

**CITY OF OWEN SOUND
DEVELOPMENT CHARGES
BACKGROUND STUDY**

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- Attachments - Table 'A' Owen Sound Development Charges Workbook
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SECTION A – PURPOSE OF REPORT

- A1.** The purpose of this background study is to provide the basis for the update of the City of Owen Sound Development Charge By-law. Based on the recommendations of this study and the direction of City Council a new Development Charges By-law will be developed to replace the existing By-law 1099-147. Once approved, the new By-law will apply for another five years in accordance with the *Development Charges Act, 1997* as amended. The current Development Charges for residential development in Owen Sound are listed:

| | |
|----------------------------------|---------|
| Single & Semi Detached Dwellings | \$3,277 |
| Multiple Family Dwellings | |
| Bachelor & One Bedroom | \$1,311 |
| Two Bedrooms | \$2,420 |
| Three Plus Bedrooms | \$3,027 |
| Apartments | |
| Bachelor & One Bedroom | \$1,311 |
| Two Plus Bedrooms | \$2,219 |

There is presently no charge for non-residential (industrial, commercial or institutional) development

SECTION B – PROJECTED POPULATION GROWTH

- B1.** The intent of the *Development Charges Act, 1997* is to ensure that new growth is responsible for the capital costs associated with maintaining an appropriate level of service to accommodate that growth. On this basis, the first step in the Development Charges process is to determine how much growth is expected to occur in the City. According to the *Development Charges Act, 1997* the Development Charge should be calculated using a ten-year growth forecast.
- B2.** The City of Owen Sound is currently in the process of updating its Official Plan. As part of this process the City has established population projections for the next ten years and beyond. The City has recently completed a Commercial Needs Study which also projects future population growth for Owen Sound. These two documents projected a range of population for the year 2016 from 22,467 to 22,700.

The Official Plan projections are based on historic Census Canada population data and therefore does not account for the undercount in population associated with Census (2001) data. Conversely, the Commercial Needs Study does take into consideration the Census undercount. As a result, it is recommended that the population values produced by the Commercial Needs Study be used for the calculation of the Development Charge.

The Commercial Needs Study produced a population projection for the year 2016 population of 22,700. Since the *Development Charges Act* requires a population

projection for a ten-year horizon, it is recommended that a population of 22,580 be used for the year 2014. This number is used for the projections of capital cost requirements. Should population growth significantly change before the legislated five-year review of this study, the impact of that growth should be examined.

B3. Once the amount of growth for Owen Sound has been projected it is necessary to predict where growth will occur within the City. The location of future growth within Owen Sound will in most cases be based on current Official Plan designations and areas with available servicing capacity. After reviewing local policy documents and consulting City staff the following list of probable growth locations has been prepared:

- West Harbour Area – in the area of the former BCK site as well as other development opportunities on the west harbour front.
- 16th Street East – east of the Home Depot Development. This will be the next phase in development in the Sydenham Heights Planning Area. There is some opportunity for some infill type development on 16th Avenue East and lands located to the west.
- The East Bluffs Extension – in the northeast part of the City will see growth (primarily residential)
- East Harbour Area – an area with significant potential for development of existing vacant brownfield sites.

SECTION C - DETERMINING THE RESIDENTIAL AND NON-RESIDENTIAL SPLIT

C1. In order to determine the share of future growth related capital costs that should be attributed to residential development versus non-residential development, a review of the City's assessment has been undertaken. The relative proportions of residential and non-residential assessment are used to determine the allocation of capital costs between residential and non-residential uses. In Owen Sound between 1998 and 2004, residential assessment has accounted for an average of 76.32% of total assessment while commercial/industrial assessment has accounted for 23.68% of total assessment. For the purpose of this study, it is assumed that this share will remain constant over the next ten years and that residential and non-residential growth should each pay their proportionate share of future capital costs.

SECTION D – HOW THIS STUDY WAS COMPLETED

The calculation of the Development Charge follows the methodology outlined in Section 5 of the Development Charges Act, 1997. Below is a description of the methodology used in preparing this study for the City of Owen Sound:

D1. The first step in calculating the Development Charge was to anticipate the amount, type and location of development. This has already been discussed in Section B of the report.

D2. Next, the services that are eligible to be included in the Development Charge were determined. In the case of the City of Owen Sound eligible services include:

- transportation;
- police services;
- fire and emergency services;
- transit;
- recreation;
- library services;
- administrative services; and,
- utilities (sewer, water, stormwater).

D3. The next step is to determine the average level of service, which is one of the key components of the calculation of the Development Charge. The *Development Charges Act, 1997* states that the average level of service that existed in the last ten years should be used as a benchmark for planning future capital requirements. For example, if an average of 500 ft² of library floor space existed for every 1,000 people in the last ten years, and the population was projected to grow by 500 people, an additional 250 square feet of library floor space would be required to maintain the historical average level of service.

This is an important component of the study process since the legislation clearly requires that the average level of service cannot be exceeded in the next ten years. Even if an increase in the level of service is planned, the increase in service cannot be considered as part of the Development Charges calculation.

In order to determine the average level of service in the last ten years, the level of service in each of the last ten years is divided by the population for that year, and then averaged to determine an average level of service for the ten year time period.

D4. The next step is to anticipate the increased need for service that can be attributed to new development. In Owen Sound, it is anticipated that new development would place the same demands on service as existing development.

D5. The capital costs required to maintain the average level of service over the next ten years is then estimated. Eligible capital costs include:

- the cost to acquire land;
- the cost to improve land;
- the cost to acquire, lease, construct or improve buildings and structures; and,
- the cost to acquire, lease, construct or improve facilities including:
 - rolling stock with an estimated useful life of seven years or more,
 - furniture and equipment other than computer equipment, and

- materials required for circulation, reference or information purposes by a library board as defined in the *Pubic Libraries Act*.

Growth related studies are also permitted to be included within the Development Charge, provided the study deals with capital improvements, and is required because of expected future growth.

In most cases, a per capita share of the replacement cost for capital items (with a few exceptions) was established. The intent is that, as the population increases, a portion of that growth should also pay for the per capita cost of the capital items that will eventually be needed to maintain the existing average level of service.

- D6.** The increase in the need for service that is attributed to growth must then be reduced by the part of the increase that can be met using the City's excess capacity. This means that facilities that were oversized historically have to be reviewed.
- D7.** The increase in the need for a service must then be reduced by the extent to which it will benefit existing development. The determination of how the increase in the need for service will benefit existing development is subjective and requires a good understanding of the potential benefit to existing uses. In this study, it is assumed that for the most part 90% of the anticipated capital costs required to maintain the average level of service are growth related.
- D8.** The amount of money held in reserves also needs to be factored into the Development Charge calculation. Since By-law 1999-147 was passed, the Development Charges that have been collected have been placed in a reserve accounts if they were not required at the time for capital expenditures. The City of Owen Sound currently has reserve accounts for all areas of the Development Charge. The most recently calculated values of reserve accounts in Owen Sound are shown in Table 1.

Table 1 Development Charges Reserve Funds

| Department | Reserve Amount |
|-------------------------------|------------------|
| Transportation | \$147,446 |
| Sewers | \$234,119 |
| Storm Sewers | \$24,415 |
| Administration, Police & Fire | \$59,164 |
| Recreation | \$100,601 |
| Library | \$14,130 |
| Water | \$69,475 |
| Hydro | \$5,779 |
| PUC | \$14,837 |
| Total: | \$669,966 |

As part of this study it will be recommended that the existing reserve funds be modified to reflect the areas of the Development Charge that have been proposed.

- D9.** The capital costs of the Development Charge calculation must be reduced by the amount of the grants expected to be received from other levels of government. At this time, no government grants are expected except for the library grant which has been factored into the library calculation.

The *Development Charges Act, 1997* also requires that many of these capital costs be reduced by 10%. This is often referred to as the 10% discounting rule. The capital costs associated with fire protection, policing and road maintenance are excluded from the 10% discounting rule. All other areas of the calculation must be discounted by 10%.

- D10.** Once the amount of the net capital costs are known (after the discounts and reserves are deducted), the costs are then allocated to residential and non-residential development.

The residential share is 76.32% as described in Section C1. The residential share is applied to the net capital cost after all deductions and then multiplied by the average household size to derive a development charge per unit. As a result, the Development Charge will vary based on the type of unit (apartment versus a detached home).

The *Development Charges Act, 1997* does not permit the collection of Development Charges for the enlargement of a dwelling unit or the creation of two or less additional dwelling units in an existing residential building.

Non-residential development accounts for approximately 23.68% of total assessment in Owen Sound. In calculating the non-residential development charge, the non-residential share of assessment is applied to the net capital after all deductions. This value is then divided by the projected amount of commercial and industrial space to be developed over the next ten years to yield a Development Charge per square foot.

SECTION E - TRANSPORTATION

Below is a description of the capital costs related to transportation that are anticipated to be expended in the next ten years to accommodate growth. The detailed calculations for each capital cost item are contained on Table A, which is attached to this report.

E1. ROADS

The Engineering Department projects that over the next ten years the City should expend \$15,015,000.00 on road upgrades and expansions. It is anticipated that 12% of these upgrades and expansions will be growth related. As a result, 12% of the cost of road upgrades and expansions or \$1,671,736.50 should be collected from new development. The value of existing reserve accounts has been deducted from this cost.

The *Development Charges Act, 1997* does not require that road improvements be discounted by a value of 10% as is the case with most other services covered in the Development Charge.

E2. ROADS BUILDING

The City of Owen Sounds roads building was expanded in 2003 to its current size of 23,384 ft². As a result of the expansion the average size of the building over the last ten years is equal to 21,002 ft² or 0.96 ft² per capita. In order to maintain the current average level of service, 520.56 ft² of floor space will need to be added to the roads building at an estimated cost of \$150.00 ft². As a result, \$58,682.72 should be collected through the Development Charges process after reserves have been taken into account.

E3. SAND STORAGE FACILITY

The City has two sand storage facilities with a combined area of 7,310 ft² or 0.34 ft² per capita. In order to maintain the current average level of service, 181.24 ft² of floor space will need to be added to the facilities at a cost of \$110.00 per ft². As a result, \$14,982.95 should be collected through the Development Charges process after reserves have been taken into account.

E4. VEHICLES AND HEAVY EQUIPMENT

Over the last ten years, the value of municipal works vehicles and heavy equipment with a lifespan of greater than seven years has been estimated at an average of \$2,647,307.79 or \$121.45 per capita. The 2004 value has been estimated at \$3,013,060.52 . In order to maintain the existing level of service over the next ten years the Development Charge should collect \$49,288.06 after reserve values have been deducted.

Although the purchase of new vehicles is required to maintain the average level of service, these new vehicles will also benefit existing development, since these additional vehicles could potentially contribute to a higher level of service in some parts of the City. On this basis, 90% of the total cost is considered growth related.

E5. SMALL EQUIPMENT

Small equipment includes all roads related equipment with a lifespan of more than seven years. This may include such items as road maintenance tools and shop tools. Over the last ten years the City has had an average of \$90,107.29 worth of small equipment which is equal to \$4.13 per capita. In 2004, the value of small equipment was \$102,950.00 . In order to maintain the average level of service over the next ten years, \$1,677.59 will need to be collected through the Development Charges process once reserve values have been deducted.

E6. OFFICE EMPLOYEE EQUIPMENT

Within this calculation, all employees working in a roads related occupation which would require office space have been considered. Over the last ten years there has been an average of 12 employees which satisfy this criteria. To help cover the costs of additional employees, the capital costs associated with a new employee may be included in the Development Charge (excluding computer equipment). It is estimated that the cost to outfit each employee is approximately \$1,200.00 . Based on the existing level of service it is estimated that an additional 0.27 staff member will need to be added. Therefore, the Development Charge will need to generate \$241.80 after reserve values have been deducted to maintain the existing level of service.

E7. SUMMARY OF TRANSPORTATION DEVELOPMENT CHARGES

On the basis of the calculations made in this section of the report, Table 2 provides a summary of the recommended Development Charge for transportation.

Table 2 TRANSPORTATION

| Item | Charge Per Capita | Percent of Total |
|------------------------------------|--------------------------|-------------------------|
| Roads | \$2,362.76 | |
| Roads building | \$82.94 | |
| Sand storage | \$21.18 | |
| Road equipment | \$69.66 | |
| Small equipment | \$2.37 | |
| Office equipment | \$0.34 | |
| Sub-Total: (after reserves) | \$2,539.25 | 45.63% |

The table above indicates that 45.63% of the recommended residential Development Charge is attributed to transportation.

SECTION F – POLICE SERVICES

The City of Owen Sound has its own municipal police service. Capital costs associated with policing are chargeable components of the Development Charge. The following paragraphs will provide a breakdown of the growth related capital costs associated with policing that are anticipated over the next ten years.

F1. POLICE STATIONS

Owen Sound currently has one police station which has a floor area of 15,000 ft². However, there are plans to expand and renovate this station by adding an additional 30,000 ft² of renovated space and 5,000 ft² of new space. The estimated cost of the

expansion is \$3,000,000. This expansion would include the creation of more office space, officer training areas and new cell blocks.

The current average level of service is equal to 0.69 ft² per capita. In order to maintain the existing level of service over the next ten years, 371.91 ft² of floor space would have to be added onto the police station. As a result, the additional floor space currently planned can not be considered growth related. After applying the value of current reserve, in order to maintain the current level of service, \$34,890.05 will need to be generated through the Development Charge over the next ten years.

F2. POLICE VEHICLES

Vehicles can be included in the Development Charge calculation if they have a lifespan of seven years or more. In general, the department replaces cruisers every two years and other cars every four. The only police vehicle with a lifespan of seven years or more is the prisoner transport vehicle. The estimated cost to replace the chassis of this vehicle is \$35,000. In order to maintain the average level of service of \$1.61 per capita, \$542.73 would have to be collected towards the replacement of the prisoner transport vehicle through the Development Charge.

F3. POLICE OFFICER EQUIPMENT

Over the last ten years there has been an average of 41 police officers in the City. It is estimated to cost \$2,800.00 to equip each officer with a uniform, sidearm and other related equipment. Based on Owen Sound's projected population growth it is anticipated that the City should add an additional 0.91 of a police officer to maintain the existing average level of service. As a result, once reserves have been taken into account, the Development Charge should generate \$1,599.28 to outfit an additional officer in order to maintain the current level of service.

F4. OFFICE EMPLOYEE EQUIPMENT

As the population of Owen Sound increases, additional employees will be required to support the officers that are in the field. Within this calculation, all employees working for the police department and not considered officers have been included. Over the last ten years there has been an average of 29 employees that satisfy this criteria. To help cover the costs of additional employees, the capital costs associated with a new employee may be included in the Development Charge (excluding computer equipment). It is estimated that the cost to outfit each employee is approximately \$1,200.00. Based on the existing level of service it is estimated that an additional 0.65 staff member will need to be added. Therefore \$486.31 will need to be collected through the Development Charge to maintain the existing level of service once reserve values have been taken into account.

F5. SUMMARY OF POLICE SERVICES DEVELOPMENT CHARGE

On the basis of the calculations made in this section of the report, Table 3 provides a summary of the recommended Development Charge for Police Services.

Table 3 POLICE SERVICES

| Item | Charge Per Capita | Percent of Total |
|------------------------------------|-------------------|------------------|
| Station | \$49.31 | |
| Vehicles | \$0.77 | |
| Equipment | \$2.26 | |
| Office Staff | \$0.69 | |
| Sub-Total: (after reserves) | \$53.03 | 0.95% |

SECTION G – FIRE AND EMERGENCY SERVICES

The City of Owen Sound operates its fire services from one location. Any capital cost associated with fire protection may be included within the Development Charge calculation.

G1. FIRE STATIONS

The Owen Sound Fire Station, located at 1209 Third Avenue East is approximately 7,600 ft². In order to maintain the current average level of service, 188.43 ft² of floor space will need to be added to the Station at a cost of \$150.00 ft². As a result, \$18,359.22 should be collected through the Development Charges process after reserves have been taken into account.

G2. FIRE SERVICE VEHICLES

The average value of all City fire vehicles over the last ten years is estimated to be \$2,612,570.00. The present value of vehicles servicing the City is \$2,843,000.00 . The Development Charge is calculated in a manner to ensure that additional vehicles can be purchased based on maintaining the average value of vehicles over the past ten years and not on a specific vehicle basis. This approach is intended to provide some flexibility for the department in determining the most appropriate vehicle for providing the service.

The current average level of service is equal to \$119.83 per capita, in order to maintain the same level of service, the Development Charge should generate \$42,032.18 over the next ten years. Operational costs for the additional vehicles will depend on the type of vehicle purchased.

G3. SMALL EQUIPMENT

It is estimated that the department has small equipment which has been an average of \$250,000.00 over the last ten years. This represents a cost of \$11.48 per capita. In order to maintain the same level of service it will be necessary to collect \$4,026.14 in Development Charges in the next ten years, once the existing reserve values have been deducted.

G4. FIRE FIGHTING EQUIPMENT

There has been an average of 26 fire fighters in the City over the past ten year period. It is estimated to cost \$2,800.00 to equip each fire fighter with full turnout gear, helmet, gloves, pager, breathing apparatus and other related equipment. In order to maintain the same level of service the Development Charge should generate \$3,587.76 once reserve values have been deducted.

G5. OFFICE EMPLOYEE EQUIPMENT

Within this calculation, all employees working for the fire department and not considered fire fighters have been included. Over the last ten years there has been an average of six employees which satisfy this criteria. To help cover the costs of additional employees the capital costs associated with a new employee may be included in the Development Charge (excluding computer equipment). It is estimated that the cost to outfit each employee is approximately \$1,200.00 . Based on the existing level of service it is estimated that an additional 0.13 staff member will need to be added. Therefore, \$104.49 will need to be collected through the Development Charges calculation to maintain the existing level of service.

G6. SUMMARY OF FIRE AND EMERGENCY SERVICES DEVELOPMENT CHARGES

On the basis of the calculations made in this section of the report, Table 4 provides a summary of the recommended Development Charge for Fire Services.

Table 4 FIRE AND EMERGENCY

| Item | Charge Per Capita | Percent Of Total |
|-----------------------------------|-------------------|------------------|
| Fire stations | \$25.95 | |
| Vehicles | \$59.41 | |
| Small equipment | \$5.69 | |
| Personnel equipment | \$5.07 | |
| Office staff | \$0.15 | |
| Sub-Total (after reserves) | \$96.26 | 1.73% |

SECTION H – TRANSIT SERVICES

The transit services provided by the City of Owen Sound included both general bus transportation and specialized transit service for the elderly or those with disabilities.

H1. TRANSIT BUILDINGS

Based on building size and average population over the past ten years the Owen Sound transit building has an value of or \$10.04 per capita. In order to maintain the current average level of service, \$2,609.03 should be collected through the Development Charges process over the next ten years, after reserves have been taken into account.

H2. TRANSIT VEHICLES

The average value of all City transit vehicles over the last ten years is estimated to be \$810,000.00 . The present value of vehicles servicing the City is \$880,000.00 . The Development Charge is calculated in a manner to ensure that additional vehicles can be purchased based on maintaining the average value of vehicles over the past ten years and not on a specific vehicle basis. This is intended to provide some flexibility for the department in determining the most appropriate vehicle for providing the service.

The current average level of service is equal to \$33.16 per capita, in order to maintain the same level of service the Development Charge should generate \$8,618.93 over the next ten years. Operational costs for the additional vehicles will depend on the type of vehicle purchased.

In calculating the value of transit vehicles in Owen Sound only those costs incurred by the City have been taken into consideration. All grant money provided has not been considered. The exclusion of grant money explains why the value of transit vehicles did not increase more substantially in the 1998 and 1999 when the City purchased new transit vehicles.

H3. TRANSIT SERVICES

On the basis of the calculations made in this section of the report, Table 5 provides a summary of the recommended Development Charge for Transit Services.

Table 5 TRANSIT SERVICES

| Item | Charge Per Capita | Percent Of Total |
|-----------------------------------|-------------------|------------------|
| Buildings | \$4.83 | |
| Vehicles | \$15.96 | |
| Sub-Total (after reserves) | \$20.79 | 0.37% |

SECTION I – RECREATIONAL SERVICES

The City operates and maintains a number of recreational facilities, which include the Bayshore Community Centre and the Coliseum, various passive recreation centres, picnic shelter and numerous ball diamonds and sports fields which are located throughout the City.

The recreational development charge has not been allocated to industrial and commercial development as it is assumed that they are not users of the local recreation facilities.

11. PARKLAND DEVELOPMENT

The *Development Charges Act, 1997* does not enable the City to include the acquisition of parkland in addition to the five percent provided for under the *Planning Act* as part of the Development Charge. However, the *Act* does permit the City to collect Development Charges for the improvement of parkland. For the purposes of this study, developed parkland is considered to be all sports fields, playground equipment and other maintained recreational areas.

Over the last ten years the City has maintained an average of 336 acres of developed parkland. In 2004, there were 353 acres of developed parkland in the City which is equal to approximately 15.42 acres of developed parkland per 1,000 capita. In order to maintain the average level of service over the next ten years, \$172,614.90 will need to be collected through the development charges process once reserve values have been deducted. It has been estimated that the cost to develop parkland is approximately \$30,000.00 per acre.

12. RECREATIONAL BUILDINGS

Within this category all recreational buildings including picnic shelters, public washroom facilities and the band shelter have been taken into consideration. The only recreational buildings not included in this calculation are the Bayshore Community Centre and the Coliseum.

It is estimated that the City operates 52,853 ft² of recreational buildings which represent a level of service equal to 2.43 ft² per capita. In order to maintain the same level of service it will be necessary to construct 1,310.42 ft² of additional floor space. At an estimated cost of \$150.00 ft² to construct an arena the City should collect \$135,805.19 in Development Charges in the next ten years, once the existing reserve values have been deducted.

13. ARENAS

The City of Owen Sound's two arenas have a combined floor area of 92,492 ft² which provides a level of service equal to 4.25 ft² per capita. In order to maintain the same level of service it will be necessary to construct 2,293.22 ft² of additional floor space. At an estimated cost of \$165.00 per ft² to construct, the City should collect \$261,422.86 in

Development Charges in the next ten years, once the existing reserve values have been deducted.

14. RECREATIONAL VEHICLES AND EQUIPMENT

This area of the study includes all parks and recreation vehicles and equipment with a lifespan of more than seven years. Included could be such items as lawnmowers, turf care equipment and trucks. Over the last ten years the City has had an average of \$733,899.57 worth of recreation vehicles and equipment which is equal to \$33.67 per capita. In 2004, the value was \$838,500.00 . In order to maintain the average level of service over the next ten years, \$12,561.22 will need to be collected through the Development Charge process once reserve values have been deducted.

15. SMALL EQUIPMENT

Small equipment includes all parks and recreation equipment with a lifespan of more than seven years. This may include such items as trimmers, gardening tools and shop tools. Over the last ten years the City has had an average of \$60,129.87 worth of small equipment which is equal to \$2.76 per capita. In 2004, the value was \$68,700.00 . In order to maintain the average level of service over the next ten years, \$1,029.17 will need to be collected through the development charges process once reserve values have been deducted.

16. OFFICE EMPLOYEE EQUIPMENT

Within this calculation, all employees working in a recreation, parks or facilities related occupation which would require office space have been considered. Over the last ten years there has been an average of eight employees which satisfy this criteria. To help cover the costs of additional employees the capital costs associated with a new employee may be included in the Development Charge (excluding computer equipment). It is estimated that the cost to outfit each employee is approximately \$1,200.00 . Based on the existing level of service it is estimated that an additional 0.18 staff member will need to be added. Therefore, \$148.20 will need to be collected through the Development Charges calculation once reserve values have been deducted to maintain the existing level of service.

17. SUMMARY OF RECREATION DEVELOPMENT CHARGES

On the basis of the calculations made in this section of the report, Table 5 provides a summary of the recommended Development Charge for Recreation.

Table 5 RECREATION

| Item | Charge Per Capita | Percent Of Total |
|------------------------------------|-------------------|------------------|
| Developed parkland | \$319.66 | |
| Recreation buildings | \$251.49 | |
| Arenas | \$484.12 | |
| Recreation vehicles | \$23.26 | |
| Small equipment | \$1.91 | |
| Office staff | \$0.27 | |
| Sub-Total: (after reserves) | \$1,080.71 | 19.42% |

SECTION J – LIBRARY SERVICES

The City of Owen Sound, in partnership with the Townships of Chatsworth, Georgian Bluffs and the Municipality of Meaford (formerly Sydenham) operate the Owen Sound and North Grey Union Public Library. Over the last ten years the City has contributed an average of 73% of the municipal funding provided to the library. Based on this percentage, all areas of the library charge will be reduced by 27% to account for the contributions of other municipalities.

J1. BUILDING

The Public Library has a floor area of 22,500 ft² which provides a level of service equal to 1.03 ft² per capita. In order to maintain the same level of service it would be necessary to construct 557.86 ft² of additional floor space at an estimated construction cost of \$150.00 ft². Based on these values the City should collect \$60,480.01 in Development Charges in the next ten years once the existing reserve values and the 27% deduction for contributions from other municipalities have been applied to maintain the existing level of service.

It should be noted that the City has indicated intentions to expand the library by 6,000 ft². An addition to the library would not be entirely growth related therefore only some of the cost (value listed above) may be recuperated through the development charges process.

Increased development of the library will not only benefit new development but will also benefit existing development. On this basis, only 90% of the total cost of the library buildings are considered growth related.

J2. CIRCULATION MATERIALS

Over the last ten years the library has managed an average of 95,747 articles of circulation materials. This equates to 4.39 units per capita. In 2004 the library contained 100,000 articles of circulation material. In order to maintain the existing level of service the library should purchase 2,373 new articles over the next ten years. It has been estimated that each new article costs an average of \$28.34 . Once all deductions have been applied, including the 27% reduction and existing reserve fund values, the Development Charge should generate \$48,605.87 to maintain the existing level of service for circulation materials.

J3. LIBRARY EQUIPMENT

Included within this section of the charge are all pieces of office equipment or permanent furniture with a lifespan of seven years or more. Computer equipment cannot be included within the Development Charge calculation. Items that may be included are desks, tables, chairs, shelving and cabinets. Over the last ten years the library has had an average of \$430,840.00 worth of equipment. This results in an average of \$19.76 worth of library equipment per capita. In order to maintain the same level of service over the next ten years the Development Charge should generate \$7,713.84 once all deductions and existing reserve values have been applied.

J4. OFFICE EMPLOYEE EQUIPMENT

Within this calculation, all employees working for the library which require office space have been considered. Over the last ten years there has been an average of 14 employees which satisfy this criteria. To help cover the costs of additional employees the capital costs associated with a new employee may be included in the Development Charge (excluding computer equipment). It is estimated that the cost to outfit each employee is approximately \$1,200.00 . Based on the existing level of service it is estimated that an additional 0.31 staff member will need to be added. After all deductions and the reserve values have been applied the Development Charge should collect \$271.31 to maintain the existing level of service.

J5. SUMMARY OF LIBRARY DEVELOPMENT CHARGE

On the basis of the calculations made in this section of the report, Table 6 provides a summary of the recommended Development Charge for Library Services.

Table 6 LIBRARY

| Item | Charge Per Capita | Percent Of Total |
|------------------------------------|-------------------|------------------|
| Building | \$112.00 | |
| Circulation materials | \$90.01 | |
| Library equipment | \$14.28 | |
| Office equipment | \$0.50 | |
| Sub-Total: (after reserves) | \$216.80 | 3.90% |

Non-residential uses have not been assessed Development Charges for Library Services.

SECTION K - ADMINISTRATION

The *Development Charges Act, 1997* places restrictions on eligible components of the Development Charge related to administration. Most significantly, the new Act precludes the inclusion of additions to the administrative building from the Development Charge. Computer systems used for administrative purposes are also not eligible. Administrative components of the Development Charge include growth related studies and office equipment.

K1. OFFICE STAFF

As the population of the City of Owen Sound increases, additional employees will be required for administrative purpose. This section of the charge incorporates all office staff not accounted for in one of the other staff sections of this report. The average number of staff members over the last ten years has been 46 persons. This is equivalent to 1.90 staff persons per 1000 people. In order to maintain the average level of service over the next ten years it is estimated that an additional 1.03 staff members be added. To help cover the costs of additional employees the capital costs associated with a new employee may be included in the Development Charge (excluding computer equipment). It is estimated that the cost to outfit each administrative employee is approximately \$1,200.00 . Once all deductions and existing reserve values have been applied, the City should generate \$792.23 through the Development Charge calculation in order to maintain the existing level of service.

K2. GROWTH RELATED STUDIES

The *Development Charges Act, 1997* permits the City to include growth related studies in the Development Charge. Discussions with the City Department Heads have provided the following list of growth related studies that will be required in the next ten years.

| | |
|---------------------------|-----------------|
| Official Plan Update | \$25,000 |
| Zoning By-law Update | \$85,000 |
| Development Charges Study | \$22,000 |
| Parks Master Plan | \$7,500 |
| TOTAL: | \$97,000 |

A 50% reduction has been applied to the gross cost of the Zoning By-law and the Parks Master Plan to reflect benefits to existing development. In addition the 10% discounting rule has been applied to all growth related studies. As a result, of these deductions the Development Charges calculation should collect \$63,098.03 to cover the costs of growth related studies.

K3. SUMMARY OF ADMINISTRATION DEVELOPMENT CHARGES

On the basis of the calculations made in this section of the report, Table 7 provides a summary of the recommended Development Charge for Administration.

Table 6 ADMINISTRATION

| Item | Charge Per Capita | Percent of Total |
|------------------------------------|-------------------|------------------|
| Office equipment | \$1.12 | |
| Growth related studies | \$88.06 | |
| Sub-Total: (after reserves) | \$89.18 | 1.60% |

SECTION L – UTILITIES

The City of Owen Sound provides sanitary sewer, storm sewer and water service to local residents. In recent years, increasing environmental concern over municipal sewage systems and health concerns surrounding drinking water systems have greatly increased the costs for Owen Sound to provide these services. As a result, the costs associated with expanding services are also expected to increase.

L1. SANITARY SEWER SERVICES

The Engineering Department projects that over the next ten years the City will have to expend \$37,770,000.00 on sanitary sewer upgrades and expansions. It is anticipated that 2.5% of these upgrades and expansions will be growth related. As a result, 2.5% of the cost of sanitary sewer upgrades and expansions or \$707,026.47 should be collected from new development. The value of existing reserve accounts has been deducted from this cost.

The *Development Charges Act, 1997* does not require that sanitary sewers be discounted by a value of 10% as is the case with most other services covered in the Development Charge.

L2. STORM SEWER SERVICES

The Engineering Department projects that over the next ten years the City will have to expend \$4,257,000.00 on storm sewer upgrades and expansions. It is anticipated that 2.5% of these upgrades and expansions will be growth related. As a result, 2.5% of the cost of storm sewer upgrades and expansions or \$79,687.89 should be collected from new development. The value of existing reserve accounts has been deducted from this cost.

The *Development Charges Act, 1997* does not require that storm sewers be discounted by a value of 10% as is the case with most other services covered in the Development Charge.

L3. WATER SERVICES

The Engineering Department projects that over the next ten years the City will have to expend \$13,480,000.00 on water service upgrades and expansions. It is anticipated that 2.5% of these upgrades and expansions will be growth related. As a result, 2.5% of the cost of water service upgrades and expansions or \$252,335.63 should be collected from new development. The value of existing reserve accounts has been deducted from this cost.

The *Development Charges Act, 1997* does not require that water services be discounted by a value of 10% as is the case with most other services covered in the Development Charge.

L4. SUMMARY OF UTILITY DEVELOPMENT CHARGES

On the basis of the calculations made in this section of the report, Table 8 provides a summary of the recommended Development Charge for Administration.

Table 7 UTILITIES

| Item | Charge Per Capita | Percent of Total |
|------------------------------------|-------------------|------------------|
| Sanitary sewer | \$999.28 | |
| Storm sewer | \$112.63 | |
| Water | \$356.64 | |
| Sub-Total: (after reserves) | \$1,468.55 | 26.39% |

Operational costs for sewage and water services are anticipated to be similar to current costs, assuming Provincial legislation does not change operational requirements.

SECTION M – NON-RESIDENTIAL CHARGES

At the present time the City does not collect a Development Charge on non-residential development. Non-residential development includes commercial, industrial and institutional lands and buildings. Clearly these uses require municipal services and growth in this sector places additional demand for services on the City. Agricultural buildings are not included.

Historically Owen Sound, like many other municipalities, has exempted non-residential development from Development Charges in order to encourage such development. However, increasingly, municipalities such as Owen Sound have realized that the amount that would be charged as a Development Charge is not a significant deterrent to development.

Non-residential charges have been calculated based on the proportional split between residential and non-residential assessment in the City. Non-residential development represents 23.68% of the total assessment. Development Charges for library and recreational uses have not been assessed against non-residential development to prevent employees and residents from being double counted in terms of demand for services.

In order to calculate a non-residential Development Charge the model calculates the entire amount of capital costs projected for non-residential development and divides that amount by the projected growth of non-residential uses in square feet over the next ten years. The projected growth of non-residential floor space has been taken from the Commercial Needs Study and is estimated to be 362,000 ft² over the next ten years. The following table summarizes the calculation of the non-residential development charge:

Table 8 NON-RESIDENTIAL DEVELOPMENT CHARGE

| Category | Charge Per Sq. Ft | Percent of Total |
|----------------|-------------------|------------------|
| Transportation | \$1.18 | 59.80% |
| Police | \$0.02 | 1.25% |
| Fire | \$0.04 | 2.27% |
| Transit | - | - |
| Recreation | - | - |
| Library | - | - |
| Administration | \$0.04 | 2.10% |
| Utilities | \$0.68 | 34.58% |
| Total: | \$1.97 | 100.00% |

SECTION N – RECOMMENDATIONS

Based on the information contained in this report, the City of Owen Sound should impose the following Development Charges in accordance with the provisions of the Development Charges Act, 1997:

Table 9 DEVELOPMENT CHARGE SUMMARY - PER CAPITA

| Item | Charge Per Capita | Percent of Total |
|----------------|-------------------|------------------|
| Transportation | \$2,539.25 | 45.63% |
| Police | \$53.03 | 0.95% |
| Fire | \$96.26 | 1.73% |
| Transit | \$20.79 | 0.37% |
| Recreation | \$1,080.71 | 19.42% |
| Library | \$216.80 | 3.90% |
| Administration | \$89.18 | 1.60% |
| Utilities | \$1,468.55 | 26.39% |
| Total: | \$5,564.57 | 100% |

The proposed non-residential Development Charge is \$1.97 per ft².

Based on these calculations, the total recommended Development Charges for the City of Owen Sound are as follows:

Table 10 DEVELOPMENT CHARGE SUMMARY - HOUSING TYPE

| Housing Type | Average Household Size (persons) | Development Charge |
|------------------------------|----------------------------------|--------------------|
| Single Detached | 2.4 | \$13,354.96 |
| Semi Detached and Town Homes | 2.2 | \$12,242.05 |
| Apartments | 2.0 | \$11,350.50 |

Based on housing stock information obtained from Table 11 of the Official Plan Background Study, the City's housing stock is comprised of 53% single detached dwellings, 11% semi detached dwellings or town homes and 36% apartments. Based on the above housing type distribution and a single family dwelling average household size of 2.4 persons, household sizes of 2.2 for semi detached dwellings and 2.0 for apartments were calculated.

The newly calculated Development Charge of \$13,354.96 for a single detached dwelling is significantly higher than the current Development Charge of \$3,277.00. As a result of the significant increase in the Charge, it is recommended the Development Charge for residential construction be phased-in over the next ten years. It is recommended that the phasing of the Development Charge for single detached dwellings begin at \$5,000.00. This is an increase of 52.5% over the existing value of \$3,277.00. As a result, it is recommended that the phasing for semi detached dwellings and apartments also begin at an increase of 52.5% over the existing charge. Table 11 recommends the phasing of the charge:

Table 11 DEVELOPMENT CHARGE PHASING – RESIDENTIAL CHARGE

| Year | Single Detached Dwelling | Semi Detached or Townhouse | Apartment |
|-------------|---------------------------------|-----------------------------------|------------------|
| 2005 | \$5,000.00 | \$4,618.55 | \$3,385.72 |
| 2006 | \$5,928.33 | \$5,465.61 | \$4,270.69 |
| 2007 | \$6,856.66 | \$6,312.66 | \$5,155.67 |
| 2008 | \$7,784.99 | \$7,159.72 | \$6,040.65 |
| 2009 | \$8,713.32 | \$8,006.77 | \$6,925.62 |
| 2010 | \$9,641.64 | \$8,853.83 | \$7,810.60 |
| 2011 | \$10,569.97 | \$9,700.88 | \$8,695.57 |
| 2012 | \$11,498.30 | \$10,547.94 | \$9,580.55 |
| 2013 | \$12,426.63 | \$11,394.99 | \$10,465.53 |
| 2014 | \$13,354.96 | \$12,242.05 | \$11,350.50 |

By collecting development charges in the amounts recommended above, the City will ensure that new development pays its proportionate share of the capital costs required to ensure that the same level of services are provided in the City without additional costs being borne by existing tax payers.

Respectfully submitted,

Jim Dymont BES, MCIP, RPP
Partner

Jamie Robinson BES,
Planner

TABLE 'A'
CITY OF OWEN SOUND - DEVELOPMENT CHARGES WORKBOOK

| | |
|-------------------------|----------------|
| Residential assessment | 76.32% |
| Non-Residential | 23.68% |
| Total assessment | 100.00% |

| | |
|-------------------|-------|
| 2004 POPULATION | 22040 |
| POPULATION GROWTH | 540 |
| 2014 POPULATION | 22580 |

Projected demand for non-residential development over the next ten years 362,000 sq ft.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 13 | 14 | 15 | 16 | 17 | |
|-------------------------------|--------------------------|---------------------------------|-------------------------|-------------------------|-------------------------|----------------------|------------------------|-----------------------|----------------------------|----------------------|----------------------------|------------------------------------|--------------------------|----------------------|--|-----------------------------------|
| MUNICIPAL SERVICES | AVERAGE LEVEL OF SERVICE | SERVICE MEASURE | FUTURE REQUIREMENTS | COST PER UNIT | CAPITAL COSTS | GROWTH RELATED SHARE | GROWTH RELATED COST | MANDATED DISCOUNT (%) | NET CAPITAL AFTER DISCOUNT | RESERVE FUND | NET CAPITAL AFTER RESERVES | PERCENT OF RESIDENTIAL DEVELOPMENT | RESIDENTIAL (per capita) | IND/COM | PERCENT OF NON-RESIDENTIAL DEVELOPMENT | NON-RESIDENTIAL (per sq. ft foot) |
| Transportation | | | | | | | | | | | | | | | | |
| roads | \$ 15,015,000.00 | total project costs | \$ 15,015,000.00 | \$ 15,015,000.00 | \$ 15,015,000.00 | 12% | \$ 1,801,800.00 | 0% | \$ 1,801,800.00 | | \$ 1,671,736.50 | 42.46% | \$ 2,362.76 | \$ 395,845.93 | 55.64% | \$ 1.09 |
| buildings | 0.96 | sq ft per capita | 520.56 | \$ 150.00 | \$ 78,084.34 | 90% | \$ 70,275.91 | 10% | \$ 63,248.32 | | \$ 58,682.72 | 1.49% | \$ 82.94 | \$ 13,895.32 | 1.95% | \$ 0.04 |
| sand storage facilities | 0.34 | sq ft per capita | 181.24 | \$ 110.00 | \$ 19,936.59 | 90% | \$ 17,942.93 | 10% | \$ 16,148.64 | | \$ 14,982.95 | 0.38% | \$ 21.18 | \$ 3,547.77 | 0.50% | \$ 0.01 |
| vehicles and heavy equipment | \$ 121.45 | vehicle cost per capita | \$ 65,583.63 | \$ 65,583.63 | \$ 65,583.63 | 90% | \$ 59,025.27 | 10% | \$ 53,122.74 | | \$ 49,288.06 | 1.25% | \$ 69.66 | \$ 11,670.79 | 1.64% | \$ 0.03 |
| small equipment | \$ 4.13 | small equipment cost per capita | \$ 2,232.24 | \$ 2,232.24 | \$ 2,232.24 | 90% | \$ 2,009.01 | 10% | \$ 1,808.11 | | \$ 1,677.59 | 0.04% | \$ 2.37 | \$ 397.23 | 0.06% | \$ 0.00 |
| office staff | 0.000497 | staff per capita | 0.27 | \$ 1,200.00 | \$ 321.75 | 90% | \$ 289.57 | 10% | \$ 260.62 | | \$ 241.80 | 0.01% | \$ 0.34 | \$ 57.26 | 0.01% | \$ 0.00 |
| subtotal | | | | | \$ 15,181,158.55 | | \$ 1,951,342.70 | | \$ 1,936,388.43 | \$ 139,778.81 | \$ 1,796,609.62 | 45.63% | \$ 2,539.25 | \$ 425,414.29 | 59.80% | \$ 1.18 |
| Police Services | | | | | | | | | | | | | | | | |
| station | 0.69 | sq ft per capita | 371.91 | \$ 150.00 | \$ 55,785.77 | 90% | \$ 50,207.19 | 0% | \$ 50,207.19 | | \$ 34,890.05 | 0.89% | \$ 49.31 | \$ 8,261.52 | 1.16% | \$ 0.02 |
| vehicles (prisoner transport) | \$ 1.61 | vehicle cost per capita | \$ 867.78 | \$ 867.78 | \$ 867.78 | 90% | \$ 781.00 | 0% | \$ 781.00 | | \$ 542.73 | 0.01% | \$ 0.77 | \$ 128.51 | 0.02% | \$ 0.00 |
| officers outfitting | 0.001691 | police officers per capita | 0.91 | \$ 2,800.00 | \$ 2,557.08 | 90% | \$ 2,301.38 | 0% | \$ 2,301.38 | | \$ 1,599.28 | 0.04% | \$ 2.26 | \$ 378.69 | 0.05% | \$ 0.00 |
| office staff | 0.001200 | staff per capita | 0.65 | \$ 1,200.00 | \$ 777.56 | 90% | \$ 699.80 | 0% | \$ 699.80 | | \$ 486.31 | 0.01% | \$ 0.69 | \$ 115.15 | 0.02% | \$ 0.00 |
| subtotal | | | | | \$ 59,988.19 | | \$ 53,989.37 | | \$ 53,989.37 | \$ 16,471.00 | \$ 37,518.37 | 0.95% | \$ 53.03 | \$ 8,883.87 | 1.25% | \$ 0.02 |
| Fire Services | | | | | | | | | | | | | | | | |
| buildings | 0.3 | sq ft per capita | 188.43 | \$ 150.00 | \$ 28,264.79 | 90% | \$ 25,438.31 | 0% | \$ 25,438.31 | | \$ 18,359.22 | 0.47% | \$ 25.95 | \$ 4,347.23 | 0.61% | \$ 0.01 |
| fire vehicles | \$ 119.83 | vehicle cost per capita | \$ 64,710.29 | \$ 64,710.29 | \$ 64,710.29 | 90% | \$ 58,239.26 | 0% | \$ 58,239.26 | | \$ 42,032.18 | 1.07% | \$ 59.41 | \$ 9,952.68 | 1.40% | \$ 0.03 |
| small equipment | \$ 11.48 | equipment cost per capita | \$ 6,198.42 | \$ 6,198.42 | \$ 6,198.42 | 90% | \$ 5,578.58 | 0% | \$ 5,578.58 | | \$ 4,026.14 | 0.10% | \$ 5.69 | \$ 953.34 | 0.13% | \$ 0.00 |
| fire suits | 0.001203 | firefighters per capita | 0.65 | \$ 8,500.00 | \$ 5,523.50 | 90% | \$ 4,971.15 | 0% | \$ 4,971.15 | | \$ 3,587.76 | 0.09% | \$ 5.07 | \$ 849.53 | 0.12% | \$ 0.00 |
| office staff | 0.000248 | staff per capita | 0.13 | \$ 1,200.00 | \$ 160.87 | 90% | \$ 144.79 | 0% | \$ 144.79 | | \$ 104.49 | 0.00% | \$ 0.15 | \$ 24.74 | 0.00% | \$ 0.00 |
| subtotal | | | | | \$ 104,857.87 | | \$ 94,227.30 | | \$ 94,227.30 | \$ 26,222.00 | \$ 68,005.30 | 1.73% | \$ 96.26 | \$ 16,127.53 | 2.27% | \$ 0.04 |
| Transit | | | | | | | | | | | | | | | | |
| building | \$ 10.04 | cost per capita* | \$ 5,420.55 | \$ 5,420.55 | \$ 5,420.55 | 90% | \$ 4,878.50 | 10% | \$ 4,390.65 | | \$ 2,609.03 | 0.09% | \$ 4.83 | | | |
| vehicles | \$ 33.16 | vehicle cost per capita | \$ 17,906.79 | \$ 17,906.79 | \$ 17,906.79 | 90% | \$ 16,116.12 | 10% | \$ 14,504.50 | | \$ 8,618.93 | 0.29% | \$ 15.96 | | | |
| subtotal | | | | | \$ 23,327.35 | | \$ 20,994.61 | | \$ 18,895.15 | \$ 7,667.19 | \$ 11,227.96 | 0.37% | \$ 20.79 | | | |
| Recreation | | | | | | | | | | | | | | | | |
| developed parkland | 0.015422 | acres per capita | 8.33 | \$ 30,000.00 | \$ 249,841.00 | 90% | \$ 224,856.90 | 10% | \$ 202,371.21 | | \$ 172,614.90 | 5.74% | \$ 319.66 | | | |
| recreation buildings | 2.43 | sq ft per capita | 1,310.42 | \$ 150.00 | \$ 196,563.00 | 90% | \$ 176,906.70 | 10% | \$ 159,216.03 | | \$ 135,805.19 | 4.52% | \$ 251.49 | | | |
| arenas | 4.25 | sq ft per capita | 2,293.22 | \$ 165.00 | \$ 378,380.71 | 90% | \$ 340,542.64 | 10% | \$ 306,488.38 | | \$ 261,422.86 | 8.70% | \$ 484.12 | | | |
| recreation vehicles | \$ 33.67 | vehicle cost per capita | \$ 18,180.97 | \$ 18,180.97 | \$ 18,180.97 | 90% | \$ 16,362.87 | 10% | \$ 14,726.59 | | \$ 12,561.22 | 0.42% | \$ 23.26 | | | |
| small equipment | \$ 2.76 | equipment cost per capita | \$ 1,489.60 | \$ 1,489.60 | \$ 1,489.60 | 90% | \$ 1,340.64 | 10% | \$ 1,206.58 | | \$ 1,029.17 | 0.03% | \$ 1.91 | | | |
| office staff | 0.000331 | staff per capita | 0.18 | \$ 1,200.00 | \$ 214.50 | 90% | \$ 193.05 | 10% | \$ 173.74 | | \$ 148.20 | 0.00% | \$ 0.27 | | | |
| subtotal | | | | | \$ 844,669.79 | | \$ 760,202.81 | | \$ 684,182.53 | \$ 100,601.00 | \$ 583,581.53 | 19.42% | \$ 1,080.71 | | | |
| Library Services | | | | | | | | | | | | | | | | |
| building | 1.03 | sq ft per capita | 557.86 | \$ 150.00 | \$ 83,678.65 | 90% | \$ 75,310.78 | 10% | \$ 67,779.70 | | \$ 60,480.01 | 2.01% | \$ 112.00 | | | |
| circulation material | 4.39 | units per capita | 2,373 | \$ 28.34 | \$ 67,249.88 | 90% | \$ 60,524.89 | 10% | \$ 54,472.40 | | \$ 48,605.87 | 1.62% | \$ 90.01 | | | |
| value of equipment | 19.76 | value per capita | 10,672.68 | \$ 10,672.68 | \$ 10,672.68 | 90% | \$ 9,605.42 | 10% | \$ 8,644.87 | | \$ 7,713.84 | 0.26% | \$ 14.28 | | | |
| office staff | 0.000579 | staff per capita | 0.31 | \$ 1,200.00 | \$ 375.37 | 90% | \$ 337.83 | 10% | \$ 304.05 | | \$ 271.31 | 0.01% | \$ 0.50 | | | |
| subtotal | | | | | \$ 161,976.58 | | \$ 145,778.93 | | \$ 131,201.03 | \$ 14,130.00 | \$ 117,071.03 | 3.90% | \$ 216.80 | | | |
| Administration | | | | | | | | | | | | | | | | |
| office staff | 0.001903 | staff persons per capita | 1.03 | \$ 1,200.00 | \$ 1,233.37 | 90% | \$ 1,110.03 | 10% | \$ 999.03 | | \$ 792.23 | 0.02% | \$ 1.12 | \$ 187.59 | 0.03% | \$ 0.00 |
| growth related studies | \$ 97,000.00 | study cost | \$ 97,000.00 | \$ 97,000.00 | \$ 97,000.00 | 90% | \$ 87,300.00 | 10% | \$ 78,570.00 | | \$ 62,305.80 | 1.58% | \$ 88.06 | \$ 14,753.22 | 2.07% | \$ 0.04 |
| subtotal | | | | | \$ 98,233.37 | | \$ 88,410.03 | | \$ 79,569.03 | \$ 16,471.00 | \$ 63,098.03 | 1.60% | \$ 89.18 | \$ 14,940.81 | 2.10% | \$ 0.04 |
| Utilities | | | | | | | | | | | | | | | | |
| sanitary sewer services | \$ 37,770,000.00 | total project costs | \$ 37,770,000.00 | \$ 37,770,000.00 | \$ 37,770,000.00 | 2.5% | \$ 944,250.00 | 0% | \$ 944,250.00 | | \$ 707,026.47 | 17.96% | \$ 999.28 | \$ 167,414.87 | 23.53% | \$ 0.46 |
| storm sewer services | \$ 4,257,000.00 | total project costs | \$ 4,257,000.00 | \$ 4,257,000.00 | \$ 4,257,000.00 | 2.5% | \$ 106,425.00 | 0% | \$ 106,425.00 | | \$ 79,687.89 | 2.02% | \$ 112.63 | \$ 18,869.08 | 2.65% | \$ 0.05 |
| water services | \$ 13,480,000.00 | average costs per capita | \$ 13,480,000.00 | \$ 13,480,000.00 | \$ 13,480,000.00 | 2.5% | \$ 337,000.00 | 0% | \$ 337,000.00 | | \$ 252,335.63 | 6.41% | \$ 356.64 | \$ 59,749.87 | 8.40% | \$ 0.17 |
| subtotal | \$ 55,507,000.00 | | \$ 55,507,000.00 | \$ 55,507,000.00 | \$ 55,507,000.00 | | \$ 1,387,675.00 | | \$ 1,387,675.00 | \$ 348,625.00 | \$ 1,039,050.00 | 26.39% | \$ 1,468.55 | \$ 246,033.82 | 34.58% | \$ 0.68 |
| TOTALS | | | | | | | | | \$ 4,386,127.84 | \$ 669,966.00 | \$ 3,716,161.84 | 100.00% | \$ 5,564.57 | \$ 711,400.32 | 100.00% | \$ 1.97 |

| | |
|--|-------------|
| Single Detached Dwelling (2.4 hhd sized) | \$13,354.96 |
| Semi Detached Dwelling or Town Home (2.2 hhd size) | \$12,242.05 |
| Apartment (2.0 hhd size) | \$11,350.50 |
| Non- Residential Charge (per sq. ft) | \$1.97 |
| Non- Residential Charge (per sq. m) | \$21.15 |

Appendix 1

Background Tables

TRANSPORTATION

City of Owen Sound

Unit of Measure

Square Feet of Building Area

| Roads Building | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| All Locations (Total) | 20,407 | 20,407 | 20,407 | 20,407 | 20,407 | 20,407 | 20,407 | 20,407 | 23,384 | 23,384 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | 0.95 | 0.95 | 0.94 | 0.94 | 0.94 | 0.93 | 0.93 | 0.93 | 1.06 | 1.06 |

| | |
|------------------------------------|------|
| 10 Year Average | |
| Quantity (ft ² /capita) | 0.96 |

City of Owen Sound

Unit of Measure

Square Feet of Building Area

| Sand Storage Facilities | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Sand Storage Facilities | 7,310 | 7,310 | 7,310 | 7,310 | 7,310 | 7,310 | 7,310 | 7,310 | 7,310 | 7,310 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | 0.34 | 0.34 | 0.34 | 0.34 | 0.34 | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 |

| | |
|------------------------------------|------|
| 10 Year Average | |
| Quantity (ft ² /capita) | 0.34 |

City of Owen Sound

Unit of Measure

Square Feet of Building Area

| Road Vehicles | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Total Value of all Roads Vehicles | \$2,309,260.00 | \$2,309,260.00 | \$2,309,260.00 | \$2,309,260.00 | \$2,309,260.00 | \$2,309,260.00 | \$2,309,260.00 | \$2,309,260.00 | \$2,309,260.00 | \$2,309,260.00 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | \$ 107.82 | \$ 107.37 | \$ 106.93 | \$ 106.50 | \$ 106.06 | \$ 105.63 | \$ 105.21 | \$ 105.06 | \$ 104.92 | \$ 104.78 |

| | |
|----------------------------------|-----------|
| 10 Year Average | |
| Quantity (vehicles value/capita) | \$ 106.03 |

City of Owen Sound

Unit of Measure

Cost of Small Equipment

| Small Equipment | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| Value of Small Equipment | \$ 78,265.79 | \$ 80,686.38 | \$ 83,181.83 | \$ 85,754.47 | \$ 88,406.67 | \$ 91,140.89 | \$ 93,959.69 | \$ 96,865.66 | \$ 99,861.50 | \$ 102,950.00 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | \$ 3.65 | \$ 3.75 | \$ 3.85 | \$ 3.95 | \$ 4.06 | \$ 4.17 | \$ 4.28 | \$ 4.41 | \$ 4.54 | \$ 4.67 |

| | |
|--------------------|-------------------------|
| 10 Year Average | |
| Quantity (\$/year) | \$ 4.13 Cost per capita |

Unit of Measure

Number of Staff

| | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Office Staff | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | 0.0006 | 0.0006 | 0.0006 | 0.0006 | 0.0006 | 0.0005 | 0.0005 | 0.0005 | 0.0005 | 0.0005 |

| | |
|-------------------|-------------|
| 10 Year Average | |
| Quantity | 0.0005 |
| Quantity per 1000 | 0.496524058 |

POLICE

City of Owen Sound

Unit of Measure Square Feet of Building Area

| Police Station | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|----------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Total Floor Area of all Stations | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | 0.70 | 0.70 | 0.69 | 0.69 | 0.69 | 0.69 | 0.68 | 0.68 | 0.68 | 0.68 |

| | |
|------------------------------------|------|
| 10 Year Average | |
| Quantity (ft ² /capita) | 0.69 |

City of Owen Sound

Unit of Measure Value of Vehicles (Prisoner Transport Vehicle)

| Vehicles | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Value of Vehicles | \$ 35,000 | \$ 35,000 | \$ 35,000 | \$ 35,000 | \$ 35,000 | \$ 35,000 | \$ 35,000 | \$ 35,000 | \$ 35,000 | \$ 35,000 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | \$ 1.63 | \$ 1.63 | \$ 1.62 | \$ 1.61 | \$ 1.61 | \$ 1.60 | \$ 1.59 | \$ 1.59 | \$ 1.59 | \$ 1.59 |

| | |
|-----------------|---------|
| 10 Year Average | |
| Quantity | \$ 1.61 |

Unit of Measure

Number of Officers

| Police Officers | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Number of Officers | 38 | 39 | 40 | 40 | 41 | 41 | 42 | 43 | 44 | 44 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | 0.0018 | 0.0018 | 0.0019 | 0.0018 | 0.0019 | 0.0019 | 0.0019 | 0.0020 | 0.0020 | 0.0020 |

| | |
|-------------------|------------|
| 10 Year Average | |
| Quantity | 0.0017 |
| Quantity per 1000 | 1.69119375 |

Unit of Measure

Number of Staff

| Office Staff | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Office Staff | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | 0.0014 | 0.0013 | 0.0013 | 0.0013 | 0.0013 | 0.0013 | 0.0013 | 0.0013 | 0.0013 | 0.0013 |

| | |
|-------------------|------------|
| 10 Year Average | |
| Quantity | 0.0012 |
| Quantity per 1000 | 1.19993314 |

FIRE

City of Owen Sound

Unit of Measure Square Feet of Building Area

| Fire Stations | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|----------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Total Floor Area of all Stations | 7,600 | 7,600 | 7,600 | 7,600 | 7,600 | 7,600 | 7,600 | 7,600 | 7,600 | 7,600 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.34 |

| | |
|------------------------------------|------|
| 10 Year Average | |
| Quantity (ft ² /capita) | 0.35 |

City of Owen Sound

Unit of Measure Value of Vehicles

| Fire Vehicles | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Total Value of Vehicles | \$ 2,174,900.00 | \$ 2,174,900.00 | \$ 2,174,900.00 | \$ 2,693,000.00 | \$ 2,693,000.00 | \$ 2,843,000.00 | \$ 2,843,000.00 | \$ 2,843,000.00 | \$ 2,843,000.00 | \$ 2,843,000.00 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | \$ 101.55 | \$ 101.13 | \$ 100.71 | \$ 124.19 | \$ 123.69 | \$ 130.05 | \$ 129.52 | \$ 129.34 | \$ 129.17 | \$ 128.99 |

| | |
|--------------------------------|-----------|
| 10 Year Average | |
| Quantity (vehicle cost/capita) | \$ 119.83 |

City of Owen Sound

Unit of Measure Value of Boat

| Boat | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Value of Fire Boat | \$ 70,000.00 | \$ 70,000.00 | \$ 70,000.00 | \$ 70,000.00 | \$ 70,000.00 | \$ 70,000.00 | \$ 70,000.00 | \$ 70,000.00 | \$ 70,000.00 | \$ 70,000.00 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | \$ 3.27 | \$ 3.25 | \$ 3.24 | \$ 3.23 | \$ 3.21 | \$ 3.20 | \$ 3.19 | \$ 3.18 | \$ 3.18 | \$ 3.18 |

| | |
|-----------------------------|---------|
| 10 Year Average | |
| Quantity (boat cost/capita) | \$ 3.21 |

City of Owen Sound

Unit of Measure Value of Trailer

| Trailer | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Value of Trailer | \$ 23,000.00 | \$ 23,000.00 | \$ 23,000.00 | \$ 23,000.00 | \$ 23,000.00 | \$ 23,000.00 | \$ 23,000.00 | \$ 23,000.00 | \$ 23,000.00 | \$ 23,000.00 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | \$ 1.07 | \$ 1.07 | \$ 1.07 | \$ 1.06 | \$ 1.06 | \$ 1.05 | \$ 1.05 | \$ 1.05 | \$ 1.04 | \$ 1.04 |

| | |
|--------------------------------|---------|
| 10 Year Average | |
| Quantity (trailer cost/capita) | \$ 1.06 |

City of Owen Sound

Unit of Measure Value of Equipment

| Small Equipment | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Value of Equip't with Lifespan Over 7 Year | \$ 250,000.00 | \$ 250,000.00 | \$ 250,000.00 | \$ 250,000.00 | \$ 250,000.00 | \$ 250,000.00 | \$ 250,000.00 | \$ 250,000.00 | \$ 250,000.00 | \$ 250,000.00 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | \$ 11.67 | \$ 11.62 | \$ 11.58 | \$ 11.53 | \$ 11.48 | \$ 11.44 | \$ 11.39 | \$ 11.37 | \$ 11.36 | \$ 11.34 |

| | |
|--|----------|
| 10 Year Average | |
| Quantity (small equipment cost/capita) | \$ 11.48 |

City of Owen Sound

Unit of Measure Number of Firefighters

| Firefighters | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Number of Firefighters | 29 | 27 | 27 | 26 | 26 | 25 | 25 | 25 | 26 | 26 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | 0.0014 | 0.0013 | 0.0013 | 0.0012 | 0.0012 | 0.0011 | 0.0011 | 0.0011 | 0.0012 | 0.0012 |

| | |
|-------------------|--------|
| 10 Year Average | |
| Quantity | 0.0012 |
| Quantity per 1000 | 1.20 |

Unit of Measure Number of Staff

| Office Staff | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Office Staff | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | 0.0003 | 0.0003 | 0.0003 | 0.0003 | 0.0003 | 0.0003 | 0.0003 | 0.0003 | 0.0003 | 0.0003 |

| | |
|-------------------|-------------|
| 10 Year Average | |
| Quantity | 0.0002 |
| Quantity per 1000 | 0.248262029 |

RECREATION

City of Owen Sound

Unit of Measure Acres

| Parkland | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Parkland (Developed) | 318 | 318 | 328 | 333 | 338 | 338 | 343 | 343 | 348 | 353 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | 0.015 | 0.015 | 0.015 | 0.015 | 0.016 | 0.015 | 0.016 | 0.016 | 0.016 | 0.016 |

| | |
|------------------------|-------|
| 10 Year Average | |
| Quantity (acre/capita) | 0.015 |
| Quantity per 1000 | 15.42 |

City of Owen Sound

Unit of Measure Square Feet of Building Area

| Recreation Buildings | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Recreation Buildings | 52,853 | 52,853 | 52,853 | 52,853 | 52,853 | 52,853 | 52,853 | 52,853 | 52,853 | 52,853 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | 2.47 | 2.46 | 2.45 | 2.44 | 2.43 | 2.42 | 2.41 | 2.40 | 2.40 | 2.40 |

| | |
|------------------------------------|------|
| 10 Year Average | |
| Quantity (ft ² /capita) | 2.43 |

City of Owen Sound

Unit of Measure Square Feet of Building Area

| Arenas | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Arenas | 92,492 | 92,492 | 92,492 | 92,492 | 92,492 | 92,492 | 92,492 | 92,492 | 92,492 | 92,492 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | 4.32 | 4.30 | 4.28 | 4.27 | 4.25 | 4.23 | 4.21 | 4.21 | 4.20 | 4.20 |

| | |
|------------------------------------|------|
| 10 Year Average | |
| Quantity (ft ² /capita) | 4.25 |

City of Owen Sound

Unit of Measure Value of Vehicles & Equipment

| Recreation Vehicles & Equipment | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Value of Vehicles & Equipment | \$637,453.74 | \$657,168.81 | \$677,493.62 | \$698,447.03 | \$720,048.48 | \$742,318.02 | \$765,276.31 | \$788,944.65 | \$813,345.00 | \$838,500.00 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | \$ 29.76 | \$ 30.56 | \$ 31.37 | \$ 32.21 | \$ 33.07 | \$ 33.96 | \$ 34.86 | \$ 35.89 | \$ 36.95 | \$ 38.04 |

| | |
|--------------------------------|----------|
| 10 Year Average | |
| Quantity (vehicle cost/capita) | \$ 33.67 |

City of Owen Sound

Unit of Measure Cost of Equipment

| Recreation Small Equipment | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Value of Small Equipment | \$ 52,227.87 | \$ 53,843.17 | \$ 55,508.42 | \$ 57,225.18 | \$ 58,995.03 | \$ 60,819.62 | \$ 62,700.64 | \$ 64,639.83 | \$ 66,639.00 | \$ 68,700.00 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | \$ 2.44 | \$ 2.50 | \$ 2.57 | \$ 2.64 | \$ 2.71 | \$ 2.78 | \$ 2.86 | \$ 2.94 | \$ 3.03 | \$ 3.12 |

| | |
|----------------------------------|---------|
| 10 Year Average | |
| Quantity (equipment cost/capita) | \$ 2.76 |

Unit of Measure Number of Staff

| Office Staff | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Office Staff | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | 0.0004 | 0.0004 | 0.0004 | 0.0004 | 0.0004 | 0.0004 | 0.0004 | 0.0004 | 0.0004 | 0.0004 |

| | |
|-------------------|--------|
| 10 Year Average | |
| Quantity | 0.0003 |
| Quantity per 1000 | 0.33 |

LIBRARY

City of Owen Sound

Unit of Measure

Square Feet of Building Area

| Library Buildings | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Library Buildings | 22,500 | 22,500 | 22,500 | 22,500 | 22,500 | 22,500 | 22,500 | 22,500 | 22,500 | 22,500 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | 1.05 | 1.05 | 1.04 | 1.04 | 1.03 | 1.03 | 1.03 | 1.02 | 1.02 | 1.02 |

| | |
|------------------------------------|------|
| 10 Year Average | |
| Quantity (ft ² /capita) | 1.03 |

City of Owen Sound

Unit of Measure

Number of Volumes

| Library Rolling Stock | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|
| Circulation Material | 86,800 | 90,000 | 93,665 | 96,000 | 96,500 | 99,500 | 97,000 | 98,000 | 100,000 | 100,000 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | 4.05 | 4.18 | 4.34 | 4.43 | 4.43 | 4.55 | 4.42 | 4.46 | 4.54 | 4.54 |

| | |
|------------------------|------|
| 10 Year Average | |
| Quantity (item/capita) | 4.39 |

City of Owen Sound

Unit of Measure

Value of Library Equipment

| Library Equipment | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Value of Equipment | \$ 365,000.00 | \$ 396,000.00 | \$ 401,000.00 | \$ 403,000.00 | \$ 413,000.00 | \$ 438,000.00 | \$ 445,500.00 | \$ 446,500.00 | \$ 474,200.00 | \$ 526,200.00 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | \$ 17.04 | \$ 18.41 | \$ 18.57 | \$ 18.59 | \$ 18.97 | \$ 20.04 | \$ 20.30 | \$ 20.31 | \$ 21.54 | \$ 23.87 |

| | |
|----------------------------------|----------|
| 10 Year Average | |
| Quantity (equipment cost/capita) | \$ 19.76 |

Unit of Measure

Number of Staff

| Office Staff | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Office Staff | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | 0.0007 | 0.0007 | 0.0006 | 0.0006 | 0.0006 | 0.0006 | 0.0006 | 0.0006 | 0.0006 | 0.0006 |

| | |
|-----------------|--------|
| 10 Year Average | |
| Quantity | 0.0006 |

ADMINISTRATION

City of Owen Sound

Unit of Measure Number of Staff

| Office Staff | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Office Staff | 46 | 46 | 46 | 46 | 46 | 46 | 46 | 46 | 46 | 46 |
| Population | 21,418 | 21,507 | 21,595 | 21,684 | 21,773 | 21,861 | 21,950 | 21,980 | 22,010 | 22,040 |
| Per Capita Level of Service | 0.0021 | 0.0021 | 0.0021 | 0.0021 | 0.0021 | 0.0021 | 0.0021 | 0.0021 | 0.0021 | 0.0021 |

| | |
|-------------------|--------|
| 10 Year Average | |
| Quantity | 0.0019 |
| Quantity per 1000 | 1.90 |

| Special Studies | |
|---------------------------|------------------|
| Official Plan Update | \$ 25,000 |
| Zoning By-law Update | \$ 42,500 |
| Development Charges Study | \$ 22,000 |
| Parks Masterplan | \$ 7,500 |
| Total | \$ 97,000 |

**CITY OF OWEN SOUND
DEVELOPMENT CHARGES STUDY - 2005
PROJECTS - SANITARY SEWERS**

| Project Description | | Timing | Total Cost |
|--|--|--------------|-------------------|
| 1 | West Side Pumping Station - pump & control replacement New Forcemain from WSPS (Across Harbour Forcemain) | 1 - 5 years | 1,800,000 |
| Wastewater Treatment Plant Works | | | |
| 2 | Pretreatment System | 1 - 5 years | 4,400,000 |
| | Digester Mixers | | |
| | Sludge jet mixers | | |
| 3 | New Influent Pumping Station & Upgrade Existing IPS | 1 - 5 years | 3,200,000 |
| 4 | Twinning Influent Sewer | 1 - 5 years | 100,000 |
| | Enlarge effluent channel | | |
| 5 | Upgrade to Secondary (or Equivalent) Treatment | 6 - 10 years | 25,000,000 |
| Sub-Total Wastewater Treatment Plant | | | 32,700,000 |
| Sewer Separation Construction | | | |
| 6 | - 6th St E (b) 3rd Ave E to 7th Ave E | 1 - 5 Years | 650,000 |
| Sub-Total Sewer Separation Construction | | | 650,000 |
| Trunk Sewermains | | | |
| 7 | 4th Avenue Trunk Sanitary Sewer (south of 5th St.) | 1 - 5 years | 150,000 |
| 8 | 3rd Ave E (Industrial Trunk Outlet to Pollution Plant) | 1 - 5 years | 1,820,000 |
| | Industrial Trunk Extension (Phase IV) | | |
| 9 | East Area to Sydenham Heights | 6 - 10 years | 650,000 |
| Sub-Total Trunk Sewermains | | | 2,620,000 |
| Total | | | 37,770,000 |

**CITY OF OWEN SOUND
DEVELOPMENT CHARGES STUDY - 2005
PROJECTS - STORM WATER MANAGEMENT**

| Project | Project Particulars | Timing | Total Project Cost | |
|---------|-------------------------------|---|--------------------|-------------|
| 1 | 8th Street West Hill | Storm Sewer | 6 - 10 years | 520,000 |
| 2 | Alpha St. and 6th Avenue West | Storm Sewer | 6 - 10 years | 360,000 |
| 3 | 6th Ave East (20 - 21) | Trunk Storm 21st St E South | 1 - 5 years | 257,000 |
| 4 | 6th Ave East (20 - 21) | 22nd & 23rd Street | 1 - 5 years | 44,000 |
| 5 | 6th Ave East (20 - 21) | 6th Ave & 23rd St. | 1 - 5 years | 81,000 |
| 6 | 4th Avenue West | M.H. to 1st St. Storm Outlets | 6 - 10 years | 780,000 |
| 7 | 16th Ave East Storm | 16th St East to 18th St East | 1 - 5 years | 260,000 |
| 8 | Kenny Drain | 26th Street E Culvert | 6 - 10 years | 260,000 |
| 9 | Kenny Drain | Channel Erosion Protection (23rd St E to 26th St E) | 6 - 10 years | 520,000 |
| 10 | Kenny Drain | SWM Pond | 1 - 5 years | 750,000 |
| 11 | 6th Street East Separation | 3rd Avenue East to 7th Avenue East | 1 - 5 years | 200,000 |
| 12 | 8th Street East Separation | 4th Avenue East to 7th Avenue East | 6 - 10 years | 150,000 |
| 13 | 4th Avenue East Separation | 6th Street East to 7th Street East | 6 - 10 years | 75,000 |
| | | | | |
| Total | | | | \$4,257,000 |

**CITY OF OWEN SOUND
DEVELOPMENT CHARGES STUDY - 2005
PROJECTS - WATER SERVICES**

| Project Description | Reason for Project | Timing | Total Project Cost |
|---------------------|---|---|-------------------------|
| 1 | East Hill Pumpin/Distribution Upgrads for Sydenham Heights Area | - Extension of Services into Areas North/South of 8th St. E | 1 - 5 yrs 640,000 |
| 2 | 450 Dia. Main Servicing Brooke from 2nd Ave. W. | - Inadequate supply | 6 - 10 yrs 1,150,000 |
| 3 | Upgrade Existing Bayshore Main (Net of OSTAR Funds from Me | - Development and improved water service | 6 - 10 yrs 550,000 |
| 4 | Complete Industrial Trunk Main (450 dia main) | - More secure water system and better fire flow protection | 6 - 10 yrs 3,000,000 |
| 5 | Complete Industrial Reservoir/Elevated Storage | - More secure water system and better fire flow protection | 6 - 10 yrs 5,180,000 |
| 6 | New Trunk Main - 1st St. SW Area | - New Trunk Main | 6 - 10 yrs 360,000 |
| 7 | Trunk Oversizing - 16th Street E.(18th Ave E to 20th Ave) | - New Trunk Main | 1 - 5 yrs 100,000 |
| 8 | Beattie Street Booster Pumping Station | Increase Pressures in South-West Quadrant of City | 1 - 5 yrs 500,000 |
| 9 | Watermain Looping (\$200,000 per year) | Increase Chlorine Residuals, Flows and Pressure | 1 - 5 yrs 2,000,000 |
| Total | | | 13,480,000 |