

Attachment 1

WITHOUT PREJUDICE FOR DISCUSSION ONLY

CITY OF CLARENCE-ROCKLAND DEVELOPMENT-RELATED CAPITAL PROGRAM FIRE SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2019-2028	Post 2028
1.0 FIRE SERVICES										
1.1 Recovery of Negative Reserve Fund	2019	\$ 813,888	\$ -	\$ 813,888	0%	\$ -	\$ 813,888	\$ -	\$ 813,888	\$ -
1.2 Buildings, Land & Furnishings										
1.2.1 Rockland Expansion - Construction	2019	\$ 2,753,040	\$ -	\$ 2,753,040	26%	\$ 715,790	\$ 2,037,250	\$ -	\$ 500,000	\$ 1,537,250
1.2.2 Bourget Replacement - Construction	2019	\$ 1,978,429	\$ -	\$ 1,978,429	26%	\$ 514,392	\$ 1,464,037	\$ -	\$ 266,203	\$ 1,197,835
1.2.3 Bourget Training Centre	2020	\$ 1,500,000	\$ -	\$ 1,500,000	50%	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ 750,000
1.2.4 New Station 4 - Land Acquisition	2028	\$ 400,000	\$ -	\$ 400,000	0%	\$ -	\$ 400,000	\$ -	\$ -	\$ 400,000
1.2.5 New Station 4 - Design	2028	\$ 200,000	\$ -	\$ 200,000	0%	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000
1.2.6 New Station 4 - Construction	2028	\$ 3,000,000	\$ -	\$ 3,000,000	0%	\$ -	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000
Subtotal Buildings, Land & Furnishings		\$ 9,831,469	\$ -	\$ 9,831,469		\$ 1,980,182	\$ 7,851,287	\$ -	\$ 766,203	\$ 7,085,084
1.3 Vehicles										
1.3.1 Command Vehicle	2019	\$ 65,000	\$ -	\$ 65,000	0%	\$ -	\$ 65,000	\$ -	\$ -	\$ 65,000
1.3.2 Rehab & Decontamination Unit	2021	\$ 450,000	\$ -	\$ 450,000	0%	\$ -	\$ 450,000	\$ -	\$ -	\$ 450,000
1.3.3 Additional Tanker - Station 4	2026	\$ 280,000	\$ -	\$ 280,000	0%	\$ -	\$ 280,000	\$ -	\$ -	\$ 280,000
1.3.4 Additional Pumper - Station 4	2028	\$ 600,000	\$ -	\$ 600,000	0%	\$ -	\$ 600,000	\$ -	\$ -	\$ 600,000
Subtotal Vehicles		\$ 1,395,000	\$ -	\$ 1,395,000		\$ -	\$ 1,395,000	\$ -	\$ -	\$ 1,395,000
1.4 Equipment & Studies										
1.4.1 SCBA - Station 4	2028	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
1.4.2 Extraction Tools - Station 4	2028	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
1.4.3 Compressor & Fill Station - Station 4	2028	\$ 55,000	\$ -	\$ 55,000	0%	\$ -	\$ 55,000	\$ -	\$ -	\$ 55,000
1.4.4 Fire Master Plan	2027	\$ 125,000	\$ -	\$ 125,000	0%	\$ -	\$ 125,000	\$ -	\$ -	\$ 125,000
Subtotal Equipment & Studies		\$ 330,000	\$ -	\$ 330,000		\$ -	\$ 330,000	\$ -	\$ -	\$ 330,000
TOTAL FIRE SERVICES		\$ 12,370,357	\$ -	\$ 12,370,357		\$ 1,980,182	\$ 10,390,175	\$ -	\$ 1,580,091	\$ 8,810,084

Residential Development Charge Calculation		
Residential Share of 2019 - 2028 DC Eligible Costs	88%	\$1,390,480
10-Year Growth in Population in New Units		4,507
Unadjusted Development Charge Per Capita		\$308.52
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019 - 2028 DC Eligible Costs	12%	\$189,611
10-Year Growth in Square Metres		30,500
Unadjusted Development Charge Per Square Metre		\$6.22

2019 - 2028 Net Funding Envelope	\$1,580,091
Reserve Fund Balance	
Balance as at December 31, 2018	(\$813,888)

CITY OF CLARENCE-ROCKLAND
DEVELOPMENT-RELATED CAPITAL PROGRAM
PUBLIC WORKS

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2019-2028	Post 2028
5.0 PUBLIC WORKS										
5.1 Buildings										
5.1.1 Snow Dump (including Land) - Rockland	2019	\$ 1,459,835	\$ -	\$ 1,459,835	50%	\$ 729,918	\$ 729,918	\$ 137,317	\$ 592,601	\$ -
5.1.2 Snow Dump (including Land) - Bourget	2020	\$ 600,000	\$ -	\$ 600,000	50%	\$ 300,000	\$ 300,000	\$ -	\$ 300,000	\$ -
5.1.3 Garage Renovation and Expansion	2021	\$ 1,300,000	\$ -	\$ 1,300,000	50%	\$ 650,000	\$ 650,000	\$ -	\$ 256,309	\$ 393,691
Subtotal Buildings		\$ 3,359,835	\$ -	\$ 3,359,835		\$ 1,679,918	\$ 1,679,918	\$ 137,317	\$ 1,148,910	\$ 393,691
5.2 Fleet & Equipment										
5.2.1 Compactor	2019	\$ 20,000	\$ -	\$ 20,000	0%	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ -
5.2.2 Line Painting Machine	2019	\$ 36,000	\$ -	\$ 36,000	50%	\$ 18,000	\$ 18,000	\$ 18,000	\$ -	\$ -
5.2.3 Sidewalk Machine	2021	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -
5.2.4 Tandem	2023	\$ 350,000	\$ -	\$ 350,000	0%	\$ -	\$ 350,000	\$ -	\$ -	\$ 350,000
5.2.5 Maintenance Equipment	Various	\$ 225,000	\$ -	\$ 225,000	0%	\$ -	\$ 225,000	\$ -	\$ 112,500	\$ 112,500
5.2.6 Support Vehicles	Various	\$ 290,000	\$ -	\$ 290,000	0%	\$ -	\$ 290,000	\$ -	\$ 145,000	\$ 145,000
Subtotal Fleet & Equipment		\$ 1,071,000	\$ -	\$ 1,071,000		\$ 18,000	\$ 1,053,000	\$ 38,000	\$ 407,500	\$ 607,500
TOTAL PUBLIC WORKS		\$ 4,430,835	\$ -	\$ 4,430,835		\$ 1,697,918	\$ 2,732,918	\$ 175,317	\$ 1,556,410	\$ 1,001,191

Residential Development Charge Calculation

Residential Share of 2019 - 2028 DC Eligible Costs	88%	\$1,369,641
10-Year Growth in Population in New Units		4,507
Unadjusted Development Charge Per Capita		\$303.89

Non-Residential Development Charge Calculation

Non-Residential Share of 2019 - 2028 DC Eligible Costs	12%	\$186,769
10-Year Growth in Square Metres		30,500
Unadjusted Development Charge Per Square Metre		\$6.12

2019 - 2028 Net Funding Envelope \$1,556,410

Reserve Fund Balance

Balance as at December 31, 2018 \$175,317

CITY OF CLARENCE-ROCKLAND
DEVELOPMENT-RELATED CAPITAL PROGRAM
ROADS AND RELATED

NO.	Infrastructure Requirement	Description / Remarks	Limits	Term	Timing		Estimated Project Costs				
					From	To	Gross Cost	Benefit to Existing Share	Other Contributions	Post Period Allocation ¹	Net Growth-Related
City-Wide Roads Projects											
Cycling											
1	Caron Street	Buffered Paved shoulder with signage on both sides of the roadway.	Between the David Street in the north and Baseline Road in the south.	Mid-Term	2024	- 2028	\$583,000	\$291,500	\$0	\$0	\$291,500
2	Laurier Street	Buffered bike lane with flex bollards with signage and cycling lane markings both directions.	Between Richelieu Street in the west, and Heritage Drive in the east	Short-Term	2019	- 2023	\$616,000	\$308,000	\$0	\$0	\$308,000
3	Laurier Street	Painted bike lane with signage and cycling lane markings both directions.	Between Heritage Drive in the west and County Road 17 in the east	Short-Term	2019	- 2023	\$408,000	\$204,000	\$0	\$0	\$204,000
4	Sterling Avenue Extension	Painted bike lane with signage and cycling lane markings both directions.	Between Platinum Drive in the north and Poupart Road Extension in the south.	Short-Term	2019	- 2023	\$347,000	\$0	\$0	\$0	\$347,000
Multi-Use Path											
5	New Roadway	Multi-Use pathway built on the north side of the roadway as part of the construction of the New east-west roadway to service a new subdivision in south Rockland.	Between Caron Street in the east and St. Jean Street in the west.	Short-Term	2019	- 2023	\$612,000	\$0	\$0	\$0	\$612,000
6	Poupart Road	New multi-use path on the north side of Poupart Road built as part of the Poupart Road widening.	Between Richelieu Street in the north and St. Jean Street in the east.	Short-Term	2019	- 2023	\$744,000	\$0	\$0	\$0	\$744,000
7	St. Jean Street	New multi-use path on the east side of St. Jean Street built as part of development.	Between Docteur Corbeil Boulevard in the north and Poupart Road in the south on the east side of the roadway.	Short-Term	2019	- 2023	\$262,000	\$0	\$0	\$0	\$262,000
8	Bridewater Pedestrian Bridge				2019	- 2019	\$1,500,000	\$0	\$0	\$858,267	\$641,733
9	Clarence Crossing Multi Use Path				2021	- 2026	\$600,000	\$150,000	\$0	\$0	\$450,000

Notes		
1)	The post period allocation are based on share of household growth to 2041. The post-period share is:	57%
2)	Available DC Reserve Funds have been accounted for through the cash flow analysis	

	Development-Related Capital Forecast									
	Gross Project Cost (\$000)	Benefit to Existing Share (\$000)	Other Contributions (\$000)	Available DC Reserves (\$000)	Post Period Allocation (\$000)	Total Net Capital Costs After Discount (\$000)	Residential Share		Non-Residential Share	
							%	\$000	%	\$000
ROADS AND RELATED 2019-2028										
City-Wide Roads Projects	\$30,629.00	\$1,376.50	\$0.00	\$1,380.01	\$13,734.57	\$14,137.92	88%	\$12,441.37	12%	\$1,696.55
TOTAL ROADS AND RELATED 2019-2028	\$30,629.00	\$1,376.50	\$0.00	\$1,380.01	\$13,734.57	\$14,137.92		\$12,441.37		\$1,696.55
Unadjusted Development Charge Per Capita (\$)							\$2,760.46			
Unadjusted Development Charge Per Sq. M. (\$)							\$55.62			

**CITY OF CLARENCE-ROCKLAND
DEVELOPMENT-RELATED CAPITAL PROGRAM
WATERWORKS**

NO.	Infrastructure Requirement	Timing From - To	Estimated Project Costs				
			Gross Cost	Benefit to Existing Share	Direct Developer Contribution	Post Period Allocation	Net Growth-Related
City-wide Water Projects							
1	Rockland WTP Capacity Expansion	2026 - 2026	\$10,172,000	\$0	\$0	\$7,137,501	\$3,034,499
2	Replace Transmission Main - Pressure Zone 1 - WTP Discharge	2026 - 2026	\$514,000	\$169,620	\$0	\$241,645	\$102,735
3	Mtée Poupart (St-Jean - End) Asphalt Wal-Mart	2019 - 2019	\$125,000	\$0	\$0	\$0	\$125,000
4	St-Jean (Patricia-Jérôme Corbeil loop)	2019 - 2019	\$43,000	\$0	\$0	\$0	\$43,000
5	Est-Ouest/East-West Corridor (Caron - St-Jean)	2020 - 2020	\$150,000	\$0	\$0	\$0	\$150,000
6	Est-Ouest/East-West Corridor (Caron - 400m East)	2022 - 2022	\$30,000	\$0	\$0	\$0	\$30,000
7	Rockland East (Laurier - County Road 17)	2019 - 2019	\$30,000	\$0	\$0	\$0	\$30,000
Studies							
8	Water Treatment Plant Capacity Study	2019 - 2019	\$500,000	\$0	\$0	\$0	\$500,000
9	Provision for other Development-Related Studies	2019 - 2028	\$150,000	\$0	\$0	\$0	\$150,000
Subtotal City-wide Water Projects			\$11,714,000	\$169,620	\$0	\$7,379,146	\$4,165,234
Pressure Zone-Specific Water Projects							
Pressure Zone 1 (Rockland) - Water Projects							
10	Honeywell Sub (Water Plant to 17) Oversizing	2023 - 2028	\$60,000	\$0	\$0	\$0	\$60,000
11	New Watermain - Pressure Zone 1 - St. Jean St.	2019 - 2019	\$50,000	\$0	\$0	\$0	\$50,000
Pressure Zone 2 (Villages) - Water Projects							
12	Caron Booster Station Capacity Expansion	2025 - 2025	\$ 1,177,000	\$0	\$0	\$916,135	\$260,865
13	New Transmission Mains - Pressure Zones 1 and 2 - Caron Booster Station	2019 - 2019	\$ 3,841,000	\$1,267,530	\$0	\$2,003,097	\$570,373
Subtotal Pressure Zone-Specific Water Projects			\$5,128,000	\$1,267,530	\$0	\$2,919,231	\$941,239
Total Water Projects			\$16,842,000	\$1,437,150	\$0	\$10,298,377	\$5,106,473

Note:* Available DC Reserve Funds have been accounted for through the cash flow analysis

CITY OF CLARENCE-ROCKLAND
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
WATERWORKS 2019-2028

10-Year Growth in Population in New Units	4,507
Employment Growth	610
10-Year Growth in Square Meters	30,500

	Development-Related Capital Forecast						Residential Share		Non-Residential Share		
	Gross Project Cost (\$000)	Benefit to Existing Share (\$000)	Direct Developer Contributions (\$000)	Available DC Reserves (\$000)	Post Period Allocation (\$000)	Total Net Capital Costs After Discount (\$000)					
							%	\$000	%	\$000	
WATERWORKS 2019-2028											
City-wide Water Projects	\$11,714.00	\$169.62	\$0.00	\$448.01	\$7,379.15	\$3,717.22	88%	\$3,271.15	12%	\$446.07	
Pressure Zone-Specific Water Projects	\$5,128.00	\$1,267.53	\$0.00	\$0.00	\$2,919.23	\$941.24	88%	\$828.29	12%	\$112.95	
TOTAL WATERWORKS 2019-2028	\$16,842.00	\$1,437.15	\$0.00	\$448.01	\$10,298.38	\$4,658.46		\$4,099.45		\$559.02	
Unadjusted Development Charge Per Capita (\$)								\$909.57			
Unadjusted Development Charge Per Sq. M. (\$)										\$18.33	

Note: As many of the works are being designed to benefit growth both in this period and beyond the 10-year planning period, a share of the costs are considered to be recovered from future DCs outside this planning period

**CITY OF CLARENCE-ROCKLAND
DEVELOPMENT-RELATED CAPITAL PROGRAM
SANITARY SEWAGE**

NO.	Infrastructure Requirement	Timing From - To	Estimated Project Costs					
			Gross Cost	Benefit to Existing Share	Direct Developer Contribution	Post Period Allocation	Net Growth-Related	
City-wide Sanitary Sewer Projects								
1	Rockland WPCP Capacity Expansion	2023 - 2023	\$9,660,000	0%	\$0	\$0	\$4,817,237	\$4,842,763
2	Rockland WPCP Headworks Upgrade	2020 - 2020	\$11,233,000	34%	\$3,819,220	\$0	\$5,681,138	\$1,732,642
3	Sanitary Pump Station #1 Expansion	2024 - 2024	\$2,419,000	34%	\$822,460	\$0	\$1,399,200	\$197,340
4	New Sanitary Pump Station #7 Construction	2019 - 2019	\$1,100,736	0%	\$0	\$1,100,736	\$0	\$0
5	New Sanitary Sewer to Pump Station #7	2019 - 2019	\$141,780	0%	\$0	\$141,780	\$0	\$0
6	New Sanitary Pump Station #9	2019 - 2019	\$5,078,261	0%	\$0	\$5,078,261	\$0	\$0
7	New Sanitary Sewer to Pump Station #9	2019 - 2019	\$624,525	0%	\$0	\$624,525	\$0	\$0
8	Replace Sanitary Sewers - Laurier Trunk Sewers Phases 1 and 2	2019 - 2019	\$1,439,000	43%	\$618,770	\$0	\$779,263	\$40,967
9	Replace Sanitary Sewers - Laurier Trunk Sewer to Pump Station #1	2023 - 2023	\$3,698,000	43%	\$1,590,140	\$0	\$2,002,582	\$105,278
10	Mtée Poupart (St-Jean - End Asphalt W-Mart)	2019 - 2019	\$228,000	0%	\$0	\$0	\$0	\$228,000
11	St-Jean (Dr. Corbeil-Mtée Poupart)	2019 - 2019	\$207,000	0%	\$0	\$0	\$0	\$207,000
12	Est-Ouest Corridor East-West (Caron - St-Jean)	2020 - 2020	\$400,000	0%	\$0	\$0	\$0	\$400,000
13	Nord-sud/North South Collector (+-Sterling to East -West Collector)	2019 - 2019	\$104,000	0%	\$0	\$0	\$0	\$104,000
14	Est-Ouest Corridor EastWest (Caron - 400m East)	2022 - 2022	\$80,000	0%	\$0	\$0	\$0	\$80,000
15	Gestion Bio Solids Management	2019 - 2019	\$1,578,000	40%	\$631,200	\$0	\$340,848	\$605,952
16	Laurier Phase II	2019 - 2019	\$397,000	65%	\$258,050	\$0	\$0	\$138,950
17	Clarence Creek Sanitary Siphon Crossing	2021 - 2021	\$350,000	0%	\$0	\$0	\$0	\$350,000
Studies								
18	Sanitary System Master Plan	2019 - 2019	\$300,000	0%	\$0	\$0	\$0	\$300,000
19	Provison for other Development-Related Studies	2019 - 2028	\$150,000	0%	\$0	\$0	\$0	\$150,000
Subtotal City-wide Sanitary Sewer Projects			\$39,188,302		\$7,739,840	\$6,945,302	\$15,020,268	\$9,482,892

Note: * Available DC Reserve Funds have been accounted for through the cash flow analysis

CITY OF CLARENCE-ROCKLAND
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
SANITARY SEWAGE 2019-2028

10-Year Growth in Population in New Units	4,507
Employment Growth	610
10-Year Growth in Square Meters	30,500

	Development-Related Capital Forecast						Residential Share		Non-Residential Share		
	Gross Project Cost (\$000)	Benefit to Existing Share (\$000)	Direct Developer Contributions (\$000)	Available DC Reserves (\$000)	Post Period Allocation (\$000)	Total Net Capital Costs After Discount (\$000)					
							%	\$000	%	\$000	
SANITARY SEWAGE 2019-2028											
City-wide Sanitary Sewer Projects	\$39,188.30	\$7,739.84	\$6,945.30	\$2,914.96	\$15,020.27	\$6,567.93	88%	\$5,779.78	12%	\$788.15	
TOTAL SANITARY SEWAGE 2019-2028	\$39,188.30	\$7,739.84	\$6,945.30	\$2,914.96	\$15,020.27	\$6,567.93		\$5,779.78		\$788.15	
Unadjusted Development Charge Per Capita (\$)								\$1,282.40			
Unadjusted Development Charge Per Sq. M. (\$)										\$25.84	

Note: As many of the works are being designed to benefit growth both in this period and beyond the 10-year planning period, a share of the costs are considered to be recovered from future DCs outside this planning period