



# Addendum to: 2018 Development Charge Background Study Update

Town of Ajax

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For Public Circulation and Comment

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# 1. Summary of Revisions to the 2020 Development Charges Update Study

## 1.1 Background

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Commensurate with the provisions of the Development Charges Act (D.C.A.), 1997, the Town of Ajax (Town) has undertaken a Development Charges (D.C.) background study and has distributed the study to the public. The following provides a summary of the key dates in the D.C. by-law process:

- Release of the D.C. Update Study – October 14, 2020
- Public Meeting – December 7, 2020; and
- By-law Passage – December 14, 2020

The purpose of this addendum to the October 14, 2020 D.C. Update Study is to provide for refinements to the calculation of the charge for Growth-Related Studies

## 2. Discussion

### 2.1 Growth-Related Studies

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The October 14, 2020 D.C. Update Study understated the D.C. eligible costs for the class of Growth-Related Studies.

The D.C. Update Study has been revised in this regard, increasing the D.C. recoverable costs included in the calculation of the charge by \$81,595 (increase from \$2,197,695 to \$2,215,660).

### 2.2 D.C. Calculation Impacts

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Table 2-1 summarizes the proposed charges arising from this addendum. Table 2-1 is presented in 2018\$ values, consistent with the Town's 2018 D.C. Background Study. The Town's D.C. By-law provides for annual indexing of the charges and as such calculated charges in Table 2-1 are presented in 2020\$ values in Table 2-2.



Table 2-1  
Town of Ajax  
Calculated Schedule of Development Charges (2018\$)

Service/Class	Residential				Non-Residential
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>					
Transportation Services	16,402	7,890	4,959	12,952	6.01
Fire Services	474	228	143	374	0.16
Parks and Recreation Services	7,275	3,500	2,199	5,745	0.13
Library Services	1,507	725	456	1,190	0.03
Growth Related Studies	466	224	141	368	0.11
<b>Total Municipal Wide Services/Classes</b>	<b>26,124</b>	<b>12,567</b>	<b>7,898</b>	<b>20,629</b>	<b>6.44</b>

Table 2-2  
Town of Ajax  
Calculated Schedule of Development Charges (2020\$)

Service/Class	Residential				Non-Residential
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>					
Transportation Services	17,756	8,542	5,368	14,021	6.51
Fire Services	513	247	155	405	0.17
Parks and Recreation Services	7,876	3,789	2,381	6,219	0.14
Library Services	1,631	785	493	1,288	0.03
Growth Related Studies	505	243	153	399	0.12
<b>Total Municipal Wide Services/Classes</b>	<b>28,281</b>	<b>13,606</b>	<b>8,550</b>	<b>22,332</b>	<b>6.97</b>

Table 2-3 compares the charges contained in this addendum to those in the 2020 D.C. Update Study for residential single and semi-detached dwelling units, and per sq.ft. of non-residential gross floor area. These charges are presented in 2020\$ values, consistent with Table 2-2. The calculated charge increases by \$17 per single and semi-detached dwelling unit (+ <1%).

To reflect the impacts of the proposed amendment on the Town's current charges, Table 2-4 presents the indexed amended charges and compares them to the Town's 2020 D.C.s. The calculated charge increases by \$1,242 per single and semi-detached dwelling unit (+ 4.6%) and by \$0.01 per sq.ft. of non-residential gross floor area (+ <1%).



Table 2-3  
Comparison of Development Charges – October 14, 2020 D.C. Update Study vs. Addendum (2020\$)

Residential (Single Detached) Comparison		
Service/Class	2020 Update Study	Calculated
<b>Municipal Wide Services/Classes:</b>		
Transportation Services	17,756	17,756
Fire Services	513	513
Parks and Recreation Services	7,876	7,876
Library Services	1,631	1,631
Growth Related Studies	488	505
<b>Total Municipal Wide Services/Classes</b>	<b>28,264</b>	<b>28,281</b>

Non-Residential (per ft <sup>2</sup> .) Comparison		
Service/Class	2020 Update Study	Calculated
<b>Municipal Wide Services/Classes:</b>		
Transportation Services	6.51	6.51
Fire Services	0.17	0.17
Parks and Recreation Services	0.14	0.14
Library Services	0.03	0.03
Growth Related Studies	0.12	0.12
<b>Total Municipal Wide Services/Classes</b>	<b>6.97</b>	<b>6.97</b>

Table 2-4  
Comparison of Development Charges – Current vs. Proposed (2020\$)

Residential (Single Detached) Comparison		
Service/Class	Current	Calculated
<b>Municipal Wide Services/Classes:</b>		
Transportation Services	17,756	17,756
Fire Services	513	513
Parks and Recreation Services	6,942	7,876
Library Services	1,407	1,631
Growth Related Studies	421	505
<b>Total Municipal Wide Services/Classes</b>	<b>27,039</b>	<b>28,281</b>

Non-Residential (per ft <sup>2</sup> .) Comparison		
Service/Class	Current	Calculated
<b>Municipal Wide Services/Classes:</b>		
Transportation Services	6.51	6.51
Fire Services	0.17	0.17
Parks and Recreation Services	0.12	0.14
Library Services	0.02	0.03
Growth Related Studies	0.14	0.12
<b>Total Municipal Wide Services/Classes</b>	<b>6.96</b>	<b>6.97</b>



### 3. Changes to the Background Report

Based on the foregoing, the following revisions are made to the pages within the 2020 D.C. Update Study. Accordingly, the revised pages are appended to this report:

- Pages 16 to 17 and 19 to 22 – Updated to reflect changes described in Section 2 herein for Growth-Related Studies;
- Pages 27 to 28 – Revised to reflect the D.C. calculation changes as a result of this addendum;
- Page 31 – Updated to reflect this addendum; and
- Appendix A –Draft amending D.C. By-law – reissued to reflect this addendum

### 4. Process for Adoption of the Development Charges By-law

The revisions provided herein form the basis for the D.C. by-law and will be incorporated into the 2020 D.C. Update Study to be provided to Council and the general public prior to the public meeting on December 7, 2020 and Council's consideration and adoption of the proposed D.C. By-Law.

If Council is satisfied with the above noted changes to the D.C. background study and D.C. by-law, then prior to by-law passage Council must:

- Approve the 2020 D.C. Update Study, as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the amending D.C. By-Law.



# Appendix A – Amended Pages



D.C. eligible services described in Sections 3.1 and 3.2, respectively. No changes have been made for the D.C.-eligible costs for Transportation and Fire Services.

### **3.6.1 Growth Related Studies**

The studies included in the Town's 2018 D.C. Background Study under the Administration-Studies Service, including both service specific studies and general growth-related studies, have been included in the D.C. calculation under the Growth-Related Studies class of services. The service specific studies include:

- Transportation Services:
  - 2021 and 2026, Integrated Transportation Master Plan
  - 2021 and 2026, Transportation Demand Management
- Fire Services:
  - 2019, Peer Review Fire Master Plan
  - 2020, Fire Master Plan
- Parks and Recreation Services:
  - 2019 and 2024, Recreation, Parks & Culture Master Plan
- Library Services:
  - 2022-2027, Library Master Plan
- Stormwater Services:
  - 2022 and 2027, Stormwater Capacity Study

For general growth-related studies, a deduction of 10% has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. All general growth-related studies have been allocated to the eligible services in the following manner:

- Transportation Services – 81.1%
- Fire Services – 1.8%
- Parks and Recreation Services – 14.2%
- Library Services – 2.9%

The following provides a list of the general growth-related studies included in the Growth Related Studies class:

- Central Ajax Employment Area Intensification Study;
- Asset Management Plan and Software;



- Official Plan Review;
- Uptown Intensification Study;
- Harwood Avenue Midtown Improvement Study;
- North Pickering Village Study;
- Pickering Village (Lower Duffins) Special Policy Area Review;
- D.C. Background Studies (including costs for this D.C. By-law amendment process);
- Architectural Design Guidelines for Medium and High-Density Development;
- Comprehensive Zoning By-law Update; and
- Other Growth Studies

The gross capital cost of these studies is \$3.2 million of which \$906,000 is attributable to existing benefit. A deduction of \$81,600 has been made to recognize the portion of planning studies related to D.C.-ineligible services, as mentioned above. The existing reserve fund deficit of \$63,631 has been added resulting in a net D.C.-eligible cost of \$2.3 million to be included in the calculation of the charge.

The allocation of the net growth-related costs between residential and non-residential development is 58% residential and 42% non-residential based on the weighted average residential and non-residential allocations for each of the benefitting services.

### **3.6.2 Parks and Recreation**

The 10-year capital needs for parks and recreation remain unchanged from the 2018 D.C. background study. This study serves to remove the statutory 10% deduction that is no longer required by the D.C.A.

In comparison the 2018 D.C. Background Study, the removal of the 10% statutory deduction adds \$2.6 million to the D.C. eligible capital costs. In aggregate the D.C.-eligible costs for inclusion in the D.C. calculation is \$21.8 million. These eligible costs have been apportioned 95% to residential and 5% non-residential in acknowledgement that the predominant user of parks tend to be residents of the Town.

### **3.6.3 Library Services**

Similar to the discussion for parks and recreation services, the D.C. eligible costs for library services have been revised to account for the removal of the statutory 10% deduction (\$620,742).



## Infrastructure Costs Covered in the D.C. Calculation – Growth Related Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Services to Which Project Relates	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Potential DC Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New		Total	Residential Share	Non-Residential Share
	<b>2018-2027</b>												
A01	<b>Central Ajax Employment Area Intensification Study:</b>												
	Central Ajax Employment Area Intensification Study	2019	Transportation Services	66,482	-	6,648	59,834	-	-	59,834	59,834	27,524	32,310
	Central Ajax Employment Area Intensification Study	2019	Fire Services	1,442	-	144	1,298	-	-	1,298	1,298	649	649
	Central Ajax Employment Area Intensification Study	2019	Parks and Recreation Services	11,660	-	1,166	10,494	-	-	10,494	10,494	9,969	525
	Central Ajax Employment Area Intensification Study	2019	Library Services	2,416	-	242	2,174	-	-	2,174	2,174	2,066	109
	<b>Subtotal</b>			<b>82,000</b>	<b>-</b>	<b>8,200</b>	<b>73,800</b>	<b>-</b>	<b>-</b>	<b>73,800</b>	<b>73,800</b>	<b>40,207</b>	<b>33,593</b>
A02	<b>Asset Management Plan and Software:</b>												
	Asset Management Plan and Software	2019-2022	Transportation Services	304,033	-	3,337	300,697	270,666	-	30,030	30,030	13,814	16,216
	Asset Management Plan and Software	2019-2022	Fire Services	6,596	-	72	6,523	5,872	-	651	651	326	326
	Asset Management Plan and Software	2019-2022	Parks and Recreation Services	53,323	-	585	52,737	47,471	-	5,267	5,267	5,003	263
	Asset Management Plan and Software	2019-2022	Library Services	11,048	-	121	10,927	9,836	-	1,091	1,091	1,037	55
	Asset Management Plan and Software	2019-2022	Stormwater Services	-	-	-	-	-	-	-	-	-	-
	<b>Subtotal</b>			<b>375,000</b>	<b>-</b>	<b>4,116</b>	<b>370,884</b>	<b>333,845</b>	<b>-</b>	<b>37,040</b>	<b>37,040</b>	<b>20,180</b>	<b>16,860</b>
A03	<b>Official Plan Review:</b>												
	Official Plan Review	2020	Transportation Services	132,964	-	6,648	126,316	66,482	-	59,834	59,834	27,524	32,310
	Official Plan Review	2020	Fire Services	2,885	-	144	2,740	1,442	-	1,298	1,298	649	649
	Official Plan Review	2020	Parks and Recreation Services	23,320	-	1,166	22,154	11,660	-	10,494	10,494	9,969	525
	Official Plan Review	2020	Library Services	4,832	-	242	4,590	2,416	-	2,174	2,174	2,066	109
	Official Plan Review	2020	Stormwater Services	-	-	-	-	-	-	-	-	-	-
	<b>Subtotal</b>			<b>164,000</b>	<b>-</b>	<b>8,200</b>	<b>155,800</b>	<b>82,000</b>	<b>-</b>	<b>73,800</b>	<b>73,800</b>	<b>40,207</b>	<b>33,593</b>
A04	<b>Uptown Intensification Study:</b>												
	Uptown Intensification Study	2020	Transportation Services	64,860	-	6,486	58,374	-	-	58,374	58,374	26,852	31,522
	Uptown Intensification Study	2020	Fire Services	1,407	-	141	1,266	-	-	1,266	1,266	633	633
	Uptown Intensification Study	2020	Parks and Recreation Services	11,375	-	1,138	10,238	-	-	10,238	10,238	9,726	512
	Uptown Intensification Study	2020	Library Services	2,357	-	236	2,121	-	-	2,121	2,121	2,015	106
	Uptown Intensification Study	2020	Stormwater Services	-	-	-	-	-	-	-	-	-	-
	<b>Subtotal</b>			<b>80,000</b>	<b>-</b>	<b>8,000</b>	<b>72,000</b>	<b>-</b>	<b>-</b>	<b>72,000</b>	<b>72,000</b>	<b>39,227</b>	<b>32,773</b>
A05	<b>Harwood Avenue Midtown Improvement Study:</b>												
	Harwood Avenue Midtown Improvement Study	2020	Transportation Services	44,592	-	4,459	40,132	-	-	40,132	40,132	18,461	21,672
	Harwood Avenue Midtown Improvement Study	2020	Fire Services	967	-	97	871	-	-	871	871	435	435
	Harwood Avenue Midtown Improvement Study	2020	Parks and Recreation Services	7,821	-	782	7,039	-	-	7,039	7,039	6,687	352
	Harwood Avenue Midtown Improvement Study	2020	Library Services	1,620	-	162	1,458	-	-	1,458	1,458	1,385	73
	Harwood Avenue Midtown Improvement Study	2020	Stormwater Services	-	-	-	-	-	-	-	-	-	-



## Infrastructure Costs Covered in the D.C. Calculation – Growth Related Studies Cont'd

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Services to Which Project Relates	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Potential DC Recoverable Cost			
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New		Total	Residential Share	Non-Residential Share	
														Service Specific Share
<b>2018-2027</b>														
A06	<b>North Pickering Village Study:</b>													
	North Pickering Village Study	2020	Transportation Services	40,538	-	3,040	37,497	10,134		27,363	27,363	12,587	14,776	
	North Pickering Village Study	2020	Fire Services	879	-	66	813	220		594	594	297	297	
	North Pickering Village Study	2020	Parks and Recreation Services	7,110	-	533	6,576	1,777		4,799	4,799	4,559	240	
	North Pickering Village Study	2020	Library Services	1,473	-	110	1,363	368		994	994	945	50	
	North Pickering Village Study	2020	Stormwater Services	-	-	-	-	-		-	-	-	-	
	<b>Subtotal</b>			<b>50,000</b>	<b>-</b>	<b>3,750</b>	<b>46,250</b>	<b>12,500</b>	<b>-</b>	<b>33,750</b>	<b>33,750</b>	<b>18,387</b>	<b>15,363</b>	
A07	<b>Pickering Village (Lower Duffins) Special Policy Area Review:</b>													
	Pickering Village (Lower Duffins) Special Policy Area Review	2021	Transportation Services	56,753	-	5,675	51,078	-		51,078	51,078	23,496	27,582	
	Pickering Village (Lower Duffins) Special Policy Area Review	2021	Fire Services	1,231	-	123	1,108	-		1,108	1,108	554	554	
	Pickering Village (Lower Duffins) Special Policy Area Review	2021	Parks and Recreation Services	9,954	-	995	8,958	-		8,958	8,958	8,510	448	
	Pickering Village (Lower Duffins) Special Policy Area Review	2021	Library Services	2,062	-	206	1,856	-		1,856	1,856	1,763	93	
	Pickering Village (Lower Duffins) Special Policy Area Review	2021	Stormwater Services	-	-	-	-	-		-	-	-	-	
	<b>Subtotal</b>			<b>70,000</b>	<b>-</b>	<b>7,000</b>	<b>63,000</b>	<b>-</b>	<b>-</b>	<b>63,000</b>	<b>63,000</b>	<b>34,323</b>	<b>28,677</b>	
A08	<b>DC Background Study:</b>													
	DC Background Study	2022	Transportation Services	81,076	-	-	81,076	-		81,076	81,076	37,295	43,781	
	DC Background Study	2022	Fire Services	1,759	-	-	1,759	-		1,759	1,759	879	879	
	DC Background Study	2022	Parks and Recreation Services	14,219	-	-	14,219	-		14,219	14,219	13,508	711	
	DC Background Study	2022	Library Services	2,946	-	-	2,946	-		2,946	2,946	2,799	147	
	DC Background Study	2022	Stormwater Services	-	-	-	-	-		-	-	-	-	
	<b>Subtotal</b>			<b>100,000</b>	<b>-</b>	<b>-</b>	<b>100,000</b>	<b>-</b>	<b>-</b>	<b>100,000</b>	<b>100,000</b>	<b>54,481</b>	<b>45,519</b>	
A09	<b>Architectural Design Guidelines for Medium and High Density Development:</b>													
	Architectural Design Guidelines for Medium and High Density Development	2022	Transportation Services	71,347	-	7,135	64,212	-		64,212	64,212	29,537	34,674	
	Architectural Design Guidelines for Medium and High Density Development	2022	Fire Services	1,548	-	155	1,393	-		1,393	1,393	697	697	
	Architectural Design Guidelines for Medium and High Density Development	2022	Parks and Recreation Services	12,513	-	1,251	11,262	-		11,262	11,262	10,699	563	
	Architectural Design Guidelines for Medium and High Density Development	2022	Library Services	2,593	-	259	2,333	-		2,333	2,333	2,217	117	
	Architectural Design Guidelines for Medium and High Density Development	2022	Stormwater Services	-	-	-	-	-		-	-	-	-	
	<b>Subtotal</b>			<b>88,000</b>	<b>-</b>	<b>8,800</b>	<b>79,200</b>	<b>-</b>	<b>-</b>	<b>79,200</b>	<b>79,200</b>	<b>43,149</b>	<b>36,051</b>	



## Infrastructure Costs Covered in the D.C. Calculation – Growth Related Studies Cont'd

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Services to Which Project Relates	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Potential DC Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New		Total	Residential Share	Non-Residential Share
A10	<b>Comprehensive Zoning By-law Update:</b>												
	Comprehensive Zoning By-law Update	2027	Transportation Services	141,882	-	7,094	134,788	70,941	-	63,847	63,847	29,370	34,477
	Comprehensive Zoning By-law Update	2027	Fire Services	3,078	-	154	2,924	1,539	-	1,385	1,385	693	693
	Comprehensive Zoning By-law Update	2027	Parks and Recreation Services	24,884	-	1,244	23,640	12,442	-	11,198	11,198	10,638	560
	Comprehensive Zoning By-law Update	2027	Library Services	5,156	-	258	4,898	2,578	-	2,320	2,320	2,204	116
	Comprehensive Zoning By-law Update	2027	Stormwater Services	-	-	-	-	-	-	-	-	-	-
	<b>Subtotal</b>			<b>175,000</b>	<b>-</b>	<b>8,750</b>	<b>166,250</b>	<b>87,500</b>	<b>-</b>	<b>78,750</b>	<b>78,750</b>	<b>42,904</b>	<b>35,846</b>
A11	<b>DC Background Study:</b>												
	DC Background Study	2027	Transportation Services	81,076	-	-	81,076	-	-	81,076	81,076	37,295	43,781
	DC Background Study	2027	Fire Services	1,759	-	-	1,759	-	-	1,759	1,759	879	879
	DC Background Study	2027	Parks and Recreation Services	14,219	-	-	14,219	-	-	14,219	14,219	13,508	711
	DC Background Study	2027	Library Services	2,946	-	-	2,946	-	-	2,946	2,946	2,799	147
	DC Background Study	2027	Stormwater Services	-	-	-	-	-	-	-	-	-	-
	<b>Subtotal</b>			<b>100,000</b>	<b>-</b>	<b>-</b>	<b>100,000</b>	<b>-</b>	<b>-</b>	<b>100,000</b>	<b>100,000</b>	<b>54,481</b>	<b>45,519</b>
A12	<b>Other Growth Studies:</b>												
	Other Growth Studies	2018-2027	Transportation Services	195,392	-	15,631	179,761	39,078	-	140,682	140,682	64,714	75,968
	Other Growth Studies	2018-2027	Fire Services	4,239	-	339	3,900	848	-	3,052	3,052	1,526	1,526
	Other Growth Studies	2018-2027	Parks and Recreation Services	34,269	-	2,741	31,527	6,854	-	24,673	24,673	23,440	1,234
	Other Growth Studies	2018-2027	Library Services	7,100	-	568	6,532	1,420	-	5,112	5,112	4,857	256
	Other Growth Studies	2018-2027	Stormwater Services	-	-	-	-	-	-	-	-	-	-
	<b>Subtotal</b>			<b>241,000</b>	<b>-</b>	<b>19,280</b>	<b>221,720</b>	<b>48,200</b>	<b>-</b>	<b>173,520</b>	<b>173,520</b>	<b>94,536</b>	<b>78,984</b>
A13	<b>D.C. By-law Amendment:</b>												
	By-law Amendment	2020	Transportation Services	10,134	-	-	10,134	-	-	10,134	10,134	4,662	5,473
	By-law Amendment	2020	Fire Services	220	-	-	220	-	-	220	220	110	110
	By-law Amendment	2020	Parks and Recreation Services	1,777	-	-	1,777	-	-	1,777	1,777	1,689	89
	By-law Amendment	2020	Library Services	368	-	-	368	-	-	368	368	350	18
	By-law Amendment	2020	Stormwater Services	-	-	-	-	-	-	-	-	-	-
	<b>Subtotal</b>			<b>12,500</b>	<b>-</b>	<b>-</b>	<b>12,500</b>	<b>-</b>	<b>-</b>	<b>12,500</b>	<b>12,500</b>	<b>6,810</b>	<b>5,690</b>
A14	<b>Peer Review Fire Master Plan:</b>												
	Peer Review Fire Master Plan	2019	Fire Services	20,000	-	-	20,000	4,000	-	16,000	16,000	8,000	8,000
	<b>Subtotal</b>			<b>20,000</b>	<b>-</b>	<b>-</b>	<b>20,000</b>	<b>4,000</b>	<b>-</b>	<b>28,868</b>	<b>16,000</b>	<b>8,000</b>	<b>8,000</b>
A15	<b>Fire Master Plan:</b>												
	Fire Master Plan	2020	Fire Services	164,000	-	-	164,000	32,800	-	131,200	131,200	65,600	65,600
	<b>Subtotal</b>			<b>164,000</b>	<b>-</b>	<b>-</b>	<b>164,000</b>	<b>32,800</b>	<b>-</b>	<b>176,068</b>	<b>131,200</b>	<b>65,600</b>	<b>65,600</b>
A16	<b>Integrated Transportation Master Plan:</b>												
	Integrated Transportation Master Plan	2021	Transportation Services	225,000	-	-	225,000	45,000	-	180,000	180,000	82,800	97,200
	<b>Subtotal</b>			<b>225,000</b>	<b>-</b>	<b>-</b>	<b>225,000</b>	<b>45,000</b>	<b>-</b>	<b>487,268</b>	<b>180,000</b>	<b>82,800</b>	<b>97,200</b>
A17	<b>Transportation Demand Management:</b>												
	Transportation Demand Management	2021	Transportation Services	70,000	-	-	70,000	14,000	-	56,000	56,000	25,760	30,240
	<b>Subtotal</b>			<b>70,000</b>	<b>-</b>	<b>-</b>	<b>70,000</b>	<b>14,000</b>	<b>-</b>	<b>723,268</b>	<b>56,000</b>	<b>25,760</b>	<b>30,240</b>



## Infrastructure Costs Covered in the D.C. Calculation – Growth Related Studies Cont'd

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Services to Which Project Relates	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Potential DC Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New		Total	Residential Share	Non-Residential Share
	<b>2018-2027</b>												
A18	<b>Integrated Transportation Master Plan:</b>												
	Integrated Transportation Master Plan	2026	Transportation Services	225,000	-	-	225,000	45,000		180,000	180,000	82,800	97,200
	<b>Subtotal</b>			<b>225,000</b>	<b>-</b>	<b>-</b>	<b>225,000</b>	<b>45,000</b>	<b>-</b>	<b>959,268</b>	<b>180,000</b>	<b>82,800</b>	<b>97,200</b>
A19	<b>Transportation Demand Management:</b>												
	Transportation Demand Management	2026	Transportation Services	70,000	-	-	70,000	14,000		56,000	56,000	25,760	30,240
	<b>Subtotal</b>			<b>70,000</b>	<b>-</b>	<b>-</b>	<b>70,000</b>	<b>14,000</b>	<b>-</b>	<b>1,195,268</b>	<b>56,000</b>	<b>25,760</b>	<b>30,240</b>
A20	<b>Recreation, Parks &amp; Culture Master Plan:</b>												
	Recreation, Parks & Culture Master Plan	2019	Parks and Recreation Services	150,000	-	-	150,000	30,000		120,000	120,000	114,000	6,000
	<b>Subtotal</b>			<b>150,000</b>	<b>-</b>	<b>-</b>	<b>150,000</b>	<b>30,000</b>	<b>-</b>	<b>1,371,268</b>	<b>120,000</b>	<b>114,000</b>	<b>6,000</b>
A21	<b>Recreation, Parks &amp; Culture Master Plan:</b>												
	Recreation, Parks & Culture Master Plan	2024	Parks and Recreation Services	150,000	-	-	150,000	30,000		120,000	120,000	114,000	6,000
	<b>Subtotal</b>			<b>150,000</b>	<b>-</b>	<b>-</b>	<b>150,000</b>	<b>30,000</b>	<b>-</b>	<b>1,611,268</b>	<b>120,000</b>	<b>114,000</b>	<b>6,000</b>
A22	<b>Library Master Plan:</b>												
	Library Master Plan	2022-2027	Library Services	137,000	-	-	137,000	27,400		109,600	109,600	104,120	5,480
	<b>Subtotal</b>			<b>137,000</b>	<b>-</b>	<b>-</b>	<b>137,000</b>	<b>27,400</b>	<b>-</b>	<b>1,840,868</b>	<b>109,600</b>	<b>104,120</b>	<b>5,480</b>
A23	<b>Stormwater Capacity Study:</b>												
	Stormwater Capacity Study	2022	Stormwater Services	200,000	-	-	200,000	50,000		150,000	150,000	75,000	75,000
	<b>Subtotal</b>			<b>200,000</b>	<b>-</b>	<b>-</b>	<b>200,000</b>	<b>50,000</b>	<b>-</b>	<b>2,100,468</b>	<b>150,000</b>	<b>75,000</b>	<b>75,000</b>
A24	<b>Stormwater Capacity Study:</b>												
	Stormwater Capacity Study	2027	Stormwater Services	200,000	-	-	200,000	50,000		150,000	150,000	75,000	75,000
	<b>Subtotal</b>			<b>200,000</b>	<b>-</b>	<b>-</b>	<b>200,000</b>	<b>50,000</b>	<b>-</b>	<b>2,400,468</b>	<b>150,000</b>	<b>75,000</b>	<b>75,000</b>
	Reserve Fund Adjustment									63,631	63,631	37,010	26,621
	<b>Total</b>			<b>3,203,500</b>	<b>-</b>	<b>81,596</b>	<b>3,121,904</b>	<b>906,245</b>	<b>-</b>	<b>13,904,842</b>	<b>2,279,291</b>	<b>1,325,713</b>	<b>953,578</b>



**Table 3-4  
Town of Ajax – Amended D.C. Calculation – 2018-2027 Services (2018\$)**

SERVICE/CLASS	2018 \$ DC Eligible Cost		2018 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
	\$	\$	\$	\$
2. Fire Services	1,346,503	1,346,503	474	0.16
3. Parks and Recreation Services	20,682,425	1,088,549	7,276	0.13
4. Library Services	4,285,286	225,541	1,507	0.03
5. Growth Related Studies				
5.1 Transportation Services	586,626	688,648	206	0.08
5.2 Fire Services	84,280	84,280	30	0.01
5.3 Parks and Recreation Services	366,127	19,270	129	0.00
5.4 Library Services	134,373	7,072	47	0.00
5.5 Stormwater Services	<u>154,308</u>	<u>154,308</u>	<u>54</u>	<u>0.02</u>
Subtotal - Growth Related Studies	1,325,713	953,578	466	0.11
<b>TOTAL</b>	<b>\$27,639,926</b>	<b>\$3,614,170</b>	<b>\$9,723.35</b>	<b>\$0.43</b>
DC ELIGIBLE CAPITAL COST	\$27,639,926	\$3,614,170		
10 Year Gross Population / GFA Growth (ft <sup>2</sup> .)	10,879	8,484,750		
<b>Cost Per Capita / Non-Residential GFA (ft<sup>2</sup>.)</b>	<b>\$2,540.67</b>	<b>\$0.43</b>		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	3.827	\$9,723		
Apartments - 2 Bedrooms +	1.841	\$4,677		
Apartments - Bachelor and 1 Bedroom	1.157	\$2,940		
Other Multiples	3.022	\$7,678		

**Table 3-5  
Town of Ajax – Amended Schedule of Development Charges (2018\$)**

Service/Class	Residential				Non-Residential
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>					
Transportation Services	16,402	7,890	4,959	12,952	6.01
Fire Services	474	228	143	374	0.16
Parks and Recreation Services	7,275	3,500	2,199	5,745	0.13
Library Services	1,507	725	456	1,190	0.03
Growth Related Studies	466	224	141	368	0.11
<b>Total Municipal Wide Services/Classes</b>	<b>26,124</b>	<b>12,567</b>	<b>7,898</b>	<b>20,629</b>	<b>6.44</b>



**Table 3-6**  
Town of Ajax – Amended Schedule of Development Charges (2020\$)

Service/Class	Residential				Non-Residential
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>					
Transportation Services	17,756	8,542	5,368	14,021	6.51
Fire Services	513	247	155	405	0.17
Parks and Recreation Services	7,876	3,789	2,381	6,219	0.14
Library Services	1,631	785	493	1,288	0.03
Growth Related Studies	505	243	153	399	0.12
<b>Total Municipal Wide Services/Classes</b>	<b>28,281</b>	<b>13,606</b>	<b>8,550</b>	<b>22,332</b>	<b>6.97</b>

**Table 3-7**  
Town of Ajax – Comparison of Current and Amended D.C.s (2020\$)

Residential (Single Detached) Comparison			Non-Residential (per ft <sup>2</sup> ) Comparison		
Service/Class	Current	Calculated	Service/Class	Current	Calculated
<b>Municipal Wide Services/Classes:</b>			<b>Municipal Wide Services/Classes:</b>		
Transportation Services	17,756	17,756	Transportation Services	6.51	6.51
Fire Services	513	513	Fire Services	0.17	0.17
Parks and Recreation Services	6,942	7,876	Parks and Recreation Services	0.12	0.14
Library Services	1,407	1,631	Library Services	0.02	0.03
Growth Related Studies	421	505	Growth Related Studies	0.14	0.12
<b>Total Municipal Wide Services/Classes</b>	<b>27,039</b>	<b>28,281</b>	<b>Total Municipal Wide Services/Classes</b>	<b>6.96</b>	<b>6.97</b>

### 3.8 Revised Long-Term Capital and Operating Costs and Asset Management Plan

Table 3-8 summarizes the changes to the incremental annual operating costs associated with the D.C. eligible costs at full emplacement.

**Table 3-8**  
Town of Ajax  
Schedule of Annual Operating Expenditures (2018\$)

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Transportation Services	5,544,831	1,645,814	7,190,645
2. Fire Services	123,636	1,604,474	1,728,110
3. Parks and Recreation Services	2,717,876	1,743,137	4,461,013
4. Library Services	524,216	402,330	926,546
5. Growth Related Studies	-	-	-
<b>Total</b>	<b>8,910,559</b>	<b>5,395,755</b>	<b>14,306,314</b>



- Provide notice of public meeting on the proposed amendment and amending by-law at least 20 clear-days prior to the public meeting;
- Make copies of the D.C. Background Study and amending by-law available to the public at least two weeks prior to the public meeting;
- Undertake the statutory public meeting and allow anyone in attendance to make representations on the matter; and

Provided the 60-day period from posting the D.C. Background Study has been observed, Council may:

- Adopt the D.C. Background Study, as amended;
- Resolve that no further public meetings are required on the matter; and
- pass the amending D.C. by-law,



By-law Number \_\_\_\_\_

- of -

### The Corporation of the Town of Ajax

Being a by-law of the Corporation of the Town of Ajax to amend By-law 50-2018 to make revisions the calculation of the development charge and by-law policies.

**WHEREAS** Section 19 of the *Development Charges Act, 1997*, S.O. 1997, c27 (“the Act”) provides for amendments to be made to development charges by-laws;

**AND WHEREAS** the Council of the Corporation of the Town of Ajax (hereinafter called “the Council”) has determined that certain amendments should be made to the Development Charge By-law of the Corporation of the Town of Ajax, being By-law 50-2018;

**AND WHEREAS**, in accordance with the Act, a development charges background study has been completed in respect of the proposed amendment;

**AND WHEREAS** the Council of the Corporation of the Town of Ajax has given notice and held a public meeting in accordance with the Act;

**AND WHEREAS** the Council, at its meeting of December 14, 2020, approved the October 14, 2020 Town of Ajax Development Charge Background Study Update, as amended

**NOW THEREFORE** the Council of the Corporation of the Town of Ajax enacts as follows:

1. By-law 50-2018 is hereby amended as follows:

hh.1 The following definitions are added to Section 1

(hh) “institutional development” for the purposes of Section 9(6) means development of a building or structure intended for use:



- (a) as a long-term care home within the meaning of subsection 2 (1) of the Long Term Care Homes Act, 2007;
  - (b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
  - (c) by any institution of the following post-secondary institutions for the objects of the institution:
    - i. a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
    - ii. a college or university federated or affiliated with a university described in subclause (i); or
    - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
  - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - (e) as a hospice to provide end of life care;
- (ii) “Non-profit housing development” for the purposes of Section 9(7) means development of a building or structure intended for use as residential premises by:
- (a) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing;
  - (b) a corporation without share capital to which the Canada Not-for-profit Corporation Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
  - (c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act;
- (jj) “Rental housing” for the purposes of Section 9(6) means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

1.2 Subsection 3(3)(e) is deleted.

1.3 Subsection 3(3)(f) is deleted.

1.4 Subsection 3(3)(g) is deleted.

1.5 Subsection 3(4) is deleted and replaced with the following:



(4) Section 2 of this by-law shall not apply to that category of exempt development described in s.s.2(3) and 2(3.1) of the Act, namely:

- (a) the enlargement of an existing dwelling unit or the creation of one or two additional dwelling units in an existing single detached dwelling unit or prescribed ancillary structure to the existing residential building;
- (b) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
- (c) the creation of one additional dwelling unit in any other existing residential building already containing at least one dwelling unit or prescribed ancillary structure to the existing residential building; or
- (d) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units.  The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.  The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.  The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

1.6 Subsection 3(6) is deleted and replaced with the following:



- (6) Notwithstanding subsection (4)(c), development charges shall be calculated and collected in accordance with Schedule B, where the additional dwelling has a residential gross floor area greater than,
  - (a) In the case of a semi-detached dwelling unit, the gross floor area of the existing smallest dwelling unit, and
  - (b) In the case of any other residential building not mentioned in subsection 3(4)(a) or 3(4)(b), the residential gross floor area of the smallest dwelling unit contained in the residential building.

1.7 The following subsections are added to Section 9

- (6) Notwithstanding subsection 9(1) to 9(5), Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (7) Notwithstanding subsections 9(1) to 9(5), Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (8) Notwithstanding subsections 9(1) to 9(7), where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Section 2 shall be calculated based on the rates set out in Schedule “B” on the date of the planning application, including interest. Where both planning applications apply, Development Charges under Section 2 shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application.
- (9) Interest for the purposes of subsections 9(6) to 9(8) shall be determined as set out in the Town of Ajax Policy # COR-148, as amended from time to time.



1.8 Section 15 is deleted and replaced with the following:

15 **SCHEDULES TO THE BY-LAW**

The following schedules to this by-law form an integral part of this by-law

**Schedule A** – Designated Municipal Services and Classes Under this By-law

**Schedule B** – Schedule of Development Charges

1.9 Schedule “A” is deleted and the attached Schedule “A” is substituted therefore.

1.10 Schedule “B” is deleted and the attached Schedule “B” is substituted therefore.

1.11 Schedule “C” is deleted.

1.12 Schedule “D” is deleted.

1.13 Schedule “E” is deleted.

1.14 Schedule “F” is deleted.

2. This by-law shall come into force on \_\_\_\_\_.

3. Except as amended by this By-law, all provisions of By-law 50-2018 are and shall remain in full force and effect.

Read a first and second time, this \_\_\_\_\_.

**READ** a third time and finally passed in Council, this \_\_\_\_\_.

**The Corporation of the Town of Ajax**



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Mayor

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Clerk



## SCHEDULE "A"

### Designated Municipal Services and Classes Under this By-law (To Development Charges By-law 50-2018, as amended)

1. Growth Related Studies, including development-related growth studies;
2. Fire, including stations, vehicles, and equipment;
3. Transportation, including roads, structures, sidewalks, streetlights, traffic signals, multi-use trails, operations facilities, and vehicles and equipment providing services related to a Highway;
4. Parks and Recreation, including parkland, recreational trail development, recreation facilities, operations facilities, and vehicles and equipment items related thereto; and
5. Library, including furniture, shelving, equipment, and items related thereto and including materials acquired for circulation, reference or information purposes by a library board;



**SCHEDULE "B"**  
**SCHEDULE OF DEVELOPMENT CHARGES**  
(To Development Charges By-law 50-2018, as amended)

Service/Class	Residential				Non-Residential
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>					
Transportation Services	16,402	7,890	4,959	12,952	6.01
Fire Services	474	228	143	374	0.16
Parks and Recreation Services	7,275	3,500	2,199	5,745	0.13
Library Services	1,507	725	456	1,190	0.03
Growth Related Studies	466	224	141	368	0.11
<b>Total Municipal Wide Services/Classes</b>	<b>26,124</b>	<b>12,567</b>	<b>7,898</b>	<b>20,629</b>	<b>6.44</b>