

APPENDIX B.1
TABLE 1

CITY OF NIAGARA FALLS
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICES

BUILDINGS Branch Name	# of Square Feet															UNIT COST (\$/sq.ft.)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Victoria Avenue Branch	47,365	47,365	47,365	47,365	47,365	47,365	47,365	47,365	47,365	47,365	47,365	47,365	47,365	47,365	47,365	\$500
Chippawa Branch	5,487	5,487	5,487	5,487	5,487	5,487	5,487	5,487	5,487	5,487	5,487	5,487	5,487	5,487	5,487	\$500
Stamford Centre Branch	5,967	5,967	5,967	5,967	5,967	5,967	5,967	5,967	5,967	5,967	5,967	5,967	5,967	-	-	\$500
Community Centre Branch	7,865	7,865	7,865	7,865	7,865	7,865	7,865	7,865	7,865	7,865	7,865	7,865	7,865	7,865	7,865	\$500
Total (sq.ft.)	66,684	66,684	66,684	66,684	66,684	66,684	66,684	66,684	66,684	66,684	66,684	66,684	66,684	60,717	60,717	
Total (\$000)	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$30,358.5	\$30,358.5	

LAND Branch Name	# of Acres															UNIT COST (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Victoria Avenue Branch	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	\$416,000
Chippawa Branch	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$416,000
Stamford Centre Branch	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	-	-	\$416,000
Community Centre Branch	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	\$416,000
Total (acre)	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.43	2.43	
Total (\$000)	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,012.5	\$1,012.5	

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TABLE 1**

**CITY OF NIAGARA FALLS
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICES**

MATERIALS Type of Collection	# of Collection Materials															UNIT COST (\$/item)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Books	286,796	291,207	288,037	273,220	273,220	269,805	255,758	239,641	166,929	166,929	163,679	160,429	153,928	140,927	114,925	\$57.36
Periodicals	14,405	14,433	14,462	14,634	14,809	14,986	11,102	11,617	5,502	5,502	5,161	4,820	4,139	2,775	48	\$9
Microfilms	2,215	2,230	2,245	2,260	2,260	2,084	1,305	1,322	1,337	1,337	1,333	1,338	1,344	1,355	1,376	\$380
CD-ROMS	710	549	537	314	314	125	123	28	23	23	-	-	-	-	-	\$95
Video Tapes	6,622	5,469	4,033	3,385	3,385	1,532	1,520	73	58	58	46	34	22	10	-	\$9
Compact Discs	6,472	6,814	6,703	6,671	6,671	6,682	6,003	5,770	4,831	4,831	4,738	4,646	4,460	4,089	3,347	\$36
Talking Books/CD Books	3,748	3,685	4,312	3,553	3,553	3,886	4,110	4,034	3,097	3,097	3,059	3,020	2,944	2,791	2,484	\$83
Records & Other Audio Cassettes	224	790	87	42	42	78	78	71	47	47	-	-	-	-	-	\$0
DVDs	11,487	13,928	16,157	18,903	18,903	25,687	25,836	26,469	22,305	22,305	21,814	21,323	20,341	18,378	14,450	\$49
Video Games	109	309	440	593	593	699	773	839	1,037	1,037	1,092	1,147	1,257	1,476	1,915	\$90
E-Periodicals	-	42,387	39,462	21,388	21,388	51,992	49,234	10,433	10,237	10,237	17	-	24	33	21	\$435
E-Books/Audiobooks (downloadable) - Annual	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,181	\$44
E-Books/Audiobooks (downloadable) - Total Titles	650	4,562	15,475	39,801	39,801	74,848	79,503	125,517	127,641	127,641	-	-	-	-	-	\$2
E-Books/Audiobooks (downloadable) - Total Owned	-	-	-	-	-	-	-	-	-	-	5,067	4,901	7,001	7,790	8,142	\$2
Playaways	-	146	320	605	605	886	921	1,011	812	812	824	837	861	910	1,008	\$85
Electronic Database Subscription	41	43	46	31	31	18	38	19	19	19	18	15	15	8	8	\$7,742
Streamable content	-	-	-	-	-	-	-	-	-	3	3	3	3	3	3	\$13,737
Game Consoles	-	-	-	-	-	-	-	-	-	-	-	-	-	12	15	\$320
Board Games	-	-	-	-	-	-	-	-	-	-	127	127	127	127	127	\$40
Non-Traditional	-	-	-	-	-	-	-	-	-	-	115	115	115	115	115	\$170
Hot Spots	-	-	-	-	-	-	-	-	-	-	-	-	10	10	10	\$130
Chromebooks (lending)	-	-	-	-	-	-	-	-	-	-	-	-	40	40	40	\$408
Launchpads	-	-	-	-	-	-	25	26	26	27	29	33	41	57	89	\$200
Seeds	-	-	-	-	-	-	-	-	-	-	2,875	3,123	1,244	1,145	2,307	\$0.31
Book Vending Machine	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$57,000
Total (#)	333,479	386,552	392,316	385,400	385,575	453,308	436,329	426,871	343,902	343,906	209,998	205,911	197,916	182,051	151,612	
Total (\$000)	\$18,971.5	\$37,843.0	\$36,608.4	\$27,908.7	\$27,910.2	\$41,303.7	\$39,147.7	\$21,348.3	\$16,735.7	\$16,777.1	\$11,882.1	\$11,640.2	\$11,247.8	\$10,354.9	\$8,708.3	

FURNITURE AND EQUIPMENT Branch Name	Total Value of Furniture and Equipment (\$)														
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
All Branches	\$5,201,352	\$5,201,352	\$5,201,352	\$5,201,352	\$5,201,352	\$5,201,352	\$5,201,352	\$5,201,352	\$5,201,352	\$5,201,352	\$5,201,352	\$5,201,352	\$5,201,352	\$4,735,926	\$4,735,926
Total (\$000)	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$4,735.9	\$4,735.9

VEHICLES Description	# of Vehicles															UNIT COST (\$/vehicle)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Library Van	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	\$50,000
Total (#)	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	
Total (\$000)	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$100.0	\$100.0	\$100.0	

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CITY OF NIAGARA FALLS
CALCULATION OF SERVICE LEVELS
LIBRARY SERVICES

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Historical Population	82,671	82,834	82,997	83,988	84,991	86,006	87,033	88,071	89,305	90,556	91,825	93,111	94,415	95,861	97,327

INVENTORY SUMMARY (\$000)

Buildings	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$33,342.0	\$30,358.5	\$30,358.5
Land	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,069.5	\$1,012.5	\$1,012.5
Materials	\$18,971.5	\$37,843.0	\$36,608.4	\$27,908.7	\$27,910.2	\$41,303.7	\$39,147.7	\$21,348.3	\$16,735.7	\$16,777.1	\$11,882.1	\$11,640.2	\$11,247.8	\$10,354.9	\$8,708.3
Furniture And Equipment	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$5,201.4	\$4,735.9	\$4,735.9
Library Van	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$50.0	\$100.0	\$100.0	\$100.0
Total (\$000)	\$58,634.4	\$77,505.9	\$76,271.3	\$67,571.6	\$67,573.1	\$80,966.6	\$78,810.6	\$61,011.2	\$56,398.6	\$56,440.0	\$51,545.0	\$51,303.1	\$50,960.7	\$46,561.9	\$44,915.3

SERVICE LEVEL (\$/capita)

																Average Service Level
Buildings	\$403.31	\$402.52	\$401.73	\$396.99	\$392.30	\$387.67	\$383.10	\$378.58	\$373.35	\$368.19	\$363.10	\$358.09	\$353.14	\$316.69	\$311.92	\$372.71
Land	\$12.94	\$12.91	\$12.89	\$12.73	\$12.58	\$12.44	\$12.29	\$12.14	\$11.98	\$11.81	\$11.65	\$11.49	\$11.33	\$10.56	\$10.40	\$12.01
Materials	\$229.48	\$456.85	\$441.08	\$332.29	\$328.39	\$480.24	\$449.80	\$242.40	\$187.40	\$185.27	\$129.40	\$125.01	\$119.13	\$108.02	\$89.47	\$260.28
Furniture And Equipment	\$62.92	\$62.79	\$62.67	\$61.93	\$61.20	\$60.48	\$59.76	\$59.06	\$58.24	\$57.44	\$56.64	\$55.86	\$55.09	\$49.40	\$48.66	\$58.14
Library Van	\$0.60	\$0.60	\$0.60	\$0.60	\$0.59	\$0.58	\$0.57	\$0.57	\$0.56	\$0.55	\$0.54	\$0.54	\$1.06	\$1.04	\$1.03	\$0.67
Total (\$/capita)	\$709.25	\$935.68	\$918.96	\$804.54	\$795.06	\$941.41	\$905.53	\$692.75	\$631.53	\$623.26	\$561.34	\$550.99	\$539.75	\$485.72	\$461.49	\$703.82

CITY OF NIAGARA FALLS
CALCULATION OF MAXIMUM ALLOWABLE
LIBRARY SERVICES

15-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	\$703.82
Net Population Growth 2024 - 2033	15,932
Maximum Allowable Funding Envelope	\$11,213,260

APPENDIX B.1

TABLE 2

CITY OF NIAGARA FALLS
DEVELOPMENT-RELATED CAPITAL PROGRAM
LIBRARY SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2024-2033	Post 2033
1.0 LIBRARY SERVICES										
1.1 Buildings, Land & Equipment										
1.1.1 Chippawa Project - Library Provision (10,000 sq. ft.)	2024 - 2027	\$ 10,000,000	\$ -	\$ 10,000,000	55%	\$ 5,487,000	\$ 4,513,000	\$ 644,457	\$ 3,868,543	\$ -
1.1.2 Novel Branch - Book Vending Machine	2026 - 2026	\$ 57,000	\$ -	\$ 57,000	0%	\$ -	\$ 57,000	\$ -	\$ 57,000	\$ -
1.1.3 Chippawa Temporary Branch (1,500 sq.ft.)	2024 - 2033	\$ 750,000	\$ -	\$ 750,000	0%	\$ -	\$ 750,000	\$ -	\$ 750,000	\$ -
1.1.4 Expansion of Community Centre (Library Portion)	2024 - 2033	\$ 176,011	\$ -	\$ 176,011	0%	\$ -	\$ 176,011	\$ -	\$ 176,011	\$ -
Subtotal Buildings, Land & Equipment		\$ 10,983,011	\$ -	\$ 10,983,011		\$ 5,487,000	\$ 5,496,011	\$ 644,457	\$ 4,851,555	\$ -
1.2 Collection Material Acquisitions										
1.2.1 Chippawa Project - Library Materials Provision	2024 - 2027	\$ 400,000	\$ -	\$ 400,000	55%	\$ 219,480	\$ 180,520	\$ -	\$ 180,520	\$ -
1.2.2 Provision for Additional Collection Materials	2024 - 2033	\$ 919,000	\$ -	\$ 919,000	0%	\$ -	\$ 919,000	\$ -	\$ 919,000	\$ -
Subtotal Collection Material Acquisitions		\$ 1,319,000	\$ -	\$ 1,319,000		\$ 219,480	\$ 1,099,520	\$ -	\$ 1,099,520	\$ -
1.3 Equipment & Vehicles										
1.3.1 Chippawa Project - Library Equipment Provision	2024 - 2027	\$ 1,200,000	\$ -	\$ 1,200,000	27%	\$ 329,220	\$ 870,780	\$ -	\$ 870,780	\$ -
1.3.2 Library Van	2025 - 2025	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
1.3.3 Pickup Lockers	2026 - 2026	\$ 55,000	\$ -	\$ 55,000	0%	\$ -	\$ 55,000	\$ -	\$ 55,000	\$ -
1.3.4 Book Mobile Customization	2024 - 2024	\$ 68,170	\$ -	\$ 68,170	0%	\$ -	\$ 68,170	\$ -	\$ 68,170	\$ -
Subtotal Equipment & Vehicles		\$ 1,373,170	\$ -	\$ 1,373,170		\$ 329,220	\$ 1,043,950	\$ -	\$ 1,043,950	\$ -
TOTAL LIBRARY SERVICES		\$ 13,675,181	\$ -	\$ 13,675,181		\$ 6,035,700	\$ 7,639,481	\$ 644,457	\$ 6,995,024	\$ -

Residential Development Charge Calculation

Residential Share of 2024 - 2033 DC Eligible Costs	100%	\$6,995,024
10-Year Growth in Population in New Units		21,798
Unadjusted Development Charge Per Capita		\$320.91

Non-Residential Development Charge Calculation

Non-Residential Share of 2024 - 2033 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		353,103
Unadjusted Development Charge Per Square Metre		\$0.00

2024 - 2033 Net Funding Envelope \$11,213,260

Uncommitted Reserve Fund Balance

Balance as at December 31, 2023 \$644,457

APPENDIX B.2
TABLE 1

CITY OF NIAGARA FALLS
INVENTORY OF CAPITAL ASSETS
FIRE PROTECTION

FIRE HALLS Station Name	# of Square Feet															UNIT COST (\$/sq. ft.)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Station 1 - 5815 Morrison St.	18,919	18,919	18,919	18,919	18,919	18,919	18,919	18,919	18,919	18,919	18,919	18,919	18,919	18,919	18,919	\$650
Station 2 - 7036 McLeod Rd.	5,613	5,613	5,613	5,613	5,613	5,613	5,613	5,613	5,613	5,613	5,613	5,613	5,613	5,613	5,613	\$650
Station 3 - 3401 Dorchester Rd.	5,366	5,366	5,366	5,366	5,366	5,366	5,366	5,366	5,366	5,366	6,866	6,866	6,866	6,866	6,866	\$650
Station 4 - 8696 Banting Ave.	7,279	7,279	7,279	7,279	7,279	7,279	7,279	7,279	7,279	7,279	7,279	7,279	7,279	7,279	7,279	\$650
Station 5 - 11208 Sodom Rd.	8,388	8,388	8,388	8,388	8,388	8,388	8,388	8,388	8,388	8,388	8,388	8,388	8,388	8,388	8,388	\$650
Station 6 - 8037 Schisler Rd.	8,870	8,870	8,870	8,870	8,870	8,870	8,870	8,870	8,870	8,870	8,870	8,870	8,870	8,870	8,870	\$650
Station 7 - 8530 Lundy's Lane	-	-	-	-	-	-	-	-	-	-	-	15,000	15,000	15,000	15,000	\$930
Station 7 - 8530 Lundy's Lane (Excess Capacity)	-	-	-	-	-	-	-	-	-	-	-	(7,472)	(7,472)	(7,472)	(7,472)	\$930
Total (sq.ft.)	54,435	54,435	54,435	54,435	54,435	54,435	54,435	54,435	54,435	55,935	55,935	63,463	63,463	63,463	63,463	
Total (\$000)	\$35,382.8	\$35,382.8	\$35,382.8	\$35,382.8	\$35,382.8	\$35,382.8	\$35,382.8	\$35,382.8	\$35,382.8	\$36,357.8	\$36,357.8	\$43,358.8	\$43,358.8	\$43,358.8	\$43,358.8	

OTHER BUILDINGS/STRUCTURES Description	Total Value of Buildings (\$)															
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
5815 Morrison Street																
Training Tower #1	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	
Confined Space	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	
Storage Garage	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	
Communication Tower	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	
Firefighters Survival Building	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	
Total (\$000)	\$678.0	\$678.0	\$678.0	\$678.0	\$678.0	\$678.0	\$678.0	\$678.0	\$678.0	\$678.0	\$1,278.0	\$1,278.0	\$1,278.0	\$1,278.0	\$1,278.0	

LAND Station Name	# of Acres															UNIT COST (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Station 1 - 5815 Morrison St.	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18	1.18	\$416,000
Station 2 - 7036 McLeod Rd.	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	1.33	\$416,000
Station 3 - 3401 Dorchester Rd.	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	\$416,000
Station 4 - 8696 Banting Ave.	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$416,000
Station 5 - 11208 Sodom Rd.	4.66	4.66	4.66	4.66	4.66	4.66	4.66	4.66	4.66	4.66	4.66	4.66	4.66	4.66	4.66	\$416,000
Station 6 - 8037 Schisler Rd.	3.95	3.95	3.95	3.95	3.95	3.95	3.95	3.95	3.95	3.95	3.95	3.95	3.95	3.95	3.95	\$416,000
Station 7 - 8530 Lundy's Lane	-	-	-	-	-	-	-	-	-	-	-	1.35	1.35	1.35	1.35	\$416,000
Total (acres)	12.41	12.41	12.41	12.41	12.41	12.41	12.41	12.41	12.41	12.41	12.41	13.76	13.76	13.76	13.76	
Total (\$000)	\$5,162.6	\$5,162.6	\$5,162.6	\$5,162.6	\$5,162.6	\$5,162.6	\$5,162.6	\$5,162.6	\$5,162.6	\$5,162.6	\$5,162.6	\$5,725.0	\$5,725.0	\$5,725.0	\$5,725.0	

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TABLE 1

CITY OF NIAGARA FALLS
INVENTORY OF CAPITAL ASSETS
FIRE PROTECTION

PERSONAL FIREFIGHTER EQUIPMENT Description	Total Value of Furniture & Equipment (\$)															UNIT COST (\$/outfit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Cost to Outfit a Firefighter	295	295	295	295	295	315	335	355	370	370	284	241	220	198	213	\$8,885
Total (#)	295	295	295	295	295	315	335	355	370	370	284	241	220	198	213	
Total (\$000)	\$2,621.1	\$2,621.1	\$2,621.1	\$2,621.1	\$2,621.1	\$2,798.8	\$2,976.5	\$3,154.2	\$3,287.5	\$3,287.5	\$2,523.3	\$2,141.3	\$1,950.3	\$1,759.2	\$1,892.5	

EQUIPMENT Branch Name	Total Value of Equipment (\$)														
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
SCBA	\$715,000	\$715,000	\$715,000	\$715,000	\$715,000	\$750,000	\$787,500	\$826,875	\$868,218	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$1,290,500
Air Compressor	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$44,000	\$48,400	\$53,240	\$58,564	\$64,420	\$64,420	\$64,420	\$64,420	\$64,420	\$92,400
Cylinders	\$311,100	\$311,100	\$311,100	\$311,100	\$311,100	\$326,655	\$342,987	\$360,136	\$378,142	\$397,049	\$397,049	\$397,049	\$397,049	\$397,049	\$569,300
Terminal	\$0	\$85,000	\$85,000	\$85,000	\$85,000	\$90,000	\$95,000	\$100,000	\$105,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$157,700
Pagers, Radios, Mobiles	\$492,000	\$504,000	\$516,000	\$528,000	\$540,000	\$552,000	\$564,000	\$576,000	\$588,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$860,300
Defibrillators	\$214,000	\$214,000	\$214,000	\$214,000	\$214,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$186,400
Hazardous Materials Equipment	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$37,000	\$38,000	\$39,000	\$40,000	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000	\$58,800
Water Rescue Equipment	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$32,500	\$35,000	\$37,500	\$40,000	\$42,500	\$42,500	\$42,500	\$42,500	\$42,500	\$60,900
Technical Rope Rescue Equipment	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$105,000	\$110,000	\$115,000	\$120,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$179,200
Forcible Entry Training Props	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,500	\$13,000	\$13,500	\$14,000	\$14,500	\$14,500	\$14,500	\$14,500	\$14,500	\$20,800
Sea Containers	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$28,700
Washers	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$35,000	\$41,000	\$47,000	\$53,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$86,000
Trench Rescue Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000	\$100,000	\$100,000
Total (\$000)	\$1,999.1	\$2,096.1	\$2,108.1	\$2,120.1	\$2,132.1	\$2,134.7	\$2,224.9	\$2,318.3	\$2,414.9	\$2,504.5	\$2,504.5	\$2,604.5	\$2,604.5	\$2,604.5	\$3,691.0

APPENDIX B.2
TABLE 1

CITY OF NIAGARA FALLS
INVENTORY OF CAPITAL ASSETS
FIRE PROTECTION

VEHICLES Vehicle Type	# of Vehicles															UNIT COST (\$/vehicle)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Cars	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$45,000
Pickups	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3	\$70,000
Vans	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Trailers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$10,000
Trench Trailer	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$20,000
Station 1 - 5815 Morrison St.																
Pumper 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400,000
Rescue 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400,000
Aerial 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000,000
Reserve Pumper 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400,000
Squad 1 (Truck)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$250,000
Emergency Response Vessel (Zodiac Boat)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$0
Station 2 - 7036 McLeod Rd.																
Aerial 2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,000,000
Rescue 2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400,000
Reserve Pumper 2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400,000
Station 3 - 3401 Dorchester Rd.																
Pumper 3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400,000
Reserve Pumper 3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400,000
Rescue 3									1	1	1	1	1	1	1	\$1,400,000
Station 4 - 8696 Banting Ave.																
Pumper 4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400,000
Engine 4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400,000
Rescue 4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$700,000
Marine 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Marine 2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Station 5 - 11208 Sodom Rd.																
Pumper 5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400,000
Tanker 5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000,000
Rescue 5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$700,000
Station 6 - 8037 Schisler Rd.																
Pumper 6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400,000
Tanker 6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000,000
Rescue 6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$700,000
Station 7 - 8530 Lundy's Lane																
Pumper 7	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$1,400,000
Total (#)	35	35	35	35	35	35	35	35	36	37	37	39	39	39	41	
Total (\$000)	\$25,670.0	\$25,670.0	\$25,670.0	\$25,670.0	\$25,670.0	\$25,670.0	\$25,670.0	\$25,670.0	\$27,070.0	\$27,140.0	\$27,140.0	\$28,560.0	\$28,560.0	\$28,560.0	\$28,810.0	

APPENDIX B.2
TABLE 1

CITY OF NIAGARA FALLS
CALCULATION OF SERVICE LEVELS
FIRE PROTECTION

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Historical Population	82,671	82,834	82,997	83,988	84,991	86,006	87,033	88,071	89,305	90,556	91,825	93,111	94,415	95,861	97,327
Historical Employment	39,971	39,741	39,512	39,692	39,873	40,054	40,236	40,419	39,874	39,336	38,805	38,282	37,766	38,344	38,930
Total Historical Population & Employment	122,642	122,575	122,509	123,680	124,864	126,060	127,269	128,490	129,179	129,892	130,630	131,393	132,181	134,205	136,257

INVENTORY SUMMARY (\$000)

Fire Halls	\$35,382.8	\$35,382.8	\$35,382.8	\$35,382.8	\$35,382.8	\$35,382.8	\$35,382.8	\$35,382.8	\$35,382.8	\$36,357.8	\$36,357.8	\$43,358.8	\$43,358.8	\$43,358.8	\$43,358.8
Other Buildings/Structures	\$678.0	\$678.0	\$678.0	\$678.0	\$678.0	\$678.0	\$678.0	\$678.0	\$678.0	\$678.0	\$1,278.0	\$1,278.0	\$1,278.0	\$1,278.0	\$1,278.0
Land	\$5,162.6	\$5,162.6	\$5,162.6	\$5,162.6	\$5,162.6	\$5,162.6	\$5,162.6	\$5,162.6	\$5,162.6	\$5,162.6	\$5,162.6	\$5,725.0	\$5,725.0	\$5,725.0	\$5,725.0
Personal Firefighter Equipment	\$2,621.1	\$2,621.1	\$2,621.1	\$2,621.1	\$2,621.1	\$2,798.8	\$2,976.5	\$3,154.2	\$3,287.5	\$3,287.5	\$2,523.3	\$2,141.3	\$1,950.3	\$1,759.2	\$1,892.5
Equipment	\$1,999.1	\$2,096.1	\$2,108.1	\$2,120.1	\$2,132.1	\$2,134.7	\$2,224.9	\$2,318.3	\$2,414.9	\$2,504.5	\$2,504.5	\$2,604.5	\$2,604.5	\$2,604.5	\$3,691.0
Vehicles	\$25,670.0	\$25,670.0	\$25,670.0	\$25,670.0	\$25,670.0	\$25,670.0	\$25,670.0	\$25,670.0	\$27,070.0	\$27,140.0	\$27,140.0	\$28,560.0	\$28,560.0	\$28,560.0	\$28,810.0
Total (\$000)	\$71,513.5	\$71,610.5	\$71,622.5	\$71,634.5	\$71,646.5	\$71,826.7	\$72,094.7	\$72,365.7	\$73,995.7	\$75,130.2	\$74,966.1	\$83,667.5	\$83,476.5	\$83,285.5	\$84,755.3

SERVICE LEVEL (\$/pop & emp)

																Average Service Level
Fire Halls	\$288.50	\$288.66	\$288.82	\$286.08	\$283.37	\$280.68	\$278.02	\$275.37	\$273.90	\$279.91	\$278.33	\$329.99	\$328.03	\$323.08	\$318.21	\$293.40
Other Buildings/Structures	\$5.53	\$5.53	\$5.53	\$5.48	\$5.43	\$5.38	\$5.33	\$5.28	\$5.25	\$5.22	\$9.78	\$9.73	\$9.67	\$9.52	\$9.38	\$6.80
Land	\$42.09	\$42.12	\$42.14	\$41.74	\$41.35	\$40.95	\$40.56	\$40.18	\$39.96	\$39.75	\$39.52	\$43.57	\$43.31	\$42.66	\$42.02	\$41.46
Personal Firefighter Equipment	\$21.37	\$21.38	\$21.39	\$21.19	\$20.99	\$22.20	\$23.39	\$24.55	\$25.45	\$25.31	\$19.32	\$16.30	\$14.75	\$13.11	\$13.89	\$20.31
Equipment	\$16.30	\$17.10	\$17.21	\$17.14	\$17.08	\$16.93	\$17.48	\$18.04	\$18.69	\$19.28	\$19.17	\$19.82	\$19.70	\$19.41	\$27.09	\$18.70
Vehicles	\$209.31	\$209.42	\$209.54	\$207.55	\$205.58	\$203.63	\$201.70	\$199.78	\$209.55	\$208.94	\$207.76	\$217.36	\$216.07	\$212.81	\$211.44	\$208.70
Total (\$/pop & emp)	\$583.11	\$584.22	\$584.63	\$579.19	\$573.80	\$569.78	\$566.47	\$563.20	\$572.82	\$578.41	\$573.88	\$636.77	\$631.53	\$620.58	\$622.03	\$589.36

CITY OF NIAGARA FALLS
CALCULATION OF MAXIMUM ALLOWABLE
FIRE PROTECTION

15-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	\$589.36
Net Population & Employment Growth 2024 - 2033	22,305
Maximum Allowable Funding Envelope	\$13,145,675

APPENDIX B.2
TABLE 2

CITY OF NIAGARA FALLS
DEVELOPMENT-RELATED CAPITAL PROGRAM
FIRE PROTECTION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2024-2033	Post 2033
2.0 FIRE PROTECTION										
2.1 Outstanding Debentures										
2.1.1 Station 7 - Principal Payment	2024 - 2024	\$ 250,739	\$ -	\$ 250,739	0%	\$ -	\$ 250,739	\$ 250,739	\$ -	\$ -
2.1.2 Station 7 - Principal Payment	2025 - 2025	\$ 258,140	\$ -	\$ 258,140	0%	\$ -	\$ 258,140	\$ 258,140	\$ -	\$ -
2.1.3 Station 7 - Principal Payment	2026 - 2026	\$ 265,759	\$ -	\$ 265,759	0%	\$ -	\$ 265,759	\$ 265,759	\$ -	\$ -
2.1.4 Station 7 - Principal Payment	2027 - 2027	\$ 273,602	\$ -	\$ 273,602	0%	\$ -	\$ 273,602	\$ 273,602	\$ -	\$ -
2.1.5 Station 7 - Principal Payment	2028 - 2028	\$ 281,678	\$ -	\$ 281,678	0%	\$ -	\$ 281,678	\$ 281,678	\$ -	\$ -
2.1.6 Station 7 - Principal Payment	2029 - 2029	\$ 289,991	\$ -	\$ 289,991	0%	\$ -	\$ 289,991	\$ 289,991	\$ -	\$ -
2.1.7 Station 7 - Principal Payment	2030 - 2030	\$ 298,550	\$ -	\$ 298,550	0%	\$ -	\$ 298,550	\$ -	\$ 298,550	\$ -
2.1.8 Station 7 - Principal Payment	2031 - 2031	\$ 307,362	\$ -	\$ 307,362	0%	\$ -	\$ 307,362	\$ -	\$ 307,362	\$ -
2.1.9 Station 7 - Principal Payment	2032 - 2032	\$ 316,434	\$ -	\$ 316,434	0%	\$ -	\$ 316,434	\$ -	\$ 316,434	\$ -
2.1.10 Station 7 - Principal Payment	2033 - 2033	\$ 4,406,987	\$ -	\$ 4,406,987	0%	\$ -	\$ 4,406,987	\$ -	\$ 4,406,987	\$ -
Subtotal Outstanding Debentures		\$ 6,949,241	\$ -	\$ 6,949,241		\$ -	\$ 6,949,241	\$ 1,619,909	\$ 5,329,332	\$ -
2.2 Buildings, Land and Equipment										
2.2.1 Provision for Future Fire Station - Location TBD through Fire Master Plan	2029 - 2033	\$ 5,609,000	\$ -	\$ 5,609,000	0%	\$ -	\$ 5,609,000	\$ 1,638,329	\$ 3,970,671	\$ -
2.2.2 Provision for Future Vehicles + Equipment - TBD through Fire Master Plan	2029 - 2033	\$ 1,400,000	\$ -	\$ 1,400,000	0%	\$ -	\$ 1,400,000	\$ -	\$ 1,400,000	\$ -
2.2.3 Emergency Preparedness Investment - DC eligible share only	2024 - 2027	\$ 220,000	\$ -	\$ 220,000	0%	\$ -	\$ 220,000	\$ 220,000	\$ -	\$ -
2.2.4 Small Equipment/Tools - Corporation - DC eligible share only	2024 - 2027	\$ 3,260	\$ -	\$ 3,260	0%	\$ -	\$ 3,260	\$ 3,260	\$ -	\$ -
Subtotal Buildings, Land and Equipment		\$ 7,232,260	\$ -	\$ 7,232,260		\$ -	\$ 7,232,260	\$ 1,861,589	\$ 5,370,671	\$ -
TOTAL FIRE PROTECTION		\$ 14,181,501	\$ -	\$ 14,181,501		\$ -	\$ 14,181,501	\$ 3,481,498	\$ 10,700,003	\$ -

Residential Development Charge Calculation		
Residential Share of 2024 - 2033 DC Eligible Costs	77%	\$8,279,352
10-Year Growth in Population in New Units		21,798
Unadjusted Development Charge Per Capita		\$379.83
Non-Residential Development Charge Calculation		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	23%	\$2,420,652
10-Year Growth in Square Metres		353,103
Unadjusted Development Charge Per Square Metre		\$6.86

2024 - 2033 Net Funding Envelope	\$13,145,675
Uncommitted Reserve Fund Balance	
Balance as at December 31, 2023	\$3,481,498

APPENDIX B.3
TABLE 1

CITY OF NIAGARA FALLS
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION
INDOOR RECREATION FACILITIES

BUILDINGS Facility Name	# of Square Feet															UNIT COST (\$/sq. ft.)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Jack Bell Arena	27,000	27,000	-	-	-	-	-	-	-	-	-	-	-	-	-	\$470
Niagara Falls Memorial Arena	51,000	51,000	-	-	-	-	-	-	-	-	-	-	-	-	-	\$470
Chippawa/Willoughby Memorial Arena	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	\$470
Stamford Memorial Arena	30,000	30,000	-	-	-	-	-	-	-	-	-	-	-	-	-	\$470
Coronation Centre for Seniors	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	-	\$430
MacBain Community Centre	94,280	94,280	94,280	94,280	94,280	94,280	94,280	94,280	94,280	94,280	94,280	94,280	94,280	94,280	94,280	\$430
MacBain Community Centre (Excess Capacity)	(6,427)	(6,427)	(6,427)	(6,427)	(6,427)	(6,427)	(6,427)	(6,427)	(6,427)	(6,427)	(6,427)	(6,427)	(6,427)	(6,427)	(6,427)	\$430
Gale Centre	-	203,000	203,000	203,000	203,000	203,000	203,000	203,000	203,000	203,000	203,000	203,000	203,000	203,000	203,000	\$570
Gale Centre (Excess Capacity)	-	(37,205)	(37,205)	(37,205)	(37,205)	(37,205)	(37,205)	(37,205)	(37,205)	(37,205)	(37,205)	(37,205)	(37,205)	(37,205)	(37,205)	\$570
Niagara Falls History Museum (Rec Portion Only)	-	-	-	-	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067	\$430
Total (sq.ft.)	248,853	414,648	306,648	306,648	307,715	307,715	307,715	307,715	307,715	307,715	307,715	307,715	307,715	307,715	289,715	
Total (\$000)	\$112,726.8	\$207,229.9	\$156,469.9	\$156,469.9	\$156,928.8	\$156,928.8	\$156,928.8	\$156,928.8	\$156,928.8	\$156,928.8	\$156,928.8	\$156,928.8	\$156,928.8	\$156,928.8	\$149,188.8	

BUILDINGS LAND Facility Name	# of Acres															UNIT COST (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Jack Bell Arena/Stamford Memorial Arena	4.09	4.09	-	-	-	-	-	-	-	-	-	-	-	-	-	\$416,000
Niagara Falls Memorial Arena	3.53	3.53	-	-	-	-	-	-	-	-	-	-	-	-	-	\$416,000
Chippawa/Willoughby Memorial Arena	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	\$416,000
Coronation Centre for Seniors	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.43	\$416,000
MacBain Community Centre	8.45	8.45	8.45	8.45	8.45	8.45	8.45	8.45	8.45	8.45	8.45	8.45	8.45	8.45	8.45	\$416,000
Gale Centre	-	16.50	16.50	16.50	16.50	16.50	16.50	16.50	16.50	16.50	16.50	16.50	16.50	16.50	16.50	\$416,000
Total (acres)	20.90	37.40	29.78	29.78	29.78	29.78	29.78	29.78	29.78	29.78	29.78	29.78	29.78	29.78	29.78	
Total (\$000)	\$8,694.4	\$15,558.4	\$12,388.5	\$12,388.5	\$12,388.5	\$12,388.5	\$12,388.5	\$12,388.5	\$12,388.5	\$12,388.5	\$12,388.5	\$12,388.5	\$12,388.5	\$12,388.5	\$12,388.5	

OUTDOOR POOLS Facility Name	# of Pools															UNIT COST (\$/unit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
FH Leslie Outdoor Pool	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000,000
Prince Charles Outdoor Pool	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000,000
EE Mitchelson Pool	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$3,000,000
Niagara Falls Lions Pool	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000,000
Buck Hinsberger Pool	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000,000
Total (#)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	4	
Total (\$000)	\$15,000.0	\$15,000.0	\$15,000.0	\$15,000.0	\$15,000.0	\$15,000.0	\$15,000.0	\$15,000.0	\$15,000.0	\$15,000.0	\$15,000.0	\$15,000.0	\$15,000.0	\$15,000.0	\$12,000.0	

APPENDIX B.3
TABLE 1

CITY OF NIAGARA FALLS
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION
INDOOR RECREATION FACILITIES

OUTDOOR POOLS LAND Facility Name	# of Acres															UNIT COST (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
FH Leslie Outdoor Pool	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	\$416,000
Prince Charles Outdoor Pool	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$416,000
EE Mitchelson Pool	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	-	\$416,000
Niagara Falls Lions Pool	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	\$416,000
Buck Hiinsberger Pool	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$416,000
Total (acres)	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.18	
Total (\$000)	\$603.2	\$603.2	\$603.2	\$603.2	\$603.2	\$603.2	\$603.2	\$603.2	\$603.2	\$603.2	\$603.2	\$603.2	\$603.2	\$603.2	\$603.2	\$490.9

RECREATION AND CULTURE EQUIPMENT Description	# of Vehicles and Equipment															UNIT COST (\$/unit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Pickups	3	3	3	3	3	3	3	3	3	2	2	2	2	2	2	\$55,000
Zambonis	5	5	5	7	7	7	7	7	7	7	7	7	7	7	7	\$183,000
Cargo Van	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Articulating Lift	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Fork Lift	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000
Riding Floor Machine	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	\$18,000
Walking Floor Machine	4	4	4	4	4	5	5	5	5	5	5	5	5	5	5	\$12,000
Snow Blower	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$4,100
Auto Pool Vacuum	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$5,400
Total (#)	16	16	16	18	18	19	19	19	19	19	19	19	21	21	21	
Total (\$000)	\$1,351.0	\$1,351.0	\$1,351.0	\$1,717.0	\$1,717.0	\$1,729.0	\$1,729.0	\$1,729.0	\$1,729.0	\$1,692.0	\$1,692.0	\$1,692.0	\$1,701.5	\$1,701.5	\$1,701.5	

APPENDIX B.3
TABLE 1

CITY OF NIAGARA FALLS
INVENTORY OF CAPITAL ASSETS
PARKS & RECREATION
PARKLAND DEVELOPMENT

PARKLAND Park Type	# of Acres of Developed Area															UNIT COST (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Neighbourhood	139	139	139	139	139	183	199	203	203	203	206	210	213	217	220	\$300,000
Community	113	113	113	113	113	220	220	262	262	262	275	289	302	316	329	\$250,000
City-wide and Nature	259	259	259	260	260	409	409	409	409	409	416	423	430	437	444	\$175,000
Trails	27	29	31	33	36	38	40	42	44	46	49	51	53	55	55	\$10,000
Total (acre)	538	540	542	545	548	850	868	916	918	920	946	972	998	1,024	1,048	
Total (\$000)	\$115,545.0	\$115,566.5	\$115,588.1	\$115,784.6	\$115,806.2	\$181,852.7	\$186,674.2	\$198,395.8	\$198,417.3	\$198,438.8	\$204,055.4	\$209,671.9	\$215,288.5	\$220,905.0	\$226,500.0	

APPENDIX B.3
TABLE 1

CITY OF NIAGARA FALLS
CALCULATION OF SERVICE LEVELS
PARKS & RECREATION

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Historical Population	82,671	82,834	82,997	83,988	84,991	86,006	87,033	88,071	89,305	90,556	91,825	93,111	94,415	95,861	97,327

INVENTORY SUMMARY (\$000)

Indoor Recreation	\$138,375.4	\$239,742.5	\$185,812.6	\$186,178.6	\$186,637.4	\$186,649.4	\$186,649.4	\$186,649.4	\$186,649.4	\$186,612.4	\$186,612.4	\$186,612.4	\$186,621.9	\$186,621.9	\$175,769.6
Parkland	\$115,545.0	\$115,566.5	\$115,588.1	\$115,784.6	\$115,806.2	\$181,852.7	\$186,674.2	\$198,395.8	\$198,417.3	\$198,438.8	\$204,055.4	\$209,671.9	\$215,288.5	\$220,905.0	\$226,500.0
Total (\$000)	\$253,920.4	\$355,309.1	\$301,400.7	\$301,963.2	\$302,443.6	\$368,502.1	\$373,323.7	\$385,045.2	\$385,066.7	\$385,051.3	\$390,667.8	\$396,284.4	\$401,910.4	\$407,526.9	\$402,269.6

SERVICE LEVEL (\$/capita)

Average
Service
Level

Indoor Recreation	\$1,673.81	\$2,894.25	\$2,238.79	\$2,216.73	\$2,195.97	\$2,170.19	\$2,144.58	\$2,119.31	\$2,090.02	\$2,060.74	\$2,032.26	\$2,004.19	\$1,976.61	\$1,946.80	\$1,805.97	\$2,104.68
Parkland	\$1,397.65	\$1,395.16	\$1,392.68	\$1,378.59	\$1,362.57	\$2,114.42	\$2,144.87	\$2,252.68	\$2,221.79	\$2,191.34	\$2,222.22	\$2,251.85	\$2,280.24	\$2,304.43	\$2,327.21	\$1,949.18
Total (\$/capita)	\$3,071.46	\$4,289.41	\$3,631.46	\$3,595.31	\$3,558.54	\$4,284.61	\$4,289.45	\$4,371.99	\$4,311.82	\$4,252.08	\$4,254.48	\$4,256.04	\$4,256.85	\$4,251.23	\$4,133.18	\$4,053.86

CITY OF NIAGARA FALLS
CALCULATION OF MAXIMUM ALLOWABLE
PARKS & RECREATION

15-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	\$4,053.86
Net Population Growth 2024 - 2033	15,932
Maximum Allowable Funding Envelope	\$64,586,098

APPENDIX B.3

TABLE 2

CITY OF NIAGARA FALLS
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS & RECREATION

Project Description		Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						BTE (%)	Replacement & BTE Shares		Available DC Reserves	2024-2033	Post 2033
3.0 PARKS & RECREATION											
3.1 Outstanding Debt Recovery											
3.1.1	Gale Centre Debt Recovery (Growth-related portion) Principal	2024 - 2024	\$ 917,080	\$ -	\$ 917,080	0%	\$ -	\$ 917,080	\$ -	\$ 917,080	\$ -
3.1.2	Gale Centre Debt Recovery (Growth-related portion) Principal	2025 - 2025	\$ 961,346	\$ -	\$ 961,346	0%	\$ -	\$ 961,346	\$ -	\$ 961,346	\$ -
3.1.3	Gale Centre Debt Recovery (Growth-related portion) Principal	2026 - 2026	\$ 1,007,749	\$ -	\$ 1,007,749	0%	\$ -	\$ 1,007,749	\$ -	\$ 1,007,749	\$ -
3.1.4	Gale Centre Debt Recovery (Growth-related portion) Principal	2027 - 2027	\$ 1,056,392	\$ -	\$ 1,056,392	0%	\$ -	\$ 1,056,392	\$ -	\$ 1,056,392	\$ -
3.1.5	Gale Centre Debt Recovery (Growth-related portion) Principal	2028 - 2028	\$ 1,107,383	\$ -	\$ 1,107,383	0%	\$ -	\$ 1,107,383	\$ -	\$ 1,107,383	\$ -
3.1.6	Gale Centre Debt Recovery (Growth-related portion) Principal	2029 - 2029	\$ 1,160,835	\$ -	\$ 1,160,835	0%	\$ -	\$ 1,160,835	\$ -	\$ 1,160,835	\$ -
3.1.7	Gale Centre Debt Recovery (Growth-related portion) Principal	2030 - 2030	\$ 1,216,867	\$ -	\$ 1,216,867	0%	\$ -	\$ 1,216,867	\$ -	\$ 1,216,867	\$ -
3.1.8	Gale Centre Debt Recovery (Growth-related portion) Principal	2031 - 2031	\$ 1,275,604	\$ -	\$ 1,275,604	0%	\$ -	\$ 1,275,604	\$ -	\$ 1,275,604	\$ -
3.1.9	Gale Centre Debt Recovery (Growth-related portion) Principal	2032 - 2032	\$ 1,337,175	\$ -	\$ 1,337,175	0%	\$ -	\$ 1,337,175	\$ -	\$ 1,337,175	\$ -
3.1.10	Gale Centre Debt Recovery (Growth-related portion) Principal	2033 - 2033	\$ 11,166,301	\$ -	\$ 11,166,301	0%	\$ -	\$ 11,166,301	\$ -	\$ 11,166,301	\$ -
3.1.11	MacBain Centre Debt Recovery Principal Payment	2024 - 2024	\$ 872,974	\$ -	\$ 872,974	0%	\$ -	\$ 872,974	\$ -	\$ 872,974	\$ -
3.1.12	MacBain Centre Debt Recovery Principal Payment	2025 - 2025	\$ 920,339	\$ -	\$ 920,339	0%	\$ -	\$ 920,339	\$ -	\$ 920,339	\$ -
3.1.13	MacBain Centre Debt Recovery Principal Payment	2026 - 2026	\$ 970,273	\$ -	\$ 970,273	0%	\$ -	\$ 970,273	\$ -	\$ 970,273	\$ -
Subtotal Outstanding Debt Recovery			\$ 23,970,317	\$ -	\$ 23,970,317		\$ -	\$ 23,970,317	\$ -	\$ 23,970,317	\$ -
3.2 Vehicles and Equipment											
3.2.1	Parks 4x4 Truck	2029 - 2029	\$ 140,000	\$ -	\$ 140,000	0%	\$ -	\$ 140,000	\$ -	\$ 140,000	\$ -
Subtotal Vehicles and Equipment			\$ 140,000	\$ -	\$ 140,000		\$ -	\$ 140,000	\$ -	\$ 140,000	\$ -
3.3 Improvements											
3.3.1	Fern Park Tennis and Basketball Court Improvements	2025 - 2025	\$ 250,000	\$ -	\$ 250,000	50%	\$ 125,000	\$ 125,000	\$ 125,000	\$ -	\$ -
3.3.2	Patrick Cummings Memorial Sports Complex Multi-purpospe Court Upgrade	2025 - 2025	\$ 75,000	\$ -	\$ 75,000	75%	\$ 56,250	\$ 18,750	\$ 18,750	\$ -	\$ -
Subtotal Improvements			\$ 325,000	\$ -	\$ 325,000		\$ 181,250	\$ 143,750	\$ 143,750	\$ -	\$ -

APPENDIX B.3

TABLE 2

CITY OF NIAGARA FALLS
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS & RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2024-2033	Post 2033
3.4 New Park/Facility										
3.4.1 Lundy's Lane/OPG Parkette	2026 - 2026	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ 1,500,000	\$ 1,500,000	\$ -	\$ -
3.4.2 Welland River Corridor Recreational Master Plan Implementation	2025 - 2025	\$ 500,000	\$ -	\$ 500,000	50%	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ -
3.4.3 West Lane District Splash Pad Development	2029 - 2030	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
3.4.4 Drummond District Splash Pad Development	2031 - 2032	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
3.4.5 New South Rectangular Fields	2028 - 2029	\$ 580,000	\$ -	\$ 580,000	0%	\$ -	\$ 580,000	\$ -	\$ 580,000	\$ -
3.4.6 New Cricket Facility	2026 - 2027	\$ 3,650,000	\$ -	\$ 3,650,000	50%	\$ 1,825,000	\$ 1,825,000	\$ -	\$ 1,825,000	\$ -
3.4.7 Synthetic Ice Skating Trail	2029 - 2030	\$ 450,000	\$ -	\$ 450,000	50%	\$ 225,000	\$ 225,000	\$ -	\$ 225,000	\$ -
3.4.8 Mountain Bike and BMX Facility	2032 - 2033	\$ 450,000	\$ -	\$ 450,000	75%	\$ 337,500	\$ 112,500	\$ -	\$ -	\$ 112,500
3.4.9 North End Skateboard Park Development	2033 - 2034	\$ 575,000	\$ -	\$ 575,000	0%	\$ -	\$ 575,000	\$ -	\$ -	\$ 575,000
Subtotal New Park/Facility		\$ 8,205,000	\$ -	\$ 8,205,000		\$ 2,637,500	\$ 5,567,500	\$ 1,750,000	\$ 3,130,000	\$ 687,500
3.5 Facility Expansion/Improvement										
3.5.1 Charnwood Park Development	2025 - 2026	\$ 480,000	\$ -	\$ 480,000	75%	\$ 360,000	\$ 120,000	\$ -	\$ 120,000	\$ -
3.5.2 SCVFA Firemen's Park Improvements	2026 - 2028	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
3.5.3 George Bukator Park Waterfront Improvements	2028 - 2029	\$ 575,000	\$ -	\$ 575,000	75%	\$ 431,250	\$ 143,750	\$ -	\$ 143,750	\$ -
3.5.4 MacBain Community Centre Skatboard Park Improvements	2026 - 2028	\$ 450,000	\$ -	\$ 450,000	50%	\$ 225,000	\$ 225,000	\$ -	\$ 225,000	\$ -
3.5.5 Jolly Cut Improvements	2031 - 2031	\$ 500,000	\$ -	\$ 500,000	50%	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ 250,000
Subtotal Facility Expansion/Improvement		\$ 3,005,000	\$ -	\$ 3,005,000		\$ 1,266,250	\$ 1,738,750	\$ -	\$ 1,488,750	\$ 250,000
3.6 Natural Area Conservation										
3.6.1 Fernwood Woodlot Conservation	2029 - 2029	\$ 40,000	\$ -	\$ 40,000	83%	\$ 33,345	\$ 6,655	\$ -	\$ 6,655	\$ -
Subtotal Natural Area Conservation		\$ 40,000	\$ -	\$ 40,000		\$ 33,345	\$ 6,655	\$ -	\$ 6,655	\$ -

APPENDIX B.3

TABLE 2

CITY OF NIAGARA FALLS
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS & RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2024-2033	Post 2033
3.7 New Trails										
3.7.1 Millennium Trail Section 2 - Phase 2	2024 - 2027	\$ 562,522	\$ -	\$ 562,522	0%	\$ -	\$ 562,522	\$ 562,522	\$ -	\$ -
3.7.2 NS&T Trail Implementation Phase 1A	2025 - 2026	\$ 660,000	\$ -	\$ 660,000	10%	\$ 66,000	\$ 594,000	\$ 594,000	\$ -	\$ -
3.7.3 NS&T Trail Implementation Phase 1B	2025 - 2025	\$ 785,000	\$ -	\$ 785,000	10%	\$ 78,500	\$ 706,500	\$ 706,500	\$ -	\$ -
3.7.4 NS&T Trail Implementation Phase 1D	2025 - 2025	\$ 1,315,000	\$ -	\$ 1,315,000	10%	\$ 131,500	\$ 1,183,500	\$ 163,313	\$ 1,020,187	\$ -
3.7.5 NS&T Trail Implementation Phase 2A	2027 - 2028	\$ 1,270,000	\$ -	\$ 1,270,000	10%	\$ 127,000	\$ 1,143,000	\$ -	\$ 1,143,000	\$ -
3.7.6 NS&T Trail Implementation Phase 1C	2028 - 2029	\$ 3,375,000	\$ -	\$ 3,375,000	10%	\$ 337,500	\$ 3,037,500	\$ -	\$ 3,037,500	\$ -
3.7.7 NS&T Trail Implementation Phase 3	2029 - 2030	\$ 2,980,000	\$ -	\$ 2,980,000	10%	\$ 298,000	\$ 2,682,000	\$ -	\$ 2,682,000	\$ -
3.7.8 Falls Ave Bridge Development	2026 - 2027	\$ 450,000	\$ -	\$ 450,000	0%	\$ -	\$ 450,000	\$ -	\$ 450,000	\$ -
3.7.9 Mitchell Line Trail Development	2027 - 2028	\$ 915,000	\$ -	\$ 915,000	50%	\$ 457,500	\$ 457,500	\$ -	\$ 457,500	\$ -
3.7.10 Hydro Corridor 9 Trail Development - West	2028 - 2029	\$ 365,000	\$ -	\$ 365,000	0%	\$ -	\$ 365,000	\$ -	\$ 365,000	\$ -
3.7.11 Hydro Corridor 15 Trail Development - East	2028 - 2029	\$ 559,000	\$ -	\$ 559,000	0%	\$ -	\$ 559,000	\$ -	\$ 559,000	\$ -
3.7.12 Clifton Hill to Murray Hill Trail Development	2028 - 2029	\$ 1,848,000	\$ -	\$ 1,848,000	0%	\$ -	\$ 1,848,000	\$ -	\$ 1,848,000	\$ -
3.7.13 Hydro Corridor 8 Trail Development - East	2029 - 2030	\$ 796,000	\$ -	\$ 796,000	0%	\$ -	\$ 796,000	\$ -	\$ 796,000	\$ -
3.7.14 NS&T Trail Implementation Phase 2B&2C	2030 - 2031	\$ 545,000	\$ -	\$ 545,000	10%	\$ 54,500	\$ 490,500	\$ -	\$ 490,500	\$ -
3.7.15 Hydro Corridor 15 Trail Development - West	2030 - 2031	\$ 534,000	\$ -	\$ 534,000	0%	\$ -	\$ 534,000	\$ -	\$ 534,000	\$ -
3.7.16 Seneca Street Trail Development	2031 - 2031	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
3.7.17 Gary Hendershot Memorial Trail Extension	2031 - 2032	\$ 768,000	\$ -	\$ 768,000	0%	\$ -	\$ 768,000	\$ -	\$ -	\$ 768,000
3.7.18 Hydro Corridor 9 Trail Development - East	2032 - 2033	\$ 879,000	\$ -	\$ 879,000	0%	\$ -	\$ 879,000	\$ -	\$ -	\$ 879,000
Subtotal New Trails		\$ 18,656,522	\$ -	\$ 18,656,522		\$ 1,550,500	\$ 17,106,022	\$ 2,026,335	\$ 13,432,687	\$ 1,647,000

APPENDIX B.3

TABLE 2

CITY OF NIAGARA FALLS
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS & RECREATION

Project Description		Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						BTE (%)	Replacement & BTE Shares		Available DC Reserves	2024-2033	Post 2033
3.8 Parks and Trails in New Developments											
3.8.1	Willick Road Woodlot Management - DC eligible share only	2024 - 2027	\$ 72,000	\$ -	\$ 72,000	0%	\$ -	\$ 72,000	\$ 72,000	\$ -	\$ -
3.8.2	Warren Woods Trail - Warren Woods Avenue to Pin Oak Drive	2025 - 2025	\$ 950,000	\$ -	\$ 950,000	0%	\$ -	\$ 950,000	\$ 950,000	\$ -	\$ -
3.8.3	Warren Woods Woodlot Management	2025 - 2027	\$ 225,000	\$ -	\$ 225,000	0%	\$ -	\$ 225,000	\$ 225,000	\$ -	\$ -
3.8.4	Forestview/McLeod Subdivision Parks and Trails	2025 - 2027	\$ 900,000	\$ -	\$ 900,000	0%	\$ -	\$ 900,000	\$ 900,000	\$ -	\$ -
3.8.5	Patrick Cummings Memorial Sports Complex- South Development	2027 - 2027	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -
3.8.6	Riverfront Community (Thundering Waters) Trail Development	2028 - 2028	\$ 400,000	\$ -	\$ 400,000	0%	\$ -	\$ 400,000	\$ -	\$ 400,000	\$ -
3.8.7	Chippawa East Trails	2027 - 2027	\$ 200,000	\$ -	\$ 200,000	0%	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -
3.8.8	Warren Woods North Park Development	2029 - 2029	\$ 750,000	\$ -	\$ 750,000	0%	\$ -	\$ 750,000	\$ -	\$ 750,000	\$ -
3.8.9	Northwest Community Park Development	2028 - 2029	\$ 2,150,000	\$ -	\$ 2,150,000	0%	\$ -	\$ 2,150,000	\$ -	\$ 2,150,000	\$ -
3.8.10	Oakwood Drive Neighbourhood Park	2027 - 2027	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -
3.8.11	Kalar/Pin Oak Subdivision Park and Trails	2028 - 2028	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -
3.8.12	Downtown Niagara Falls GO Transit Station Secodary Plan Parks	2028 - 2029	\$ 741,300	\$ -	\$ 741,300	0%	\$ -	\$ 741,300	\$ -	\$ 741,300	\$ -
3.8.13	Riverfront Community Parks	2030 - 2032	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -
3.8.14	GrassyBrook Secondary Plan Parks	2030 - 2033	\$ 6,226,920	\$ -	\$ 6,226,920	0%	\$ -	\$ 6,226,920	\$ -	\$ 6,226,920	\$ -
3.8.15	Northwest Secondary Plan Parks	2030 - 2033	\$ 2,483,355	\$ -	\$ 2,483,355	0%	\$ -	\$ 2,483,355	\$ -	\$ -	\$ 2,483,355
3.8.16	Garner West Secondary Plan Parks	2030 - 2033	\$ 5,633,880	\$ -	\$ 5,633,880	0%	\$ -	\$ 5,633,880	\$ -	\$ -	\$ 5,633,880
3.8.17	Grand Niagara Secondary Plan Parks	2030 - 2033	\$ 4,447,800	\$ -	\$ 4,447,800	0%	\$ -	\$ 4,447,800	\$ -	\$ -	\$ 4,447,800
3.8.18	Southwest Hospital Secondary Plan Parks	2030 - 2033	\$ 3,595,305	\$ -	\$ 3,595,305	0%	\$ -	\$ 3,595,305	\$ -	\$ -	\$ 3,595,305
3.8.19	MTO/GNGH Secondary Plan Parks	2030 - 2033	\$ 370,650	\$ -	\$ 370,650	0%	\$ -	\$ 370,650	\$ -	\$ -	\$ 370,650
3.8.20	Future Secondary Plan Parks (Biggar/Montrose, West of Kalar, other)	2030 - 2033	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000
Subtotal Parks and Trails in New Developments			\$ 31,696,210	\$ -	\$ 31,696,210		\$ -	\$ 31,696,210	\$ 2,147,000	\$ 12,718,220	\$ 16,830,990
3.9 New Recreation Projects											
3.9.1	Chippawa Memorial Arena - New Growth Related Space	2026 - 2026	\$ 10,000,000	\$ -	\$ 10,000,000	0%	\$ -	\$ 10,000,000	\$ -	\$ 5,000,000	\$ 5,000,000
Subtotal New Recreation Projects			\$ 10,000,000	\$ -	\$ 10,000,000		\$ -	\$ 10,000,000	\$ -	\$ 5,000,000	\$ 5,000,000
TOTAL PARKS & RECREATION			\$ 96,038,049	\$ -	\$ 96,038,049		\$ 5,668,845	\$ 90,369,205	\$ 6,067,085	\$ 59,886,629	\$ 24,415,490

Residential Development Charge Calculation		
Residential Share of 2024 - 2033 DC Eligible Costs	100%	\$59,886,629
10-Year Growth in Population in New Units		21,798
Unadjusted Development Charge Per Capita		\$2,747.40
Non-Residential Development Charge Calculation		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		353,103
Unadjusted Development Charge Per Square Metre		\$0.00

2024 - 2033 Net Funding Envelope	\$64,586,098
Uncommitted Reserve Fund Balance	
Balance as at December 31, 2023	\$6,067,085

**APPENDIX B.4
TABLE 1**

**CITY OF NIAGARA FALLS
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS & FLEET**

BUILDINGS Facility Name	# of Square Feet															UNIT COST (\$/sq.ft.)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Municipal Works Service Centre	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	\$300
Storage Buildings	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	\$300
Wash Bay	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	\$300
Traffic/Sign Shop	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	\$300
Salt Storage Building	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	\$143.39
Small Engine Repair Shop	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	\$300
Fill Station 1 (Service Center)	113	113	113	113	113	113	113	113	113	113	113	113	113	113	113	\$885
Fill Station 2 (Chippawa)	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	\$735
Total (sq.ft.)	53,083	53,083	53,083	53,083	53,083	53,083	53,083	53,083	53,083	53,083	53,083	53,083	53,083	53,083	53,083	
Total (\$000)	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	

LAND Facility Name	# of Acres															UNIT COST (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Municipal Works Service Centre (Grouped)	18.14	18.14	18.14	18.14	18.14	18.14	18.14	18.14	18.14	18.14	18.14	18.14	18.14	18.14	18.14	\$416,000
Schisler Road (Portion of PW)	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$416,000
Leased Land (Adjacent to Main Building)	-	-	-	-	-	-	-	-	-	-	-	1.58	1.58	1.58	1.58	\$416,000
Total (acre)	18.74	18.74	18.74	18.74	18.74	18.74	18.74	18.74	18.74	18.74	18.74	20.32	20.32	20.32	20.32	
Total (\$000)	\$7,795.8	\$7,795.8	\$7,795.8	\$7,795.8	\$7,795.8	\$7,795.8	\$7,795.8	\$7,795.8	\$7,795.8	\$7,795.8	\$7,795.8	\$8,453.1	\$8,453.1	\$8,453.1	\$8,453.1	

FLEET & EQUIPMENT Description	# of Fleet															UNIT COST (\$/unit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Aerial Tree Unit	2	2	2	2	2	2	2	1	2	2	2	2	2	2	2	\$350,000
Asphalt Recycler (hot box)	-	-	-	2	2	2	2	2	2	2	2	2	2	2	2	\$45,000
Backhoe Loaders	4	4	4	6	6	6	5	6	6	6	6	6	6	6	7	\$225,000
Cargo Vans	22	23	22	28	28	25	25	25	26	26	10	10	10	10	10	\$80,000
Cutaway Cube Van											2	2	2	2	2	\$125,000
Small Passenger Veh (Cars/CUV's)	17	20	18	16	16	14	15	15	17	17	18	18	18	19	19	\$45,000
Chippers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	\$100,000
Compressors	3	3	3	2	2	2	2	1	1	1	1	1	1	1	1	\$40,000
Crew Cab Dumps	17	18	18	20	20	19	20	19	21	21	21	20	20	20	20	\$120,000
Crew Cab w/ Utility Body	5	5	5	5	5	5	5	3	5	9	9	9	9	9	9	\$145,000
Cube Vans	3	3	4	4	4	4	4	4	4	4	2	2	2	2	2	\$120,000
Dump Plows	9	9	9	8	8	5	5	4	7	7	-	-	-	-	-	\$342,000
Dump Sanders	12	14	14	19	19	19	19	19	19	19	-	-	-	-	-	\$303,000
Excavator, rubber-tire	-	-	-	-	-	-	-	-	-	-	1	1	1	1	-	\$300,000
Front-end Loader	2	2	2	2	2	2	2	2	3	3	3	3	3	7	10	\$330,000
Trailer Mounted Heavy Duty Pump	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$65,000
Graders	2	2	2	2	2	2	2	1	2	2	1	1	1	1	1	\$400,000
Haul-All	1	1	1	1	1	1	-	1	1	1	2	2	2	2	2	\$200,000
Tractor loader	4	4	4	4	4	4	3	3	3	3	-	-	-	-	-	\$95,000
Tractors	8	8	9	10	10	8	9	12	14	14	5	5	5	6	6	\$80,000
Med/Large Passenger Veh	9	8	7	3	3	2	2	2	1	1	1	1	1	1	20	\$60,000
Pickups	37	38	39	40	40	34	36	36	38	39	38	38	38	38	38	\$70,000
Rollers	2	2	2	1	1	1	1	1	2	2	1	1	1	1	1	\$50,000

APPENDIX B.4
TABLE 1

CITY OF NIAGARA FALLS
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS & FLEET

Service Trucks	2	2	2	2	2	2	2	2	3	3	2	2	2	2	2	\$150,000
Sewer Cleaners (Vacuum Excavator)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$800,000
Sidewalk Plows	8	8	10	10	10	9	10	12	12	12	11	11	11	11	11	\$275,000
Sidewalk Sweepers	3	3	3	3	3	3	3	3	3	3	3	2	2	2	2	\$250,000
Snow Blower	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$201,000
Zero Turn Mowers	2	4	3	3	3	3	3	3	3	3	16	16	16	16	16	\$20,000
Street Sweepers	3	3	3	2	2	-	2	2	2	2	2	2	2	2	2	\$450,000
Tandem Dumps	5	7	7	2	2	2	2	1	1	2	-	-	-	-	-	\$331,000
Tractors	8	8	9	10	10	8	9	12	14	14	-	-	-	-	-	\$102,000
Trailers	19	19	20	19	19	19	17	17	17	17	17	17	17	17	17	\$12,000
Utility Cranes/Boom Truck	3	2	2	2	2	2	2	1	1	1	1	3	3	3	3	\$250,000
Valve Turner	1	1	1	2	2	2	2	2	1	1	1	1	1	1	1	\$212,000
Welder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$55,000
Wheel Dumper	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$85,000
Leaf Vacuum (Trailer Unit)	-	-	-	-	-	-	-	1	1	1	1	1	-	-	-	\$14,000
Pavement Grinder	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$35,000
Triaxle	-	-	-	-	-	-	-	-	1	1	2	2	2	2	2	\$310,000
Gators and UTVs	-	-	-	-	-	-	-	-	2	2	5	5	5	5	5	\$25,000
Roll-off Tandem Dump Plow	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$500,000
Single Axle Dump / Plow	-	-	-	-	-	-	-	-	-	-	21	21	21	21	15	\$360,000
Tandem Axle Dump / Plow	-	-	-	-	-	-	-	-	-	-	6	6	6	6	7	\$450,000
Steamer/pressure washer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$60,000
Flail Mower Attachments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	\$50,000
Loader Broom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$45,000
Road Widener	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$120,000
Total (#)	220	230	232	238	238	215	221	223	245	251	224	223	222	228	251	
Total (\$000)	\$28,946.0	\$30,349.0	\$31,033.0	\$32,193.0	\$32,193.0	\$28,698.0	\$29,865.0	\$29,348.0	\$32,946.0	\$33,927.0	\$32,416.0	\$32,345.0	\$32,331.0	\$33,776.0	\$34,586.0	

APPENDIX B.4
TABLE 1

CITY OF NIAGARA FALLS
CALCULATION OF SERVICE LEVELS
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS & FLEET

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Historical Population	82,671	82,834	82,997	83,988	84,991	86,006	87,033	88,071	89,305	90,556	91,825	93,111	94,415	95,861	97,327
Historical Employment	39,971	39,741	39,512	39,692	39,873	40,054	40,236	40,419	39,874	39,336	38,805	38,282	37,766	38,344	38,930
Total Historical Population & Employment	122,642	122,575	122,509	123,680	124,864	126,060	127,269	128,490	129,179	129,892	130,630	131,393	132,181	134,205	136,257

INVENTORY SUMMARY (\$000)

Buildings	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7	\$15,156.7
Land	\$7,795.8	\$7,795.8	\$7,795.8	\$7,795.8	\$7,795.8	\$7,795.8	\$7,795.8	\$7,795.8	\$7,795.8	\$7,795.8	\$7,795.8	\$8,453.1	\$8,453.1	\$8,453.1	\$8,453.1
Fleet & Equipment	\$28,946.0	\$30,349.0	\$31,033.0	\$32,193.0	\$32,193.0	\$28,698.0	\$29,865.0	\$29,348.0	\$32,946.0	\$33,927.0	\$32,416.0	\$32,345.0	\$32,331.0	\$33,776.0	\$34,586.0
Total (\$000)	\$51,898.5	\$53,301.5	\$53,985.5	\$55,145.5	\$55,145.5	\$51,650.5	\$52,817.5	\$52,300.5	\$55,898.5	\$56,879.5	\$55,368.5	\$55,954.8	\$55,940.8	\$57,385.8	\$58,195.8

SERVICE LEVEL (\$/pop & emp)

																Average Service Level
Buildings	\$123.58	\$123.65	\$123.72	\$122.55	\$121.39	\$120.23	\$119.09	\$117.96	\$117.33	\$116.69	\$116.03	\$115.35	\$114.67	\$112.94	\$111.24	\$118.43
Land	\$63.57	\$63.60	\$63.63	\$63.03	\$62.43	\$61.84	\$61.25	\$60.67	\$60.35	\$60.02	\$59.68	\$64.33	\$63.95	\$62.99	\$62.04	\$62.23
Fleet & Equipment	\$236.02	\$247.60	\$253.31	\$260.29	\$257.82	\$227.65	\$234.66	\$228.41	\$255.04	\$261.19	\$248.15	\$246.17	\$244.60	\$251.67	\$253.83	\$247.09
Total (\$/pop & emp)	\$423.17	\$434.85	\$440.67	\$445.87	\$441.64	\$409.73	\$415.01	\$407.04	\$432.72	\$437.90	\$423.86	\$425.86	\$423.21	\$427.60	\$427.10	\$427.75

CITY OF NIAGARA FALLS
CALCULATION OF MAXIMUM ALLOWABLE
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS & FLEET

15-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	\$427.75
Net Population & Employment Growth 2024 - 2033	22.305
Maximum Allowable Funding Envelope	\$9,540,964

APPENDIX B.4
TABLE 2

CITY OF NIAGARA FALLS
DEVELOPMENT-RELATED CAPITAL PROGRAM
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS & FLEET

Project Description		Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						BTE (%)	Replacement & BTE Shares		Available DC Reserves	2024-2033	Post 2033
4.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS & FLEET											
4.1 Buildings & Land											
4.1.1	Expansion and Replacement of Municipal Servicing Centre (Land - approx.	2025 - 2028	\$ 6,000,000	\$ -	\$ 6,000,000	16%	\$ 977,343	\$ 5,022,657	\$ -	\$ 5,022,657	\$ -
4.1.2	Expansion and Replacement of Municipal Servicing Centre (Building - app	2025 - 2028	\$ 62,000,000	\$ -	\$ 62,000,000	16%	\$ 10,099,215	\$ 51,900,785	\$ -	\$ 192,708	\$ 51,708,077
Subtotal Buildings & Land			\$ 68,000,000	\$ -	\$ 68,000,000		\$ 11,076,558	\$ 56,923,442	\$ -	\$ 5,215,365	\$ 51,708,077
4.2 Fleet											
4.2.1	Provision for Large Sized Fleet (Miscellaneous)	2024 - 2028	\$ 200,000	\$ -	\$ 200,000	0%	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ -
4.2.2	Provision for Large Sized Fleet (Aerial Truck)	2024 - 2028	\$ 350,000	\$ -	\$ 350,000	0%	\$ -	\$ 350,000	\$ 349,401	\$ 599	\$ -
4.2.3	Provision for Large Sized Fleet (Backhoe)	2024 - 2028	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
4.2.4	Provision for Large Sized Fleet (Triaxle)	2024 - 2028	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -
4.2.5	Provision for Large Sized Fleet (Sidewalk Plow)	2024 - 2028	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -
4.2.6	Provision for Large Sized Fleet (Roll-off Truck Plow and Sander)	2024 - 2028	\$ 600,000	\$ -	\$ 600,000	0%	\$ -	\$ 600,000	\$ -	\$ 600,000	\$ -
4.2.7	Vacuum Excavator	2026 - 2026	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
4.2.8	Street Sweeper	2025 - 2025	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
4.2.9	Rear Pack Garbage Truck	2025 - 2025	\$ 400,000	\$ -	\$ 400,000	0%	\$ -	\$ 400,000	\$ -	\$ 400,000	\$ -
4.2.10	Provision for Small & Medium Sized Fleet (e.g. Trucks)	2024 - 2024	\$ 175,000	\$ -	\$ 175,000	0%	\$ -	\$ 175,000	\$ -	\$ 175,000	\$ -
4.2.11	Provision for Small & Medium Sized Fleet (e.g. Trucks)	2025 - 2025	\$ 175,000	\$ -	\$ 175,000	0%	\$ -	\$ 175,000	\$ -	\$ 175,000	\$ -
4.2.12	Provision for Small & Medium Sized Fleet (e.g. Trucks)	2026 - 2026	\$ 175,000	\$ -	\$ 175,000	0%	\$ -	\$ 175,000	\$ -	\$ 175,000	\$ -
4.2.13	Provision for Small & Medium Sized Fleet (e.g. Trucks)	2027 - 2027	\$ 175,000	\$ -	\$ 175,000	0%	\$ -	\$ 175,000	\$ -	\$ 175,000	\$ -
4.2.14	Provision for Small & Medium Sized Fleet (e.g. Trucks)	2028 - 2028	\$ 175,000	\$ -	\$ 175,000	0%	\$ -	\$ 175,000	\$ -	\$ 175,000	\$ -
Subtotal Fleet			\$ 4,775,000	\$ -	\$ 4,775,000		\$ -	\$ 4,775,000	\$ 549,401	\$ 4,225,599	\$ -
4.3 Equipment											
4.3.1	Provision for Miscellaneous Equipment	2024 - 2033	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
Subtotal Equipment			\$ 100,000	\$ -	\$ 100,000		\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
TOTAL SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS & FLEET			\$ 72,875,000	\$ -	\$ 72,875,000		\$ 11,076,558	\$ 61,798,442	\$ 549,401	\$ 9,540,964	\$ 51,708,077

Residential Development Charge Calculation		
Residential Share of 2024 - 2033 DC Eligible Costs	77%	\$7,382,521
10-Year Growth in Population in New Units		21,798
Unadjusted Development Charge Per Capita		\$338.69
Non-Residential Development Charge Calculation		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	23%	\$2,158,443
10-Year Growth in Square Metres		353,103
Unadjusted Development Charge Per Square Metre		\$6.11

2024 - 2033 Net Funding Envelope	\$9,540,964
Uncommitted Reserve Fund Balance	
Balance as at December 31, 2023	\$549,401

APPENDIX B.5

TABLE 1

CITY OF NIAGARA FALLS
DEVELOPMENT-RELATED CAPITAL PROGRAM
GENERAL GOVERNMENT

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2024-2033	Post 2033
5.0 GENERAL GOVERNMENT										
5.1 Fire Services										
5.1.1 Fire Master Plan / Community Risk Assessment (5 Year Update)	2024 - 2024	\$ 150,000	\$ -	\$ 150,000	50%	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ -
5.1.2 Fire Master Plan / Community Risk Assessment (5 Year Update)	2029 - 2029	\$ 150,000	\$ -	\$ 150,000	50%	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ -
Subtotal Fire Services		\$ 300,000	\$ -	\$ 300,000		\$ 150,000	\$ 150,000	\$ -	\$ 150,000	\$ -
5.2 Public Works & Engineered Services										
5.2.1 Master Servicing Plan (5yr cycle)	2024 - 2024	\$ 600,000	\$ -	\$ 600,000	25%	\$ 150,000	\$ 450,000	\$ 331,656	\$ 118,344	\$ -
5.2.2 Master Servicing Plan (5yr cycle)	2029 - 2029	\$ 650,000	\$ -	\$ 650,000	25%	\$ 162,500	\$ 487,500	\$ -	\$ 487,500	\$ -
Subtotal Public Works & Engineered Services		\$ 1,250,000	\$ -	\$ 1,250,000		\$ 312,500	\$ 937,500	\$ 331,656	\$ 605,844	\$ -
5.3 Parks and Recreation										
5.3.1 Recreation and Culture Master Plan	2026 - 2026	\$ 150,000	\$ -	\$ 150,000	25%	\$ 37,500	\$ 112,500	\$ -	\$ 112,500	\$ -
5.3.2 Mewburn Park Recreational Master Plan Development	2028 - 2028	\$ 75,000	\$ -	\$ 75,000	25%	\$ 18,750	\$ 56,250	\$ -	\$ 56,250	\$ -
5.3.3 M.F. Ker Park Master Plan	2026 - 2026	\$ 80,000	\$ -	\$ 80,000	25%	\$ 20,000	\$ 60,000	\$ -	\$ 60,000	\$ -
5.3.4 Urban Forest Study Phase 1	2024 - 2024	\$ 100,000	\$ -	\$ 100,000	90%	\$ 90,000	\$ 10,000	\$ -	\$ 10,000	\$ -
5.3.5 Urban Forest Study Phase 2	2025 - 2025	\$ 150,000	\$ -	\$ 150,000	90%	\$ 135,000	\$ 15,000	\$ -	\$ 15,000	\$ -
5.3.6 Woodland Management Plan Update	2029 - 2029	\$ 90,000	\$ -	\$ 90,000	90%	\$ 81,000	\$ 9,000	\$ -	\$ 9,000	\$ -
5.3.7 Park Washroom Study	2026 - 2026	\$ 50,000	\$ -	\$ 50,000	90%	\$ 45,000	\$ 5,000	\$ -	\$ 5,000	\$ -
Subtotal Parks and Recreation		\$ 695,000	\$ -	\$ 695,000		\$ 427,250	\$ 267,750	\$ -	\$ 267,750	\$ -

APPENDIX B.5
TABLE 1

CITY OF NIAGARA FALLS
DEVELOPMENT-RELATED CAPITAL PROGRAM
GENERAL GOVERNMENT

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2024-2033	Post 2033
5.4 Planning & Development										
5.4.1 Provision for Vulnerable Population Strategies	2024 - 2033	\$ 50,000	\$ -	\$ 50,000	50%	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ -
5.4.2 New Official Plan	2024 - 2024	\$ 675,000	\$ -	\$ 675,000	50%	\$ 337,500	\$ 337,500	\$ -	\$ 337,500	\$ -
5.4.3 Garner West Secondary Plan	2024 - 2024	\$ 350,000	\$ -	\$ 350,000	0%	\$ -	\$ 350,000	\$ -	\$ 350,000	\$ -
5.4.4 Northwest Secondary Plan	2024 - 2024	\$ 350,000	\$ -	\$ 350,000	0%	\$ -	\$ 350,000	\$ -	\$ 350,000	\$ -
5.4.5 MTO/Hospital Secondary Plan	2024 - 2024	\$ 90,000	\$ -	\$ 90,000	0%	\$ -	\$ 90,000	\$ -	\$ 90,000	\$ -
5.4.6 Update DC Background Study and CBC Strategy	2024 - 2024	\$ 80,000	\$ -	\$ 80,000	0%	\$ -	\$ 80,000	\$ -	\$ 80,000	\$ -
5.4.7 South NF/Grassy Brook Secondary Plan	2024 - 2027	\$ 575,000	\$ -	\$ 575,000	0%	\$ -	\$ 575,000	\$ -	\$ 575,000	\$ -
5.4.8 Affordable Housing Community Improvement Plan	2025 - 2025	\$ 100,000	\$ -	\$ 100,000	90%	\$ 90,000	\$ 10,000	\$ -	\$ 10,000	\$ -
5.4.9 South Hospital Secondary Plan	2025 - 2025	\$ 900,000	\$ -	\$ 900,000	0%	\$ -	\$ 900,000	\$ -	\$ 900,000	\$ -
5.4.10 Surplus Land Study	2025 - 2025	\$ 100,000	\$ -	\$ 100,000	50%	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -
5.4.11 Comprehensive Zoning Bylaw Update	2026 - 2026	\$ 500,000	\$ -	\$ 500,000	50%	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	\$ -
5.4.12 Inclusionary Zoning Study	2026 - 2026	\$ 150,000	\$ -	\$ 150,000	90%	\$ 135,000	\$ 15,000	\$ -	\$ 15,000	\$ -
5.4.13 Urban Design Guidelines	2026 - 2026	\$ 500,000	\$ -	\$ 500,000	50%	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	\$ -
5.4.14 Lundy's Lane Secondary Plan	2026 - 2026	\$ 500,000	\$ -	\$ 500,000	50%	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	\$ -
5.4.15 Nodes & Corridors Study (per new OP)	2026 - 2026	\$ 500,000	\$ -	\$ 500,000	50%	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	\$ -
5.4.16 Housing Strategy Update	2027 - 2027	\$ 125,000	\$ -	\$ 125,000	90%	\$ 112,500	\$ 12,500	\$ -	\$ 12,500	\$ -
5.4.17 Tourist Core Secondary Plan	2027 - 2027	\$ 500,000	\$ -	\$ 500,000	86%	\$ 429,662	\$ 70,338	\$ -	\$ 70,338	\$ -
5.4.18 Industrial Land Secondary Plan	2027 - 2027	\$ 500,000	\$ -	\$ 500,000	86%	\$ 429,662	\$ 70,338	\$ -	\$ 70,338	\$ -
5.4.19 Future Secondary Plan	2028 - 2028	\$ 600,000	\$ -	\$ 600,000	25%	\$ 150,000	\$ 450,000	\$ -	\$ 450,000	\$ -
5.4.20 Nodes & Corridors Study (per new OP)	- 2029	\$ 500,000	\$ -	\$ 500,000	83%	\$ 416,810	\$ 83,190	\$ -	\$ 83,190	\$ -
5.4.21 DC Background Study and CBC Strategy	2029 - 2029	\$ 120,000	\$ -	\$ 120,000	0%	\$ -	\$ 120,000	\$ -	\$ 120,000	\$ -
5.4.22 Future Secondary Plan	2030 - 2030	\$ 600,000	\$ -	\$ 600,000	25%	\$ 150,000	\$ 450,000	\$ -	\$ 450,000	\$ -
5.4.23 Workforce Housing Study	2030 - 2030	\$ 125,000	\$ -	\$ 125,000	90%	\$ 112,500	\$ 12,500	\$ -	\$ 12,500	\$ -
5.4.24 Employment Strategy Update	2031 - 2031	\$ 300,000	\$ -	\$ 300,000	86%	\$ 257,797	\$ 42,203	\$ -	\$ 42,203	\$ -
5.4.25 Housing Strategy Update	2032 - 2032	\$ 125,000	\$ -	\$ 125,000	90%	\$ 112,500	\$ 12,500	\$ -	\$ 12,500	\$ -
5.4.26 Official Plan 10 yr Update: Background Studies	2032 - 2032	\$ 800,000	\$ -	\$ 800,000	50%	\$ 400,000	\$ 400,000	\$ -	\$ 400,000	\$ -
5.4.27 Future Secondary Plan	2033 - 2033	\$ 600,000	\$ -	\$ 600,000	25%	\$ 150,000	\$ 450,000	\$ -	\$ -	\$ 450,000
5.4.28 Official Plan 10 yr Update	2033 - 2033	\$ 675,000	\$ -	\$ 675,000	50%	\$ 337,500	\$ 337,500	\$ -	\$ -	\$ 337,500
5.4.29 Downtown Secondary Plan	2033 - 2033	\$ 700,000	\$ -	\$ 700,000	50%	\$ 350,000	\$ 350,000	\$ -	\$ -	\$ 350,000
Subtotal Planning & Development		\$ 11,690,000	\$ -	\$ 11,690,000		\$ 5,046,433	\$ 6,643,567	\$ -	\$ 5,506,067	\$ 1,137,500
TOTAL GENERAL GOVERNMENT		\$ 13,935,000	\$ -	\$ 13,935,000		\$ 5,936,183	\$ 7,998,817	\$ 331,656	\$ 6,529,661	\$ 1,137,500

Residential Development Charge Calculation		
Residential Share of 2024 - 2033 DC Eligible Costs	77%	\$5,052,462
10-Year Growth in Population in New Units		21,798
Unadjusted Development Charge Per Capita		\$231.79
Non-Residential Development Charge Calculation		
Non-Residential Share of 2024 - 2033 DC Eligible Costs	23%	\$1,477,199
10-Year Growth in Square Metres		353,103
Unadjusted Development Charge Per Square Metre		\$4.18



Uncommitted Reserve Fund Balance	
Balance as at December 31, 2023	\$331,656