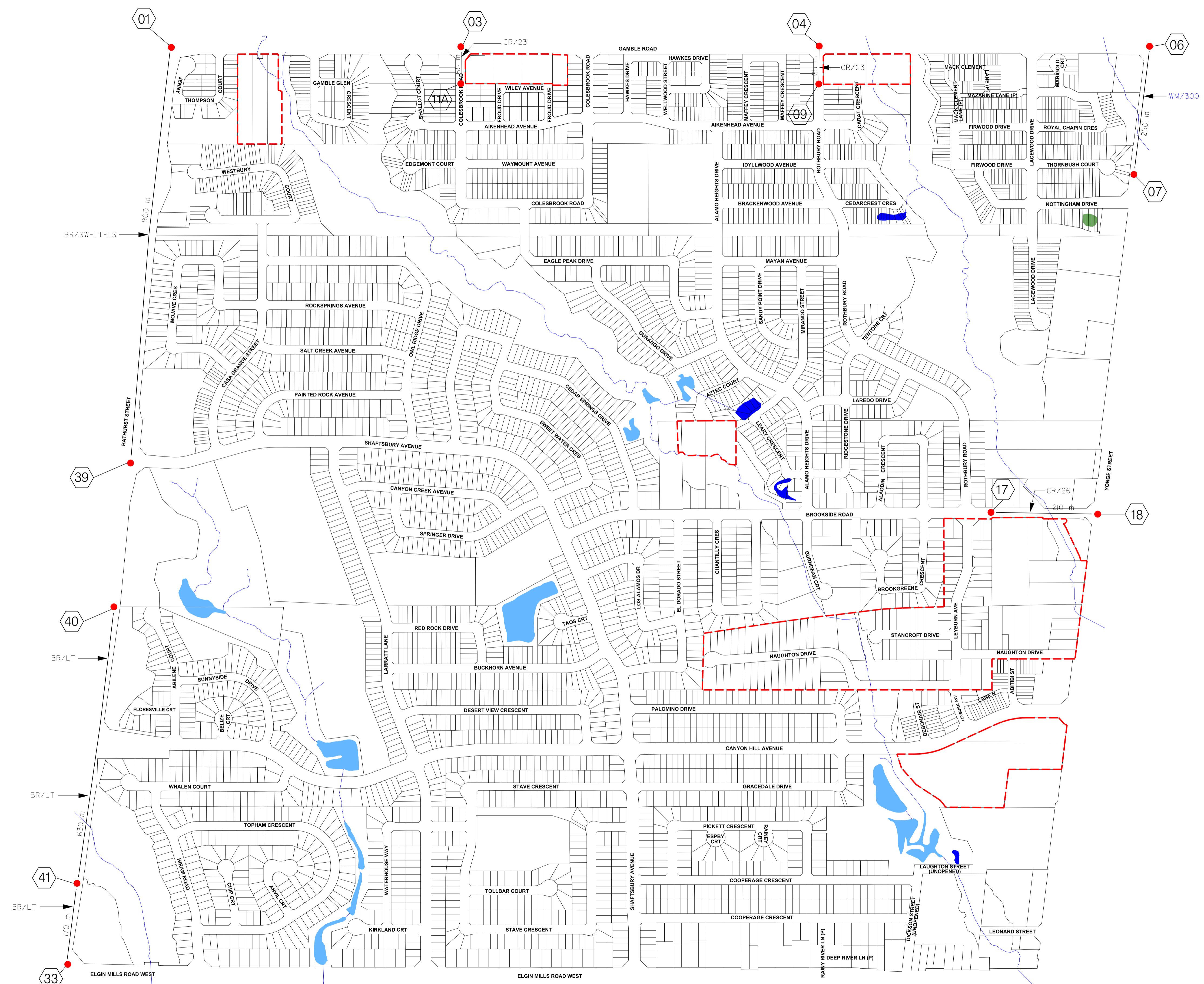
SCALE



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PLANNING & REGULATORY SERVICES DEPARTMENT
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APPENDIX A
TABLE 2
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

HEADFORD - STORM NORTH OF ROUGE (DC 2019)

ITEM	UNIT OF	ITEM	UNIT	TOTAL	UNIT	TOTAL	OVERSIZING	DEVELOPMENT		
DESCRIPTION	MEASURE	QUANTITY	PRICE	COST	BASE	BASE COST	COST	AREA	COST	NOTES
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
A: COLLECTOR ROADS										
NEW CONSTRUCTION										
Nil	M	-	-	-	-	-	-	100%	-	
SUB-TOTAL - NEW CONSTRUCTION - COLLECTOR ROADS										
COLLECTOR ROAD INTERSECTIONS										
Nil	L.S.	-	-	-	-	-	-	100%	-	
SUB-TOTAL - COLLECTOR ROAD INTERSECTIONS										
WIDENINGS AND IMPROVEMENTS OF EXISTING ROADS										
Nil	M	-	-	-	-	-	-	100%	-	
SUB-TOTAL - WIDENINGS AND IMPROVEMENTS OF EXISTING ROADS										
SUB - TOTAL COLLECTOR ROADS										
CONTINGENCIES	7.50%			-		-	-		-	
ENGINEERING	7.50%			-		-	-		-	
TOTAL - CONSTRUCTION										
LAND REQUIREMENTS										
Nil	HA	-	-	-	-	-	-	100%	-	
TOTAL - LAND REQUIREMENTS										
TOTAL - COLLECTOR ROADS										

APPENDIX A
TABLE 2
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

HEADFORD - STORM NORTH OF ROUGE (DC 2019)

ITEM	UNIT OF	ITEM	UNIT	TOTAL	UNIT	TOTAL	OVERSIZING	DEVELOPMENT		
DESCRIPTION	MEASURE	QUANTITY	PRICE	COST	BASE	BASE COST	COST	%	COST	NOTES
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
<u>B: WATERMAINS & APPURTENANCES</u>										
CONSTRUCTION										
Nil	M	-	-	-	-	-	-	100%	-	
SUB-TOTAL - WATERMAINS & APPURTENANCES						-	-		-	
CONTINGENCIES	7.50%			-		-	-		-	
ENGINEERING	7.50%			-		-	-		-	
TOTAL - CONSTRUCTION						-	-		-	
LAND REQUIREMENTS										
Nil	HA	-	-	-	-	-	-	100%	-	
TOTAL LAND REQUIREMENTS						-	-		-	
TOTAL - WATERMAINS & APPURTENANCES						-	-		-	
<u>C: SANITARY SEWERS & APPURTENANCES</u>										
CONSTRUCTION										
Nil	M	-	-	-	-	-	-	100%	-	
SUB-TOTAL - SANITARY SEWERS & APPURTENANCES						-	-		-	
CONTINGENCIES	7.50%			-		-	-		-	
ENGINEERING	7.50%			-		-	-		-	
TOTAL - CONSTRUCTION						-	-		-	
LAND REQUIREMENTS										
Nil	HA	-	-	-	-	-	-	100%	-	
TOTAL LAND REQUIREMENTS						-	-		-	
TOTAL - SANITARY SEWERS & APPURTENANCES						-	-		-	

APPENDIX A
TABLE 2
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

HEADFORD - STORM NORTH OF ROUGE (DC 2019)

ITEM	UNIT OF	ITEM	UNIT	TOTAL	UNIT	TOTAL	OVERSIZING	DEVELOPMENT		
DESCRIPTION	MEASURE	QUANTITY	PRICE	COST	BASE	BASE COST	COST	AREA	COST	NOTES
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
D: STORM SEWERS & APPURTENANCES										
CONSTRUCTION										
02-03	1200mm @ 4m	M	510.00	1,307.11	666,625	449.55	229,273	437,352	100%	437,352
03-05	1500mm @ 5m	M	270.00	2,194.58	592,536	449.55	121,380	471,156	100%	471,156
05-04	1500mm @ 5m	M	80.00	2,194.58	175,566	449.55	35,964	139,602	100%	139,602
SUB-TOTAL - STORM SEWERS & APPURTENANCES			860.00				386,617	1,048,110		1,048,110
CONTINGENCIES		7.50%			107,605		28,996	78,608		78,608
ENGINEERING		7.50%			107,605		28,996	78,608		78,608
TOTAL - CONSTRUCTION							444,610	1,205,326		1,205,326
LAND REQUIREMENTS										
Nil		HA	-	-	-	-	-	-	100%	-
TOTAL LAND REQUIREMENTS							-	-		-
TOTAL - STORM SEWERS & APPURTENANCES							444,610	1,205,326		1,205,326
E: BOUNDARY ROADS										
CONSTRUCTION										
Nil		M	-	-	-	-	-	-	100%	-
SUB-TOTAL - BOUNDARY ROADS							-	-		-
CONTINGENCIES		7.50%			-		-	-		-
ENGINEERING		7.50%			-		-	-		-
TOTAL - BOUNDARY ROADS							-	-		-

APPENDIX A
TABLE 2
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

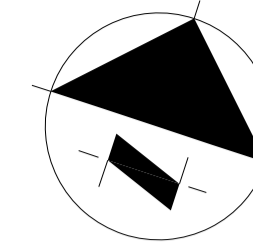
HEADFORD - STORM NORTH OF ROUGE (DC 2019)

ITEM	UNIT OF	ITEM	UNIT	TOTAL	UNIT	TOTAL	OVERSIZING	DEVELOPMENT		
DESCRIPTION	MEASURE	QUANTITY	PRICE	COST	BASE	BASE COST	COST	AREA	COST	NOTES
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
<u>F: VALLEY LAND IMPROVEMENTS</u>										
CONSTRUCTION										
Nil	M	-	-	-	-	-	-	100%	-	
SUB-TOTAL - VALLEY LAND IMPROVEMENTS										
CONTINGENCIES	7.50%			-		-	-		-	
ENGINEERING	7.50%			-		-	-		-	
TOTAL - VALLEY LAND IMPROVEMENTS										
						-	-		-	
<u>G: CONSULTING STUDIES</u>										
STUDIES										
Consulting Studies	L.S.	-	-	-	-	-	-	100%	-	
TOTAL - CONSULTING STUDIES										
						-	-		-	
<u>H: DC CREDIT CARRYFORWARDS</u>										
DEVELOPERS										
Nil	L.S.	1	-	-	-	-	-	100%	-	
TOTAL - DC CREDIT CARRYFORWARDS										
						-	-		-	

APPENDIX A
TABLE 2
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

HEADFORD - STORM NORTH OF ROUGE (DC 2019)

ITEM	UNIT OF	ITEM	UNIT	TOTAL	UNIT	TOTAL	OVERSIZING	DEVELOPMENT		
DESCRIPTION	MEASURE	QUANTITY	PRICE	COST	COST	BASE COST	COST	%	COST	NOTES
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
SUMMARY										
CONSTRUCTION										
ROAD WORKS				-		-	-		-	
WATERMANS & APPURTENANCES				-		-	-		-	
SANITARY SEWERS & APPURTENANCES				-		-	-		-	
STORM SEWERS & APPURTENANCES (North Only)				1,434,727		386,617	1,048,110		1,048,110	
BOUNDARY ROAD WORKS				-		-	-		-	
VALLEY LAND IMPROVEMENTS				-		-	-		-	
SUB-TOTAL				1,434,727		386,617	1,048,110		1,048,110	
CONTINGENCIES	7.50%			107,605		28,996	78,608		78,608	
ENGINEERING	7.50%			107,605		28,996	78,608		78,608	
TOTAL CONSTRUCTION						444,610	1,205,326		1,205,326	
LAND										
LAND FOR ROAD WORKS	HA	-		-		-	-		-	
LAND FOR WATERMAIN WORKS	HA	-		-		-	-		-	
LAND FOR SANITARY SEWER WORKS	HA	-		-		-	-		-	
LAND FOR STORM SEWER WORKS	HA	-		-		-	-		-	
TOTAL - LAND						-	-		-	
CONSULTING STUDIES										
STUDIES				-		-	-		-	
TOTAL - CONSULTING STUDIES						-	-		-	
DC CREDIT CARRYFORWARDS										
CARRYFORWARDS				-		-	-		-	
TOTAL - DC CREDIT CARRYFORWARDS						-	-		-	
OVERALL TOTALS						444,610	1,205,326		1,205,326	



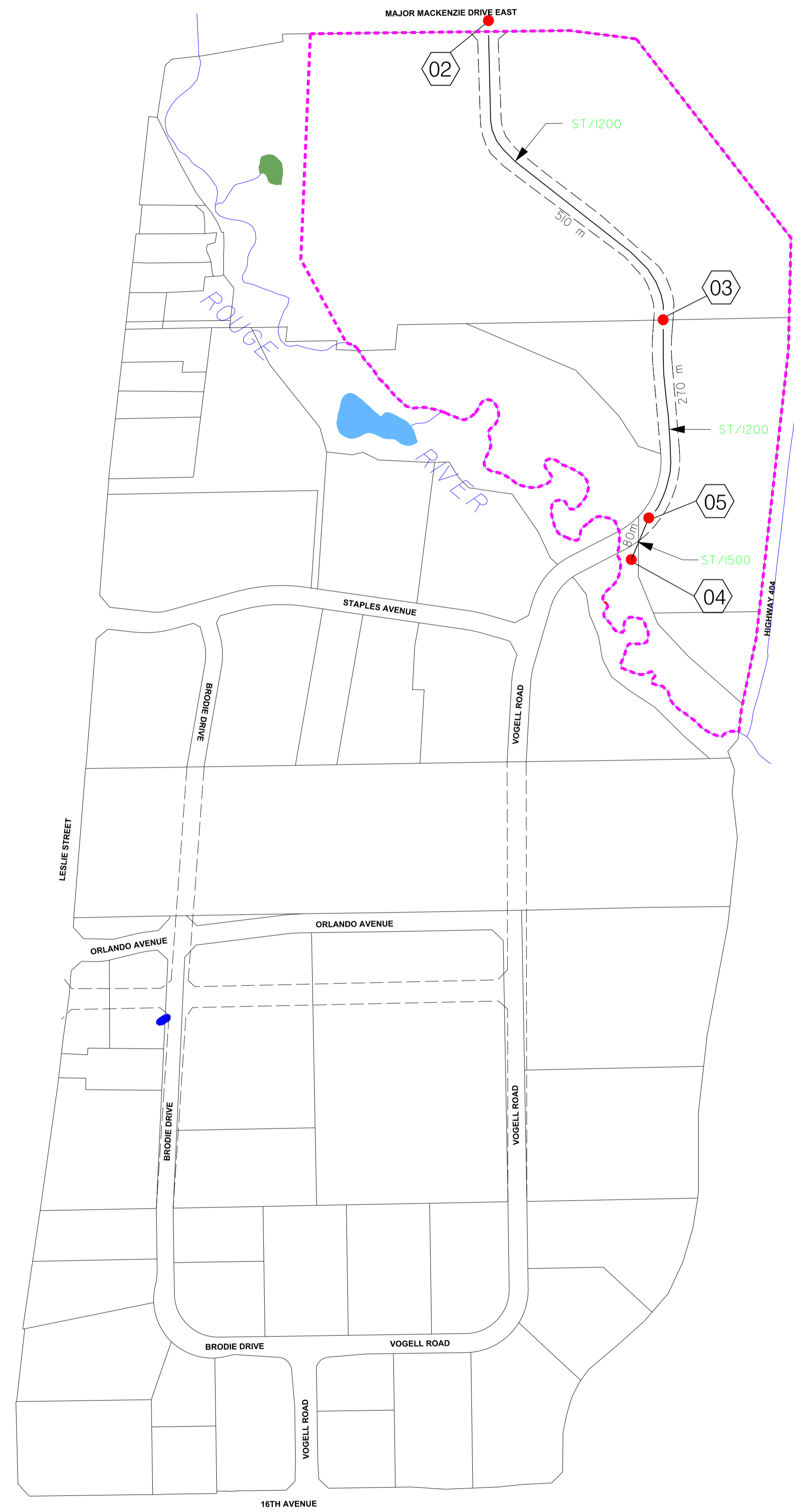
DEVELOPMENT CHARGES

Headford
Storm North of Rouge

Sheet 1 of 1
Block No. 21

LEGEND

Boundary of Lands Included in By-Law	
Water Course	
Existing Roads	
Proposed Roads	
Node number and location	
Service Route and Length in metres	
Boundry Rd/service Sidewalk-Lighting-Landscape	BR/SW-LT-LS
Road Reconstruction	RR
Collector Rd/ ROW width in metres	CR/23
Watermain/ size in mm	WM/300
Sanitary Sewer/ size in mm	SA/300
Storm Sewer/ size in mm	ST/750
Stormwater Facility	
Grit / Oil Removal	
Bridge or Culvert	
Traffic Signals	
Intersection Improvements	
Intersection Works	

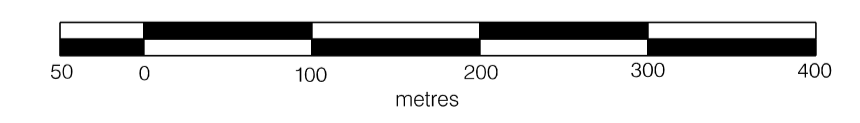


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PLANNING & REGULATORY SERVICES DEPARTMENT
Chkd: JW

Municipal Services Node Location Plan

SCALE



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APPENDIX A
TABLE 3
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

OAK RIDGES-LAKE WILCOX (DC 2019) - GREENFIELD AREA

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION % (9)	COST (10)	NOTES (11)
A: COLLECTOR ROADS										
NEW CONSTRUCTION										
Nii	M	-	-	-	-	-	-	100%	-	
SUB-TOTAL - NEW CONSTRUCTION - COLLECTOR ROADS				-	-	-	-		-	
COLLECTOR ROAD INTERSECTIONS										
Nii	M	-	-	-	-	-	-	100%	-	
SUB-TOTAL - COLLECTOR ROAD INTERSECTIONS				-	-	-	-		-	
WIDENINGS AND IMPROVEMENTS OF EXISTING ROADS										
Nii	M	-	-	-	-	-	-	100%	-	
SUB-TOTAL - WIDENINGS AND IMPROVEMENTS OF EXISTING ROADS				-	-	-	-		-	
SUB - TOTAL COLLECTOR ROADS				-	-	-	-		-	
CONTINGENCIES	7.50%			-	-	-	-		-	
ENGINEERING	7.50%			-	-	-	-		-	
TOTAL - CONSTRUCTION				-	-	-	-		-	
LAND REQUIREMENTS										
Nii	HA	-	-	-	-	-	-	100%	-	
TOTAL - LAND REQUIREMENTS				-	-	-	-		-	
TOTAL - COLLECTOR ROADS				-	-	-	-		-	

APPENDIX A
TABLE 3
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

OAK RIDGES-LAKE WILCOX (DC 2019) - GREENFIELD AREA

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION % (9)	COST (10)	NOTES (11)
<u>B: WATERMAINS & APPURTENANCES</u>										
CONSTRUCTION										
14-12 300mm Coons Rd.	M	400.00	1,068.73	427,491	-	-	427,491	100%	427,491	External
12-11 300mm Yonge St. Crossing	M	40.00	2,007.85	80,314	-	-	80,314	100%	80,314	External
11-10 300mm Baif	M	650.00	497.56	323,413	237.50	154,374	169,039	100%	169,039	
85-86 300mm King Rd.	M	420.00	1,068.73	448,865	-	-	448,865	100%	448,865	External
SUB-TOTAL - WATERMAINS & APPURTENANCES				1,280,083		154,374	1,125,709		1,125,709	
CONTINGENCIES	7.50%			96,006		11,578	84,428		84,428	
ENGINEERING	7.50%			96,006		11,578	84,428		84,428	
TOTAL - CONSTRUCTION				1,472,096		177,530	1,294,565		1,294,565	
LAND REQUIREMENTS										
Nil	HA	-	-	-	-	-	-	100%	-	External
TOTAL LAND REQUIREMENTS				-		-	-		-	
TOTAL - WATERMAINS & APPURTENANCES				1,472,096		177,530	1,294,565		1,294,565	
<u>C: SANITARY SEWERS & APPURTENANCES</u>										
CONSTRUCTION										
52-53 450mm - replace existing	M	130.00	1,606.28	208,816	-	-	208,816	100%	208,816	External
58-57 300mm @ 4m - replace existing	M	40.00	1,060.15	42,406	-	-	42,406	100%	42,406	External
SUB-TOTAL - SANITARY SEWERS & APPURTENANCES				251,222		-	251,222		251,222	
CONTINGENCIES	7.50%			18,842		-	18,842		18,842	
ENGINEERING	7.50%			18,842		-	18,842		18,842	
TOTAL - CONSTRUCTION				288,906		-	288,906		288,906	
LAND REQUIREMENTS										
Nil	HA	-	-	-	-	-	-	100%	-	
TOTAL LAND REQUIREMENTS				-		-	-		-	
TOTAL - SANITARY SEWERS & APPURTENANCES				288,906		-	288,906		288,906	

APPENDIX A
TABLE 3
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

OAK RIDGES-LAKE WILCOX (DC 2019) - GREENFIELD AREA

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION % (9)	COST (10)	NOTES (11)
D: STORM SEWERS & APPURTENANCES										
CONSTRUCTION										
Trunk Storm Sewers	HA	22.56	30,116.91	679,317	8,931.21	201,452	477,865	100%	477,865	
75 Baif pond 1 (North West)	L.S.	1.00	323,506.50	323,506	-	-	323,506	100%	323,506	
Landscaping	L.S.	1.00	138,645.64	138,646	-	-	138,646	100%	138,646	
84 Baif pond 3 (South West)	L.S.	1.00	153,056.84	153,057	-	-	153,057	100%	153,057	
Landscaping	L.S.	1.00	65,595.79	65,596	-	-	65,596	100%	65,596	
SUB-TOTAL - STORM SEWERS & APPURTENANCES						201,452			1,158,669	
CONTINGENCIES	7.50%			102,009		15,109	86,900		86,900	
ENGINEERING	7.50%			102,009		15,109	86,900		86,900	
TOTAL - CONSTRUCTION						231,670			1,332,470	
LAND REQUIREMENTS										
75 Baif Pond 1 (North West)	HA	0.93	3,132,875.00	2,913,574	-	-	2,913,574	100%	2,913,574	
84 Baif Pond 3 (South West)	HA	0.44	3,132,875.00	1,378,465	-	-	1,378,465	100%	1,378,465	
TOTAL LAND REQUIREMENTS		1.37				-			4,292,039	
TOTAL - STORM SEWERS & APPURTENANCES						231,670			5,624,509	
E: BOUNDARY ROADS										
CONSTRUCTION										
Nil	M	-	-	-	-	-	-	100%	-	
SUB-TOTAL - BOUNDARY ROADS						-			-	
CONTINGENCIES	7.50%			-		-	-		-	
ENGINEERING	7.50%			-		-	-		-	
TOTAL - BOUNDARY ROADS						-			-	

APPENDIX A
TABLE 3
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

OAK RIDGES-LAKE WILCOX (DC 2019) - GREENFIELD AREA

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION % (9)	COST (10)	NOTES (11)
<u>F: VALLEY LAND IMPROVEMENTS</u>										
CONSTRUCTION										
Nii	M	-	-	-	-	-	-	100%	-	
SUB-TOTAL - VALLEY LAND IMPROVEMENTS				-		-			-	
CONTINGENCIES	7.50%			-		-	-		-	
ENGINEERING	7.50%			-		-	-		-	
TOTAL - VALLEY LAND IMPROVEMENTS						-			-	
<u>G: CONSULTING STUDIES</u>										
STUDIES										
Nii	L.S.	-	-	-	-	-	-	100%	-	
TOTAL - CONSULTING STUDIES						-			-	
<u>H: DC CREDIT CARRYFORWARDS</u>										
DEVELOPERS										
TOTAL - DC CREDIT CARRYFORWARDS						-			-	

APPENDIX A
TABLE 3
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

OAK RIDGES-LAKE WILCOX (DC 2019) - GREENFIELD AREA

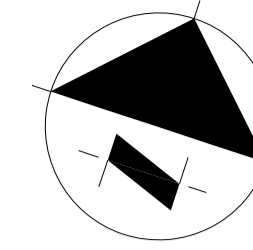
ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION % (9)	COST (10)	NOTES (11)
SUMMARY										
CONSTRUCTION										
ROAD WORKS				-		-	-		-	
WATERMAINS & APPURTENANCES				1,280,083		154,374	1,125,709		1,125,709	
SANITARY SEWERS & APPURTENANCES				251,222		-	251,222		251,222	
STORM SEWERS & APPURTENANCES				1,360,122		201,452	1,158,669		1,158,669	
BOUNDARY ROAD WORKS				-		-	-		-	
VALLEY LAND IMPROVEMENTS				-		-	-		-	
SUB-TOTAL				2,891,427		355,827	2,535,601		2,535,601	
CONTINGENCIES				7.50%	216,857		26,687		190,170	
ENGINEERING				7.50%	216,857		26,687		190,170	
TOTAL CONSTRUCTION					3,325,142		409,201		2,915,941	
LAND										
75		Baif Pond 1 (North West)		-	HA	0.93	2,913,573.75		-	2,913,574
84		Baif Pond 3 (South West)		-	HA	0.44	1,378,465.00		-	1,378,465
LAND FOR SANITARY SEWER WORKS										
LAND FOR STORM SEWER WORKS										
TOTAL - LAND					4,292,039		-		4,292,039	
CONSULTING STUDIES										
STUDIES							-		-	
TOTAL - CONSULTING STUDIES							-		-	
DC CREDIT CARRYFORWARDS										
CARRYFORWARDS							-		-	
TOTAL - DC CREDIT CARRYFORWARDS							-		-	
OVERALL TOTALS					7,617,180		409,201		7,207,980	

DEVELOPMENT CHARGES

Oak Ridges – Lake Wilcox Green Field Area

Water Supply, Sanitary Sewerage, Storm Drainage

Sheet 1 of 3
Block No. 1



LEGEND

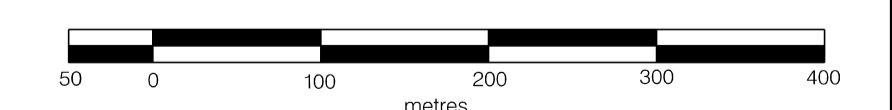
- Boundary of Lands Included In By-Law ---
- Water Course ~
- Existing Roads
- Proposed Roads
- Node number and location 15
- Service Route and Length in metres ● 250 m ●
- Boundry Rd/service Sidewalk-Lighting-Landscape BR/SW-LT-LS
- Road Reconstruction RR
- Collector Rd/ ROW width in metres CR/23
- Watermain/ size in mm WM/300
- Sanitary Sewer/ size in mm SA/300
- Storm Sewer/ size in mm ST/750
- Stormwater Facility S
- Stormwater Management Facility/retrofit R
- Grit / Oil Removal G
- Bridge or Culvert B
- Traffic Signals T
- Intersection Improvements I
- Intersection Works W

File: dcb_01_2019.dgn Date: 3/4/2019

Drawn by: HL
PLANNING & REGULATORY SERVICES DEPARTMENT
Chkd: JW

Municipal Services Node Location Plan

SCALE



The Town of Richmond Hill

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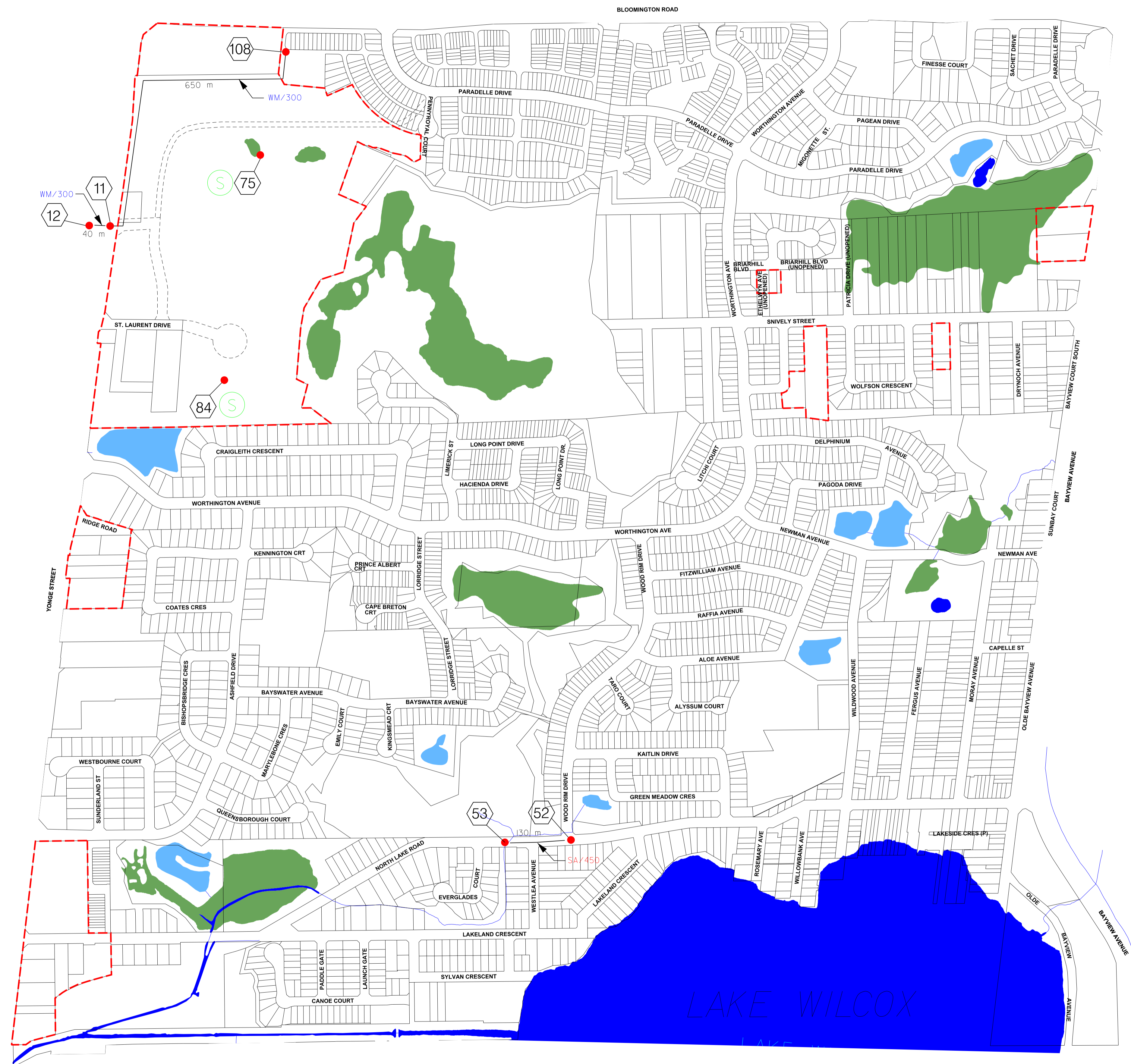
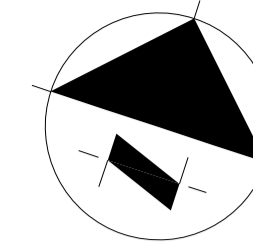
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DEVELOPMENT CHARGES

Oak Ridges – Lake Wilcox Green Field Area

Water Supply, Sanitary Sewerage, Storm Drainage

Sheet 2 of 3
Block No. 2



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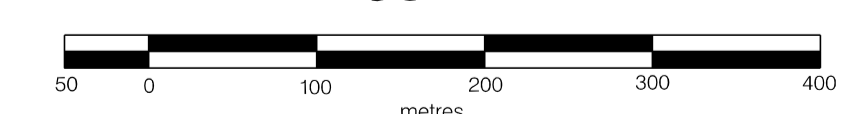
- Boundary of Lands Included in By-Law ---
- Water Course ~
- Existing Roads
- Proposed Roads
- Node number and location 15
- Service Route and Length in metres ● 250 m ●
- Boundry Rd/service Sidewalk-Lighting-Landscape BR/SW-LT-LS
- Road Reconstruction RR
- Collector Rd/ROW width in metres CR/23
- Watermain/size in mm WM/300
- Sanitary Sewer/size in mm SA/300
- Storm Sewer/size in mm ST/750
- Stormwater Facility S
- Grit / Oil Removal G
- Bridge or Culvert B
- Traffic Signals T
- Intersection Improvements I
- Intersection Works W

File: dcb_02_2019.dgn Date: 3/4/2019

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Chkd: JW

Municipal Services Node Location Plan

SCALE

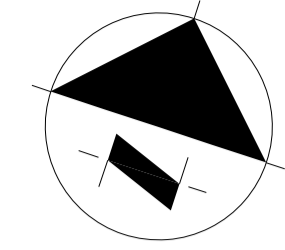
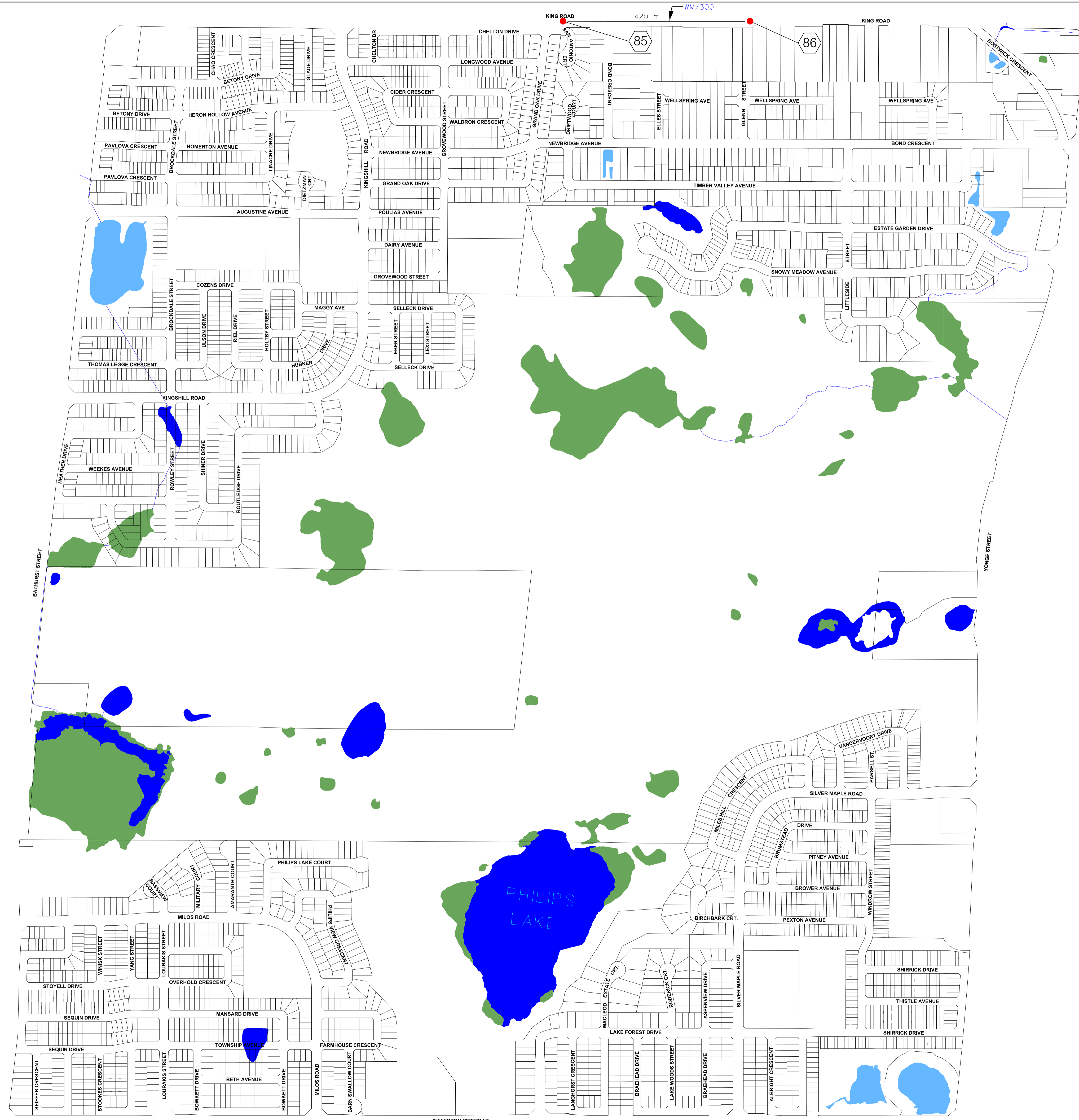


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DEVELOPMENT CHARGES

Oak Ridges – Lake Wilcox
Green Field Area

Water Supply, Sanitary Sewerage, Storm Drainage

Sheet 3 of 3
Block No. 8

LEGEND

- Boundary of Lands Included in By-Law ---
- Water Course ~
- Existing Roads
- Proposed Roads
- Node number and location 15
- Service Route and Length in metres ● 250 m ●
- Boundry Rd/service Sidewalk-Lighting-Landscape BR/SW-LT-LS
- Road Reconstruction RR
- Collector Rd/ROW width in metres CR/23
- Watermain/size in mm WM/300
- Sanitary Sewer/size in mm SA/300
- Storm Sewer/size in mm ST/750
- Stormwater Facility S
- Grit / Oil Removal G
- Bridge or Culvert B
- Traffic Signals T
- Intersection Improvements I
- Intersection Works W

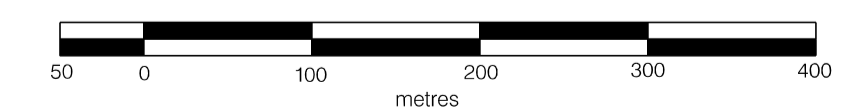
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SERVICES DEPARTMENT

Chkd: JW

Municipal Services Node Location Plan

SCALE



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APPENDIX A
TABLE 4
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

NORTH LESLIE WEST DEVELOPMENT AREA (DC 2019)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
A: COLLECTOR ROADS										
NEW CONSTRUCTION										
Nil	M			\$ -		\$ -	\$ -		\$ -	
SUB-TOTAL - NEW CONSTRUCTION - COLLECTOR ROADS				\$ -		\$ -	\$ -		\$ -	
COLLECTOR ROAD INTERSECTIONS										
Nil	L.S.			\$ -	\$ -	\$ -	\$ -		\$ -	
SUB-TOTAL - COLLECTOR ROAD INTERSECTIONS				\$ -		\$ -	\$ -		\$ -	
RECONSTRUCTION OF EXISTING ROADS										
Nil	M	0	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
SUB-TOTAL - RECONSTRUCTION OF EXISTING ROADS				\$ -		\$ -	\$ -		\$ -	
SUB - TOTAL COLLECTOR ROADS				\$ -		\$ -	\$ -		\$ -	
CONTINGENCIES				\$ -		\$ -	\$ -		\$ -	
ENGINEERING	7.5%			\$ -		\$ -	\$ -		\$ -	
SUB-TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -		\$ -	
TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -		\$ -	
LAND REQUIREMENTS										
Nil										
SUB-TOTAL - LAND REQUIREMENTS		0.00		\$ -		\$ -	\$ -		\$ -	
TOTAL - LAND REQUIREMENTS				\$ -		\$ -	\$ -		\$ -	
TOTAL - COLLECTOR ROADS				\$ -		\$ -	\$ -		\$ -	

APPENDIX A
 TABLE 4
 TOWN OF RICHMOND HILL
 2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

NORTH LESLIE WEST DEVELOPMENT AREA (DC 2019)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
<u>B: WATERMAINS & APPURTENANCES</u>										
CONSTRUCTION										
Nil	M			\$ -	\$ -	\$ -	\$ -			\$ -
SUB-TOTAL - WATERMAINS & APPURTENANCES				\$ -		\$ -	\$ -			\$ -
CONTINGENCIES	7.5%			\$ -		\$ -	\$ -			\$ -
ENGINEERING	7.5%			\$ -		\$ -	\$ -			\$ -
SUB-TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -			\$ -
TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -			\$ -
LAND REQUIREMENTS										
Nil	HA	0.00		\$ -	\$ -	\$ -	\$ -			\$ -
SUB-TOTAL - LAND REQUIREMENTS		0.00		\$ -		\$ -	\$ -			\$ -
TOTAL LAND REQUIREMENTS				\$ -		\$ -	\$ -			\$ -
TOTAL - WATERMAINS & APPURTENANCES				\$ -		\$ -	\$ -			\$ -

APPENDIX A
 TABLE 4
 TOWN OF RICHMOND HILL
 2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

NORTH LESLIE WEST DEVELOPMENT AREA (DC 2019)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
<u>C: SANITARY SEWERS & APPURTENANCES</u>										
CONSTRUCTION										
External Trunk Sewer Oversizing	L.S.	1	\$ 865,441	\$ 865,441	\$ -	\$ -	\$ 865,441	100	\$ 865,441	Town Recovery of Sanitary Oversizing South of Elgin Mills
SUB-TOTAL - SANITARY SEWERS & APPURTENANCES				\$ 441		\$ -	\$ 865,441		\$ 865,441	
CONTINGENCIES	0.0%			\$ -		\$ -	\$ -		\$ -	
ENGINEERING	0.0%			\$ -		\$ -	\$ -		\$ -	
SUB-TOTAL - CONSTRUCTION				\$ 441		\$ -	\$ 865,441		\$ 865,441	
TOTAL - CONSTRUCTION				\$ 441		\$ -	\$ 865,441		\$ 865,441	
LAND REQUIREMENTS										
Nil	HA	0.00		\$ -	\$ -	\$ -	\$ -		\$ -	
SUB-TOTAL - LAND REQUIREMENTS		0.00		\$ -		\$ -	\$ -		\$ -	
TOTAL LAND REQUIREMENTS				\$ -		\$ -	\$ -		\$ -	
TOTAL - SANITARY SEWERS & APPURTENANCES				\$ 441		\$ -	\$ 865,441		\$ 865,441	

APPENDIX A
 TABLE 4
 TOWN OF RICHMOND HILL
 2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

NORTH LESLIE WEST DEVELOPMENT AREA (DC 2019)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
D: STORM SEWERS & APPURTENANCES										
CONSTRUCTION										
Nil	HA			\$ -	\$ -	\$ -	\$ -			\$ -
SUB-TOTAL - STORM SEWERS & APPURTENANCES				\$ -		\$ -	\$ -			\$ -
CONTINGENCIES	7.5%			\$ -		\$ -	\$ -			\$ -
ENGINEERING	7.5%			\$ -		\$ -	\$ -			\$ -
SUB-TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -			\$ -
TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -			\$ -
LAND REQUIREMENTS										
Nil	HA			\$ -	\$ -	\$ -	\$ -			\$ -
SUB-TOTAL		0.00		\$ -		\$ -	\$ -			\$ -
TOTAL LAND REQUIREMENTS				\$ -		\$ -	\$ -			\$ -
TOTAL - STORM SEWERS & APPURTENANCES				\$ -		\$ -	\$ -			\$ -

APPENDIX A
TABLE 4
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

NORTH LESLIE WEST DEVELOPMENT AREA (DC 2019)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
<u>E: BOUNDARY ROADS</u>										
CONSTRUCTION										
01-02 Sidewalks	M	420	\$ 105	\$ 43,941	\$ -	\$ -	\$ 43,941	100	\$ 43,941	Leslie Street - West Side
02-03 Sidewalks	M	2,000	\$ 105	\$ 209,245	\$ -	\$ -	\$ 209,245	100	\$ 209,245	19th Avenue - North Side
05-06 Sidewalks	M	2,000	\$ 105	\$ 209,245	\$ -	\$ -	\$ 209,245	100	\$ 209,245	19th Avenue - South Side
06-04 Sidewalks	M	1,450	\$ 105	\$ 151,703	\$ -	\$ -	\$ 151,703	100	\$ 151,703	Leslie Street - West Side
01-02 Street Lighting	M	420	\$ 209	\$ 87,573	\$ -	\$ -	\$ 87,573	100	\$ 87,573	Leslie Street - West Side
02-03 Street Lighting	M	2,000	\$ 209	\$ 417,015	\$ -	\$ -	\$ 417,015	100	\$ 417,015	19th Avenue - North Side
05-06 Street Lighting	M	2,000	\$ 209	\$ 417,015	\$ -	\$ -	\$ 417,015	100	\$ 417,015	19th Avenue - South Side
06-04 Street Lighting	M	1,450	\$ 209	\$ 302,336	\$ -	\$ -	\$ 302,336	100	\$ 302,336	Leslie Street - West Side
04-07 Street Lighting	M	550	\$ 209	\$ 114,679	\$ -	\$ -	\$ 114,679	100	\$ 114,679	Leslie Street - West Side
01-02 Landscaping	M	420	\$ 129	\$ 54,252	\$ -	\$ -	\$ 54,252	100	\$ 54,252	Leslie Street - West Side
02-03 Landscaping	M	2,000	\$ 129	\$ 258,342	\$ -	\$ -	\$ 258,342	100	\$ 258,342	19th Avenue - North Side
05-06 Landscaping	M	2,000	\$ 129	\$ 258,342	\$ -	\$ -	\$ 258,342	100	\$ 258,342	19th Avenue - South Side
06-04 Landscaping	M	1,450	\$ 129	\$ 187,298	\$ -	\$ -	\$ 187,298	100	\$ 187,298	Leslie Street - West Side
Town contribution to Bayview Ave. reconstruction	L.S.			\$ 501,859		\$ -	\$ 501,859	100	\$ 501,859	Bayview Ave. - East Side
SUB-TOTAL - BOUNDARY ROADS				\$ 212,845		\$ -	\$ 3,212,845		\$ 3,212,845	
CONTINGENCIES				\$ 240,963		\$ -	\$ 240,963		\$ 240,963	
ENGINEERING				\$ 240,963		\$ -	\$ 240,963		\$ 240,963	
SUB-TOTAL - CONSTRUCTION				\$ 694,771		\$ -	\$ 3,694,771		\$ 3,694,771	
TOTAL - BOUNDARY ROADS				\$ 694,771		\$ -	\$ 3,694,771		\$ 3,694,771	
<u>F: DC CREDIT CARRY FORWARDS</u>										
DC Credits										
Nil	L.S.			\$ -	\$ -	\$ -	\$ -		\$ -	
	L.S.			\$ -	\$ -	\$ -	\$ -		\$ -	
SUB-TOTAL - DC CREDITS				\$ -		\$ -	\$ -		\$ -	
TOTAL - DC CREDITS				\$ -		\$ -	\$ -		\$ -	

APPENDIX A
TABLE 4
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

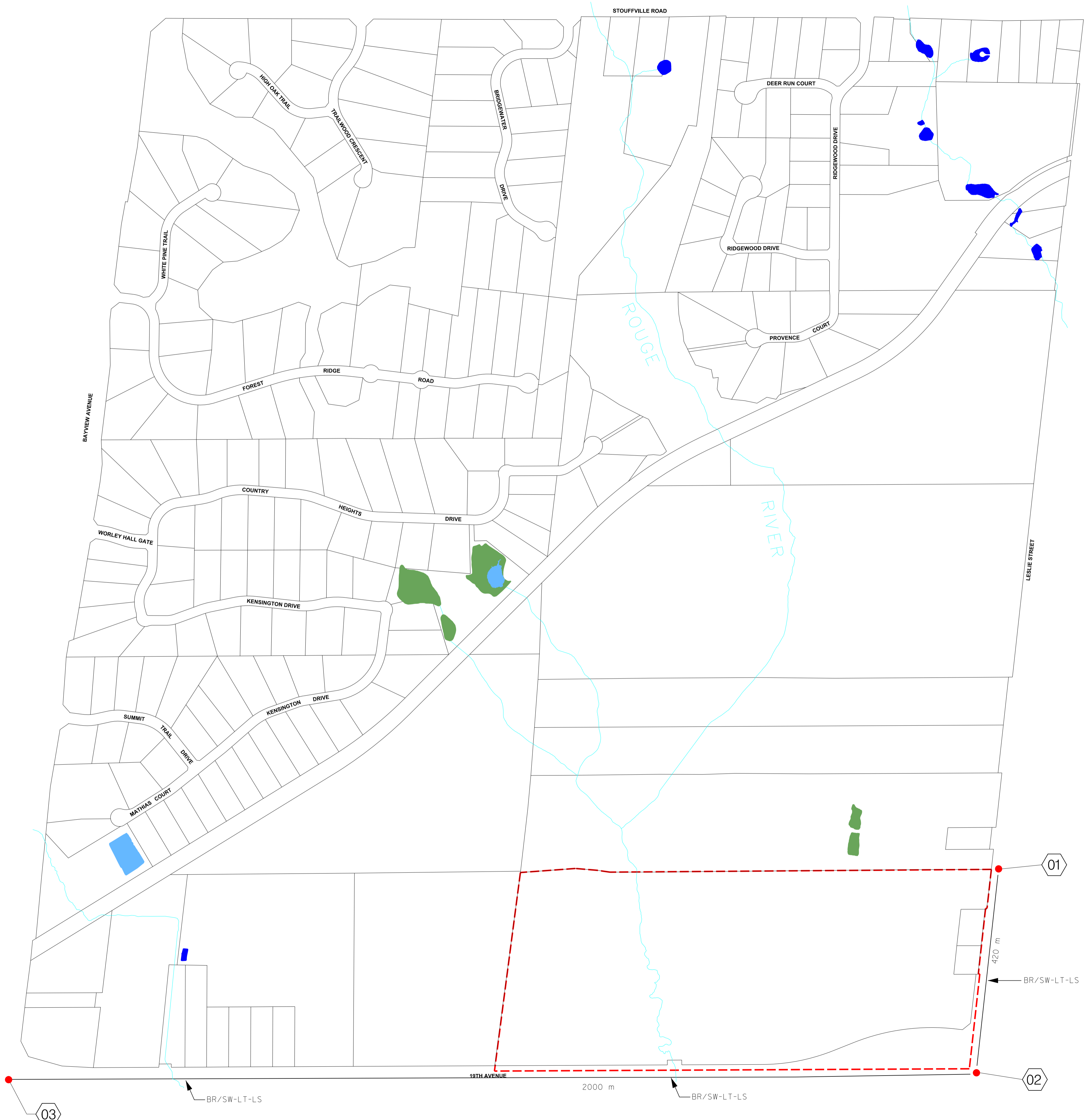
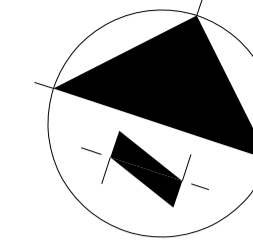
NORTH LESLIE WEST DEVELOPMENT AREA (DC 2019)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
SUMMARY										
CONSTRUCTION										
ROAD WORKS				\$ -		\$ -	\$ -			\$ -
WATERMANS & APPURTENANCES				\$ -		\$ -	\$ -			\$ -
SANITARY SEWERS & APPURTENANCES				\$ 865,441		\$ -	\$ 865,441			\$ 865,441
STORM SEWERS & APPURTENANCES				\$ -		\$ -	\$ -			\$ -
BOUNDARY ROAD WORKS				\$ 3,212,845		\$ -	\$ 3,212,845			\$ 3,212,845
SUB-TOTAL				\$ 078,286		\$ -	\$ 4,078,286			\$ 4,078,286
CONTINGENCIES	7.5%			\$ 240,963		\$ -	\$ 240,963			\$ 240,963
ENGINEERING	7.5%			\$ 240,963		\$ -	\$ 240,963			\$ 240,963
SUB-TOTAL - CONSTRUCTION				\$ 560,213		\$ -	\$ 4,560,213			\$ 4,560,213
TOTAL CONSTRUCTION				\$ 560,213		\$ -	\$ 4,560,213			\$ 4,560,213
LAND										
LAND FOR ROAD WORKS	HA	0.00		\$ -		\$ -	\$ -			\$ -
LAND FOR WATERMAIN WORKS	HA	0.00		\$ -		\$ -	\$ -			\$ -
LAND FOR SANITARY SEWER WORKS	HA	0.00		\$ -		\$ -	\$ -			\$ -
LAND FOR STORM SEWER WORKS	HA	0.00		\$ -		\$ -	\$ -			\$ -
SUB-TOTAL - LAND	HA	0.00		\$ -		\$ -	\$ -			\$ -
TOTAL - LAND				\$ -		\$ -	\$ -			\$ -
DC CREDIT CARRY FORWARDS										
SUB-TOTAL DC CREDITS				\$ -		\$ -	\$ -			\$ -
TOTAL - DC CREDITS				\$ -		\$ -	\$ -			\$ -
OVERALL TOTALS				\$ 560,213		\$ -	\$ 4,560,213			\$ 4,560,213

DEVELOPMENT CHARGES

North Leslie – West Site Specific Area
Partial Services

Sheet 1 of 2
Block No. 11



LEGEND

Boundary of Lands Included in By-Law	
Water Course	
Existing Roads	
Proposed Roads	
Node number and location	
Service Route and Length in metres	250 m
Boundary Rd/service Sidewalk-Lighting-Landscape	BR/SW-LT-LS
Road Reconstruction	RR
Collector Rd/ROW width in metres	CR/23
Watermain/size in mm	WM/300
Sanitary Sewer/size in mm	SA/300
Storm Sewer/size in mm	ST/750
Stormwater Facility	
Grit / Oil Removal	
Bridge or Culvert	
Traffic Signals	
Intersection Improvements	
Intersection Works	

File: dcb_11_2016.dgn Date: 3/4/2019

Drawn by: HL Chkd: JW

Municipal Services Node Location Plan



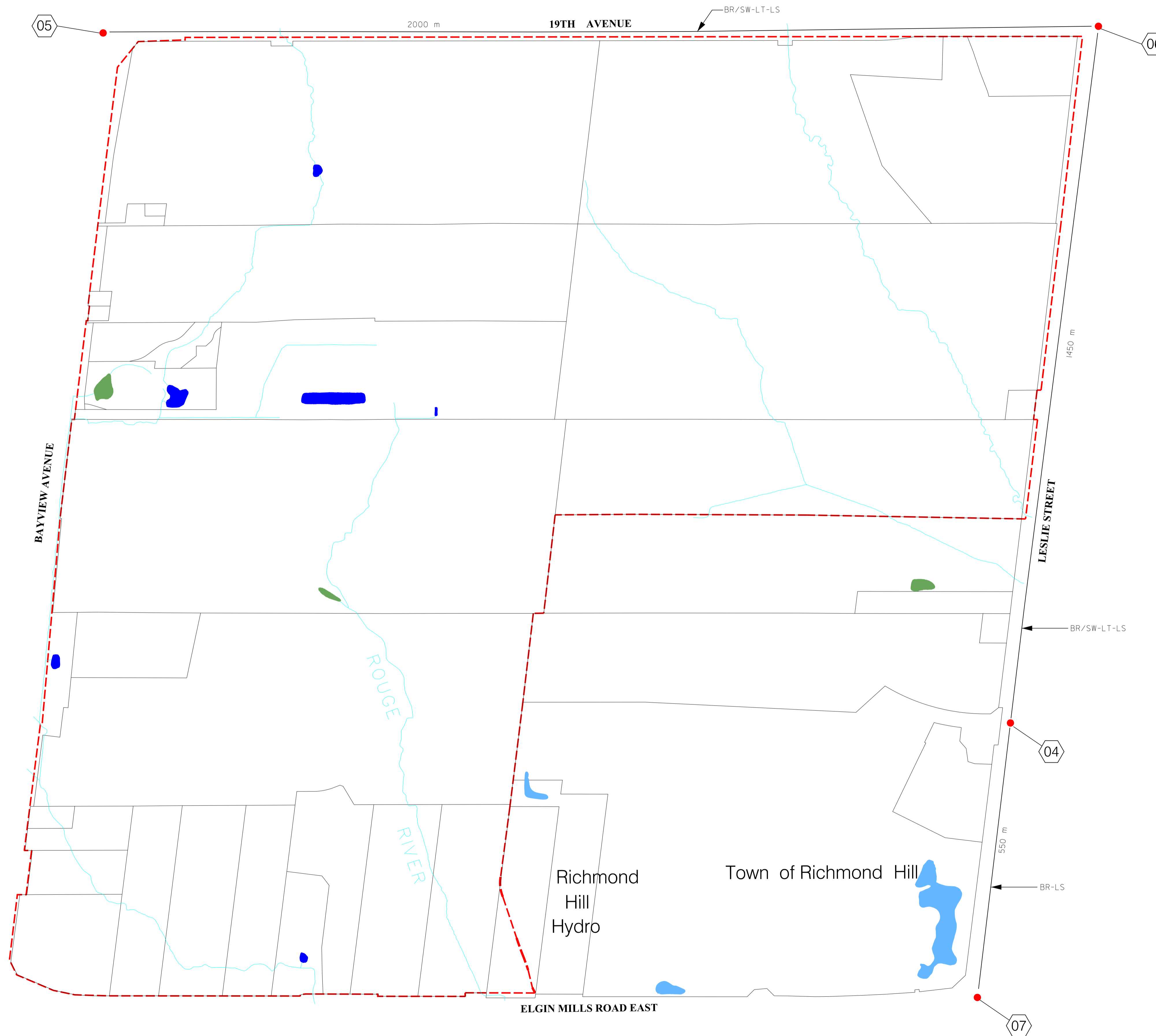
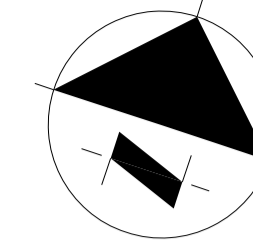
Richmond Hill
The Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario
Canada L4B 3P4
Telephone: (905) 771-8910
Fac: (905) 771-2404

PLANNING & REGULATORY SERVICES DEPARTMENT
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DEVELOPMENT CHARGES

North Leslie – West Site Specific Area
Partial Services

Sheet 2 of 2
Block No. 14



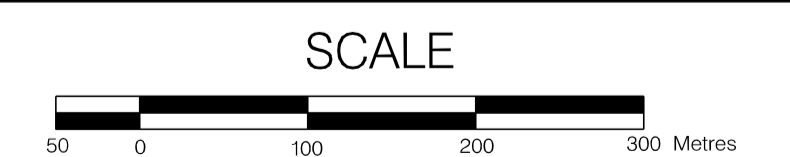
LEGEND

Boundary of Lands Included in By-Law	
Water Course	
Existing Roads	
Proposed Roads	
Node number and location	
Service Route and Length in metres	
Boundary Rd/service Sidewalk-Lighting-Landscape	BR/SW-LT-LS
Road Reconstruction	RR
Collector Rd/ROW width in metres	CR/23
Watermain/size in mm	WM/300
Sanitary Sewer/size in mm	SA/300
Storm Sewer/size in mm	ST/750
Stormwater Facility	
Grit / Oil Removal	
Bridge or Culvert	
Traffic Signals	
Intersection Improvements	
Intersection Works	

File: dcb_14_2019.dgn Date: 3/8/2019

Drawn by: HL Chkd: JW

Municipal Services Node Location Plan



Richmond Hill
The Town of Richmond Hill
225 East Beaver Creek Road
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PLANNING & REGULATORY SERVICES DEPARTMENT

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APPENDIX A
TABLE 5
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

NORTH LESLIE EAST DEVELOPMENT AREA (DC 2019)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
A: COLLECTOR ROADS										
NEW CONSTRUCTION										
Nil	M			\$ -		\$ -	\$ -		\$ -	
	M			\$ -		\$ -	\$ -		\$ -	
RECONSTRUCTION OF EXISTING ROADS										
SUB-TOTAL - RECONSTRUCTION OF EXISTING ROADS				\$ -		\$ -	\$ -		\$ -	
CONTINGENCIES	7.5%			\$ -		\$ -	\$ -		\$ -	
ENGINEERING	7.5%			\$ -		\$ -	\$ -		\$ -	
TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -		\$ -	
LAND REQUIREMENTS										
Nil										
SUB-TOTAL - LAND REQUIREMENTS		0.00		\$ -		\$ -	\$ -		\$ -	
TOTAL - LAND REQUIREMENTS				\$ -		\$ -	\$ -		\$ -	
TOTAL - COLLECTOR ROADS				\$ -		\$ -	\$ -		\$ -	

APPENDIX A
 TABLE 5
 TOWN OF RICHMOND HILL
 2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

NORTH LESLIE EAST DEVELOPMENT AREA (DC 2019)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
<u>B: WATERMAINS & APPURTENANCES</u>										
CONSTRUCTION										
Nil	M			\$ -	\$ -	\$ -	\$ -			\$ -
SUB-TOTAL - WATERMAINS & APPURTENANCES				\$ -		\$ -	\$ -			\$ -
CONTINGENCIES	7.5%			\$ -		\$ -	\$ -			\$ -
ENGINEERING	7.5%			\$ -		\$ -	\$ -			\$ -
SUB-TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -			\$ -
TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -			\$ -
LAND REQUIREMENTS										
Nil	HA	0.00		\$ -	\$ -	\$ -	\$ -			\$ -
TOTAL LAND REQUIREMENTS				\$ -		\$ -	\$ -			\$ -
TOTAL - WATERMAINS & APPURTENANCES				\$ -		\$ -	\$ -			\$ -

APPENDIX A
TABLE 5
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

NORTH LESLIE EAST DEVELOPMENT AREA (DC 2019)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
<u>C: SANITARY SEWERS & APPURTENANCES</u>										
LAND REQUIREMENTS										
NI	HA	0.00		\$ -	\$ -	\$ -	\$ -		\$ -	
SUB-TOTAL - LAND REQUIREMENTS		0.00		\$ -		\$ -	\$ -		\$ -	
TOTAL LAND REQUIREMENTS				\$ -		\$ -	\$ -		\$ -	
TOTAL - SANITARY SEWERS & APPURTENANCES				\$ -		\$ -	\$ -		\$ -	
<u>D: STORM SEWERS & APPURTENANCES</u>										
CONSTRUCTION										
NI	HA			\$ -	\$ -	\$ -	\$ -		\$ -	
SUB-TOTAL - STORM SEWERS & APPURTENANCES				\$ -		\$ -	\$ -		\$ -	
CONTINGENCIES	7.5%			\$ -		\$ -	\$ -		\$ -	
ENGINEERING	7.5%			\$ -		\$ -	\$ -		\$ -	
SUB-TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -		\$ -	
TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -		\$ -	
SUB-TOTAL		0.00		\$ -		\$ -	\$ -		\$ -	
TOTAL LAND REQUIREMENTS				\$ -		\$ -	\$ -		\$ -	
TOTAL - STORM SEWERS & APPURTENANCES				\$ -		\$ -	\$ -		\$ -	

APPENDIX A
TABLE 5
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

NORTH LESLIE EAST DEVELOPMENT AREA (DC 2019)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)	
								% (9)	COST (10)		
<u>E: BOUNDARY ROADS</u>											
CONSTRUCTION											
04-08	Sidewalks	M	370	\$ 105	\$ 38,710	\$ -	\$ -	\$ 38,710	100	\$ 38,710	Elgin Mills - North Side
05-06	Sidewalks	M	920	\$ 105	\$ 96,253	\$ -	\$ -	\$ 96,253	100	\$ 96,253	19th Avenue - North Side
06-03	Sidewalks	M	1,620	\$ 105	\$ 169,489	\$ -	\$ -	\$ 169,489	100	\$ 169,489	Leslie Street - East Side
04-08	Street Lighting	M	370	\$ 209	\$ 77,148	\$ -	\$ -	\$ 77,148	100	\$ 77,148	Elgin Mills - North Side
05-06	Street Lighting	M	920	\$ 209	\$ 191,827	\$ -	\$ -	\$ 191,827	100	\$ 191,827	19th Avenue - North Side
06-03	Street Lighting	M	1,620	\$ 209	\$ 337,782	\$ -	\$ -	\$ 337,782	100	\$ 337,782	Leslie Street - East Side
04-08	Landscaping	M	370	\$ 129	\$ 47,793	\$ -	\$ -	\$ 47,793	100	\$ 47,793	Elgin Mills - North Side
05-06	Landscaping	M	920	\$ 129	\$ 118,837	\$ -	\$ -	\$ 118,837	100	\$ 118,837	19th Avenue - North Side
06-03	Landscaping	M	1,620	\$ 129	\$ 209,257	\$ -	\$ -	\$ 209,257	100	\$ 209,257	Leslie Street - East Side
SUB-TOTAL - BOUNDARY ROADS					\$ -	\$ -	\$ 1,287,096			\$ 1,287,096	
CONTINGENCIES				7.5%	\$ 96,532	\$ -	\$ 96,532			\$ 96,532	
ENGINEERING				7.5%	\$ 96,532	\$ -	\$ 96,532			\$ 96,532	
SUB-TOTAL - CONSTRUCTION					\$ -	\$ -	\$ 1,480,160			\$ 1,480,160	
TOTAL - BOUNDARY ROADS					\$ -	\$ -	\$ 1,480,160			\$ 1,480,160	
<u>F: DC CREDIT CARRY FORWARDS</u>											
DC Credits											
Nil				L.S.	\$ -	\$ -	\$ -	\$ -		\$ -	
				L.S.	\$ -	\$ -	\$ -	\$ -		\$ -	
SUB-TOTAL - DC CREDITS					\$ -	\$ -	\$ -			\$ -	
TOTAL - DC CREDITS					\$ -	\$ -	\$ -			\$ -	

APPENDIX A
TABLE 5
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

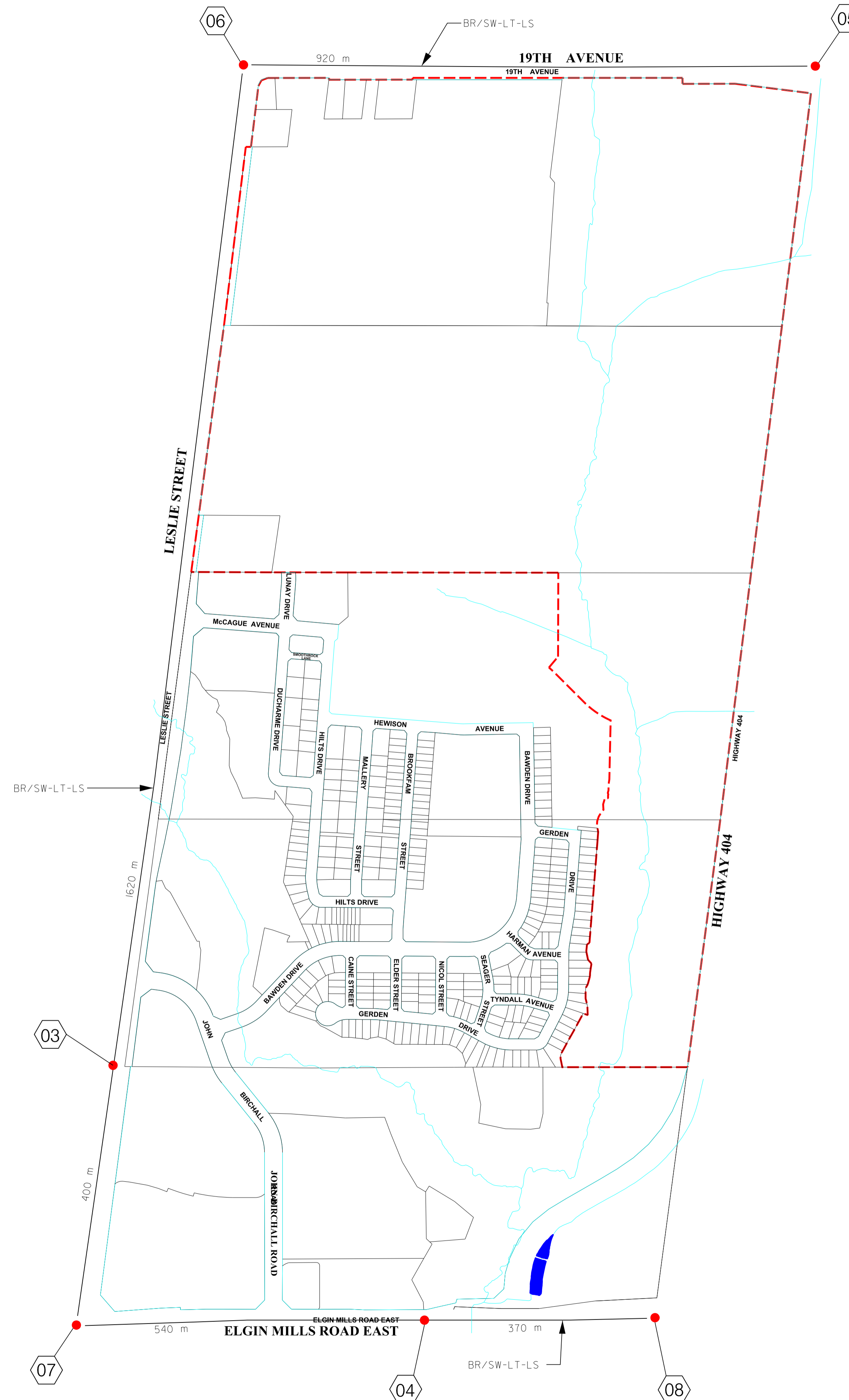
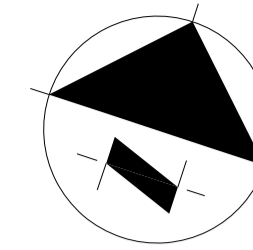
NORTH LESLIE EAST DEVELOPMENT AREA (DC 2019)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
SUMMARY										
CONSTRUCTION										
ROAD WORKS				\$ -		\$ -	\$ -		\$ -	
WATERMAINS & APPURTENANCES				\$ -		\$ -	\$ -		\$ -	
SANITARY SEWERS & APPURTENANCES				\$ -		\$ -	\$ -		\$ -	
STORM SEWERS & APPURTENANCES				\$ -		\$ -	\$ -		\$ -	
BOUNDARY ROAD WORKS				\$ 1,287,096		\$ -	\$ 1,287,096		\$ 1,287,096	
SUB-TOTAL				\$ -		\$ -	\$ 1,287,096		\$ 1,287,096	
CONTINGENCIES	7.5%			\$ 96,532		\$ -	\$ 96,532		\$ 96,532	
ENGINEERING	7.5%			\$ 96,532		\$ -	\$ 96,532		\$ 96,532	
SUB-TOTAL - CONSTRUCTION				\$ -		\$ -	\$ 1,480,160		\$ 1,480,160	
TOTAL CONSTRUCTION				\$ -		\$ -	\$ 1,480,160		\$ 1,480,160	
LAND										
LAND FOR ROAD WORKS	HA	0.00		\$ -		\$ -	\$ -		\$ -	
LAND FOR WATERMAIN WORKS	HA	0.00		\$ -		\$ -	\$ -		\$ -	
LAND FOR SANITARY SEWER WORKS	HA	0.00		\$ -		\$ -	\$ -		\$ -	
LAND FOR STORM SEWER WORKS	HA	0.00		\$ -		\$ -	\$ -		\$ -	
SUB-TOTAL - LAND	HA	0.00		\$ -		\$ -	\$ -		\$ -	
TOTAL - LAND				\$ -		\$ -	\$ -		\$ -	
DC CREDIT CARRY FORWARDS										
SUB-TOTAL DC CREDITS				\$ -		\$ -	\$ -		\$ -	
TOTAL - DC CREDITS				\$ -		\$ -	\$ -		\$ -	
OVERALL TOTALS				\$ 1,480,160		\$ -	\$ 1,480,160		\$ 1,480,160	

DEVELOPMENT CHARGES

North Leslie – East
Site Specific Area
Partial Services

Sheet 1 of 1
Block No. 13



LEGEND

Boundary of Lands Included in By-Law	
Water Course	
Existing Roads	
Proposed Roads	
Node number and location	
Service Route and Length in metres	
Boundry Rd/service Sidewalk-Lighting-Landscape	BR/SW-LT-LS
Road Reconstruction	RR
Collector Rd/ ROW width in metres	CR/23
Watermain/ size in mm	WM/300
Sanitary Sewer/ size in mm	SA/300
Storm Sewer/ size in mm	ST/750
Stormwater Facility	
Grit / Oil Removal	
Bridge or Culvert	
Traffic Signals	
Intersection Improvements	
Intersection Works	

File: dcb_13_2019.dgn Date: 3/4/2019

Drawn by: HL Chkd: JW

Municipal Services Node Location Plan



Richmond Hill
The Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario
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Telephone: (905) 771-8910
Fac: (905) 771-2404

P.L.A.N.N.I.N.G. & R.E.G.U.L.A.T.O.R.Y
S.E.R.V.I.C.E.S. D.E.P.A.R.T.M.E.N.T
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APPENDIX A
TABLE 6
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

WEST GORMLEY DEVELOPMENT AREA (DC 2019)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
A: COLLECTOR ROADS										
NEW CONSTRUCTION										
Nil	M			\$ -		\$ -	\$ -		\$ -	
	M			\$ -		\$ -	\$ -		\$ -	
SUB-TOTAL - NEW CONSTRUCTION - COLLECTOR ROADS				\$ -		\$ -	\$ -		\$ -	
COLLECTOR ROAD INTERSECTIONS										
Nil	L.S.			\$ -	\$ -	\$ -	\$ -		\$ -	
SUB-TOTAL - COLLECTOR ROAD INTERSECTIONS				\$ -		\$ -	\$ -		\$ -	
RECONSTRUCTION OF EXISTING ROADS										
Nil	M	0	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
SUB-TOTAL - RECONSTRUCTION OF EXISTING ROADS				\$ -		\$ -	\$ -		\$ -	
SUB - TOTAL COLLECTOR ROADS				\$ -		\$ -	\$ -		\$ -	
CONTINGENCIES	7.5%			\$ -		\$ -	\$ -		\$ -	
ENGINEERING	7.5%			\$ -		\$ -	\$ -		\$ -	
SUB-TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -		\$ -	
TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -		\$ -	
LAND REQUIREMENTS										
Nil										
SUB-TOTAL - LAND REQUIREMENTS		0.00		\$ -		\$ -	\$ -		\$ -	
TOTAL - LAND REQUIREMENTS				\$ -		\$ -	\$ -		\$ -	
TOTAL - COLLECTOR ROADS				\$ -		\$ -	\$ -		\$ -	

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ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
<u>B: WATERMAINS & APPURTENANCES</u>										
CONSTRUCTION										
Nil	M			\$ -	\$ -	\$ -	\$ -			\$ -
SUB-TOTAL - WATERMAINS & APPURTENANCES				\$ -		\$ -	\$ -			\$ -
CONTINGENCIES	7.5%			\$ -		\$ -	\$ -			\$ -
ENGINEERING	7.5%			\$ -		\$ -	\$ -			\$ -
SUB-TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -			\$ -
TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -			\$ -
LAND REQUIREMENTS										
Nil	HA	0.00		\$ -	\$ -	\$ -	\$ -			\$ -
SUB-TOTAL - LAND REQUIREMENTS		0.00		\$ -		\$ -	\$ -			\$ -
TOTAL LAND REQUIREMENTS				\$ -		\$ -	\$ -			\$ -
TOTAL - WATERMAINS & APPURTENANCES				\$ -		\$ -	\$ -			\$ -

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2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

WEST GORMLEY DEVELOPMENT AREA (DC 2019)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
C: SANITARY SEWERS & APPURTENANCES										
CONSTRUCTION										
Nil	M	0	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -
SUB-TOTAL - SANITARY SEWERS & APPURTENANCES				\$ -		\$ -	\$ -			\$ -
CONTINGENCIES	7.5%			\$ -		\$ -	\$ -			\$ -
ENGINEERING	7.5%			\$ -		\$ -	\$ -			\$ -
SUB-TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -			\$ -
TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -			\$ -
LAND REQUIREMENTS										
Nil	HA	0.00		\$ -	\$ -	\$ -	\$ -			\$ -
SUB-TOTAL - LAND REQUIREMENTS				\$ -		\$ -	\$ -			\$ -
TOTAL LAND REQUIREMENTS				\$ -		\$ -	\$ -			\$ -
TOTAL - SANITARY SEWERS & APPURTENANCES				\$ -		\$ -	\$ -			\$ -

APPENDIX A
TABLE 6
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

WEST GORMLEY DEVELOPMENT AREA (DC 2019)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
<u>D: STORM SEWERS & APPURTENANCES</u>										
CONSTRUCTION										
Nil	HA			\$ -	\$ -	\$ -	\$ -			\$ -
SUB-TOTAL - STORM SEWERS & APPURTENANCES				\$ -		\$ -	\$ -			\$ -
CONTINGENCIES	7.5%			\$ -		\$ -	\$ -			\$ -
ENGINEERING	7.5%			\$ -		\$ -	\$ -			\$ -
SUB-TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -			\$ -
TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -			\$ -
LAND REQUIREMENTS										
Nil	HA			\$ -	\$ -	\$ -	\$ -			\$ -
SUB-TOTAL		0.00		\$ -		\$ -	\$ -			\$ -
TOTAL LAND REQUIREMENTS				\$ -		\$ -	\$ -			\$ -
TOTAL - STORM SEWERS & APPURTENANCES				\$ -		\$ -	\$ -			\$ -
<u>E: BOUNDARY ROADS</u>										
CONSTRUCTION										
01-02	Sidewalks	M	1,300	\$ 105	\$ 136,009	\$ -	\$ 136,009	100	\$ 136,009	Bethesda Sideroad - South Side
02-03	Sidewalks	M	810	\$ 105	\$ 84,744	\$ -	\$ 84,744	100	\$ 84,744	Leslie Street - West Side
05-04	Sidewalks	M	1,650	\$ 105	\$ 172,627	\$ -	\$ 172,627	100	\$ 172,627	Stouffville Road - North Side
06-05	Sidewalks	M	1,185	\$ 105	\$ 123,978	\$ -	\$ 123,978	100	\$ 123,978	Leslie Street - West Side
01-02	Street Lighting	M	1,300	\$ 209	\$ 271,060	\$ -	\$ 271,060	100	\$ 271,060	Bethesda Sideroad - South Side
02-03	Street Lighting	M	810	\$ 209	\$ 168,891	\$ -	\$ 168,891	100	\$ 168,891	Leslie Street - West Side
05-04	Street Lighting	M	1,650	\$ 209	\$ 344,037	\$ -	\$ 344,037	100	\$ 344,037	Stouffville Road - North Side
06-05	Street Lighting	M	1,185	\$ 209	\$ 247,081	\$ -	\$ 247,081	100	\$ 247,081	Leslie Street - West Side
01-02	Landscaping	M	1,300	\$ 129	\$ 167,922	\$ -	\$ 167,922	100	\$ 167,922	Bethesda Sideroad - South Side
02-03	Landscaping	M	810	\$ 129	\$ 104,628	\$ -	\$ 104,628	100	\$ 104,628	Leslie Street - West Side
05-04	Landscaping	M	1,650	\$ 129	\$ 213,132	\$ -	\$ 213,132	100	\$ 213,132	Stouffville Road - North Side
06-05	Landscaping	M	1,185	\$ 129	\$ 153,067	\$ -	\$ 153,067	100	\$ 153,067	Leslie Street - West Side
SUB-TOTAL - BOUNDARY ROADS				\$ 2,178		\$ -	\$ 2,178			\$ 2,187,178
CONTINGENCIES	7.5%			\$ 164,038		\$ -	\$ 164,038			\$ 164,038
ENGINEERING	7.5%			\$ 164,038		\$ -	\$ 164,038			\$ 164,038
SUB-TOTAL - CONSTRUCTION				\$ 2,255		\$ -	\$ 2,255			\$ 2,515,255
TOTAL - BOUNDARY ROADS				\$ 2,255		\$ -	\$ 2,255			\$ 2,515,255

APPENDIX A
TABLE 6
TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

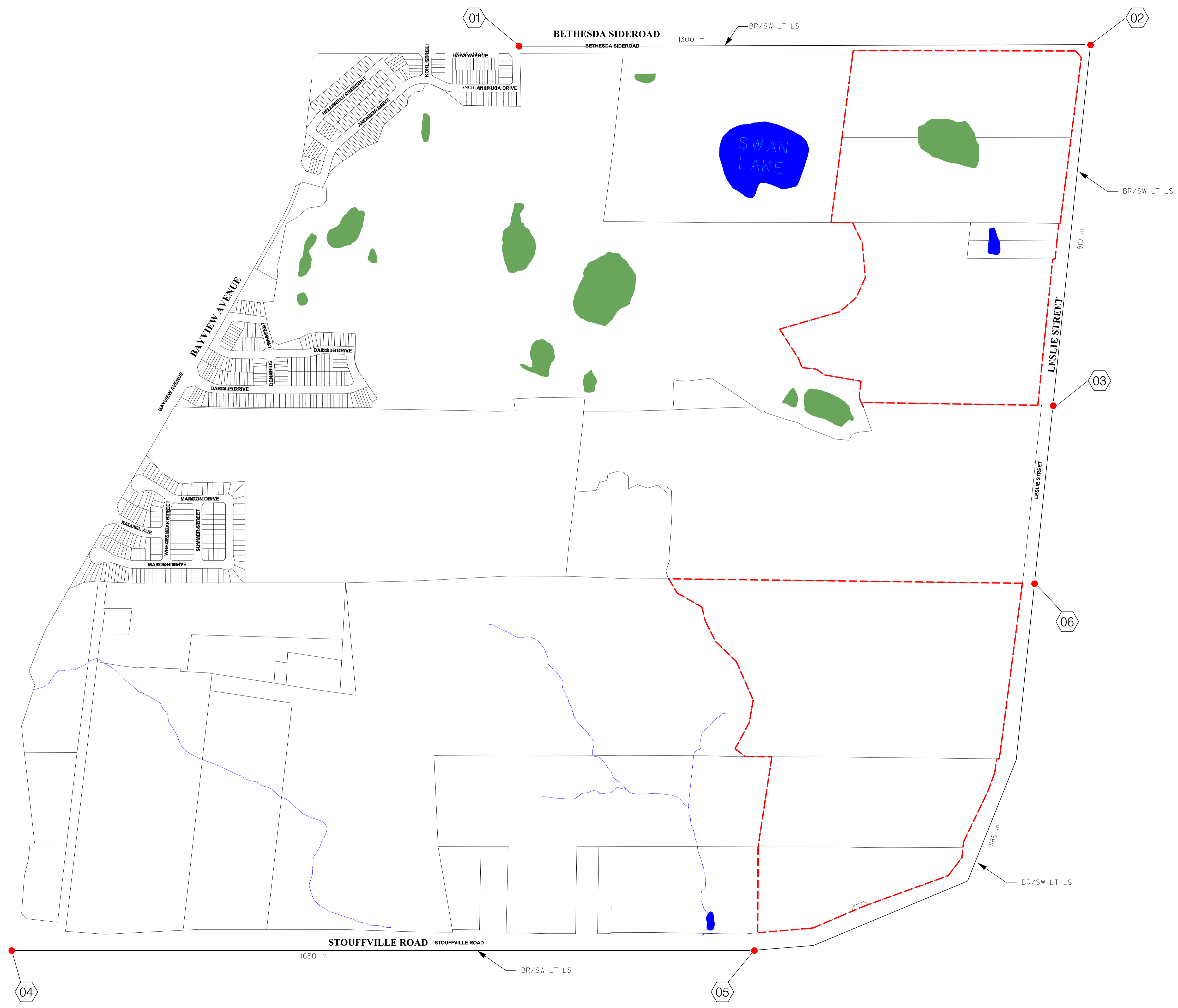
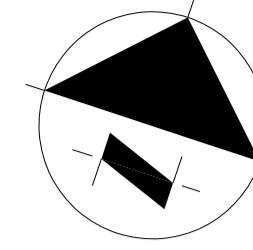
WEST GORMLEY DEVELOPMENT AREA (DC 2019)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
F: DC CREDIT CARRY FORWARDS										
DC Credits										
Nil	L.S.			\$ -	\$ -	\$ -	\$ -		\$ -	
	L.S.			\$ -	\$ -	\$ -	\$ -		\$ -	
SUB-TOTAL - DC CREDITS				\$ -		\$ -	\$ -		\$ -	
TOTAL - DC CREDITS				\$ -		\$ -	\$ -		\$ -	
SUMMARY										
CONSTRUCTION										
ROAD WORKS				\$ -		\$ -	\$ -		\$ -	
WATERMAINS & APPURTENANCES				\$ -		\$ -	\$ -		\$ -	
SANITARY SEWERS & APPURTENANCES				\$ -		\$ -	\$ -		\$ -	
STORM SEWERS & APPURTENANCES				\$ -		\$ -	\$ -		\$ -	
BOUNDARY ROAD WORKS				\$ 2,187,178		\$ -	\$ 2,187,178		\$ 2,187,178	
SUB-TOTAL				\$ 2,187,178		\$ -	\$ 2,187,178		\$ 2,187,178	
CONTINGENCIES	7.5%			\$ 164,038		\$ -	\$ 164,038		\$ 164,038	
ENGINEERING	7.5%			\$ 164,038		\$ -	\$ 164,038		\$ 164,038	
SUB-TOTAL - CONSTRUCTION				\$ 515,255		\$ -	\$ 2,255		\$ 2,515,255	
TOTAL CONSTRUCTION				\$ 515,255		\$ -	\$ 2,255		\$ 2,515,255	
LAND										
LAND FOR ROAD WORKS	HA	0.00		\$ -		\$ -	\$ -		\$ -	
LAND FOR WATERMAIN WORKS	HA	0.00		\$ -		\$ -	\$ -		\$ -	
LAND FOR SANITARY SEWER WORKS	HA	0.00		\$ -		\$ -	\$ -		\$ -	
LAND FOR STORM SEWER WORKS	HA	0.00		\$ -		\$ -	\$ -		\$ -	
SUB-TOTAL - LAND	HA	0.00		\$ -		\$ -	\$ -		\$ -	
TOTAL - LAND				\$ -		\$ -	\$ -		\$ -	
DC CREDIT CARRY FORWARDS										
SUB-TOTAL DC CREDITS				\$ -		\$ -	\$ -		\$ -	
TOTAL - DC CREDITS				\$ -		\$ -	\$ -		\$ -	
OVERALL TOTALS				\$ 515,255		\$ -	\$ 2,255		\$ 2,515,255	

DEVELOPMENT CHARGES

West Gormley-Rouge
Site Specific Area
All Services

Sheet 1 of 1
Block No. 6



LEGEND

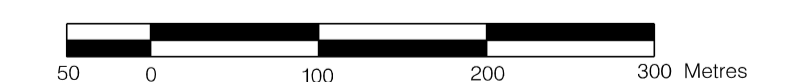
Boundary of Lands Included in By-Law	
Water Course	
Existing Roads	
Proposed Roads	
Node number and location	
Service Route and Length in metres	250 m
Boundry Rd/service Sidewalk-Lighting-Landscape	BR/SW-LT-LS
Road Reconstruction	RR
Collector Rd/ ROW width in metres	CR/23
Watermain/ size in mm	WM/300
Sanitary Sewer/ size in mm	SA/300
Storm Sewer/ size in mm	ST/750
Stormwater Facility	
Grit / Oil Removal	
Bridge or Culvert	
Traffic Signals	
Intersection Improvements	
Intersection Works	

File: dcb_06_2019.dgn Date: 3/4/2019

Drawn by: HL Chkd: JW

Municipal Services Node Location Plan

SCALE



Richmond Hill
The Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario
Canada L4B 3P4
Telephone: (905) 771-8910
Fax: (905) 771-2404

PLANNING & REGULATORY SERVICES DEPARTMENT
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APPENDIX B - UNALLOCATED BALANCES

APPENDIX B

**TOWN OF RICHMOND HILL
2019 AREA SPECIFIC DEVELOPMENT CHARGES STUDY**

UNALLOCATED RESERVE FUND BALANCES BY DEVELOPMENT AREA

Development Area	Block Number	Unallocated Reserves				Total (\$000)
		General	Boundary	Consulting	Local Road	
		(\$000)	(\$000)	(\$000)	(\$000)	
Elgin West	16	-	701.47	135.04	-	836.51
Headford - Storm North of Rouge	21	-	-	-	-	-
Oak Ridges - Lake Wilcox - Greenfield	1, 2 & 8	2,379.53	-	-	-	2,379.53
North Leslie West	11, 14	-	-	-	-	-
North Leslie East	13	920.34	33.35	6.06	-	959.74
West Gormley	6	481.12	-	-	-	481.12
TOTAL		3,651.54	5,651.52	294.04	478.75	10,075.85

* Unallocated reserve fund balances based on preliminary 2018 financial results.

APPENDIX C – LOCAL SERVICE POLICY

LOCAL SERVICE POLICY

GENERAL

It is assumed that:

- a) All background information provided by private professional consultants or other agencies is complete and accurate. Although data submitted from external sources was crosschecked, detailed verification of information provided by others was not part of this study
- b) All growth related services normally provided by the Region of York, such as regional roads traffic signals at regional road, intersections, trunk transmission sewers, trunk transmission water mains, water system storage and trunk pumping facilities, will be included in the appropriate Region of York by-laws, and, therefore, are excluded from the Town's cost estimates.

The cost of certain other works within regional road allowances are the responsibility of the Town as outlined below under "Boundary Roads".

- c) The costs of the services shared by two or more development areas are shared on a pro-rata calculation based on population projections. Industrial and commercial areas are based on "equivalent population.
- d) Mark-ups of 7.5% for contingencies, 7.5% for engineering and should be added to the net construction costs where appropriate.
- e) Construction costs are calculated based on the appropriate unit costs of January 2019.
- f) All costs estimated prior to January 2019 are updated to January 2019 using appropriate inflation factors. In accordance with the index of Statistic Canada Quarterly Construction Price Statistics.
- g) The cost of service connections to individual properties will not be included in the cost.
- h) Detailed analysis of collector road, water supply, sanitary, sewage and storm drainage systems is not part of this study. The size and location of collector roads, trunk water mains, trunk sanitary sewers, trunk storm sewers and appurtenant works for areas without detailed studies, such as master servicing plans, will be estimated on the basis of experience in similar existing areas.

COLLECTOR ROADS

It is assumed that:

- a) Collector roads are roads with a right of way greater than 20 metres and designated as a collector road in the relevant planning documents or associated master servicing plan.
- b) The base cost of roads in residential areas is the cost of a road having a right of way width of 20 metres and a pavement width of 8.5 metres.
- c) The base cost of roads in industrial areas is the cost of a road having a right of way width of 23 metres and a pavement width of 9.75 metres.

WATERMAINS

It is assumed that:

- a) Trunk watermains are 250 mm or larger in diameter.
- b) The base cost of watermains is the cost of a 200mm water main at a depth of 1.8 metres.
- c) The gross unit prices for watermains used in the cost schedules will include the cost of appurtenances such as valves chambers and fittings.

SANITARY SEWERS

It is assumed that:

- a) Trunk sanitary sewers are 300 mm or larger in diameter.
- b) The base cost of sanitary sewers is the cost of a 250 mm sanitary sewer at a depth of 3.0 metres.
- c) The gross unit prices for sanitary sewers used in the cost schedules will include the cost of appurtenances such as maintenance holes.

STORM SEWERS

It is assumed that:

- a) Trunk storm sewers are 750 mm or larger in diameter.
- b) The base cost of storm sewers is the cost of a 675 mm storm sewer at a depth of 3.0 metres.
- c) The gross unit prices for storm sewers used in the cost schedules will include the cost of appurtenances such as maintenance holes.
- d) Stream enclosures are not considered as trunk storm sewers and, therefore, are not included in the Town's estimates. Stream enclosures are considered to be for the benefit of the proponent and, therefore, the costs are the responsibility of the proponent.

BOUNDARY ROADS

It is assumed that:

- a) A boundary road is a concession road and may be designated as a municipal road, a regional road or a provincial highway.
- b) The cost of road construction per se on boundary roads which have been designated as appropriate.
- c) The cost of sidewalks, landscaping and street lighting associated with boundary roads is the responsibility of the Town.