SCHEDULE F – RECREATION FACILITIES

1. Capital Projects

One recreation centre and one community centre are proposed within the UBE Lands, both of which are development-charge eligible projects. Consistent with the City's historical practice, smaller recreation facilities that provide a more localized benefit (e.g. community centres) are expected to be recovered via an ASDC, with larger complexes funded through contributions from the City-Wide DC. As such, the Community Centre is proposed to be funded through a Tewin ASDC, and the Recreation Centre is proposed to be funded through the City-wide DC. Further details of the two facilities are described in the Tewin Community Planning and Design Report and the Secondary Plan.

The land required for two recreation facilities will be acquired by the City of Ottawa, as required, through the plan of subdivision process, in line with policies identified in the Tewin Secondary Plan, or through a Land Acquisition DC enabled through changes to the DC Act via Bill 60.

With a Tewin ASDC equal to OGB of $1,705 per SDU the UBE Lands will generate approximately $18.9M for area-specific recreation facilities. The City's 2024 DC Amendment Background Study uses gross costs of approximately $700 per sq.ft. for new Community Centre facilities[1], which may or may not include land value.[2] Assuming these costs do not include land value, the $18.8M of ASDCs generated by the UBE Lands would allow for a Community Centre of approximately 27,000 sq. ft. This is adequate for the planned Community Centre within the UBE Lands.

With continued participation in the City-wide Recreation Facility DC of $3,613 per SDU, the UBE Lands will generate approximately $37.0M for City-wide Recreation Facilities. The City's current inventory of recreation facilities carries replacement costs of $700 per sq. ft. for Recreation Complexes[3], and the 2024 DC Amendment Background Study uses gross costs of approximately $700 per sq.ft. for new facilities, which may or may not include land value. Assuming these costs do not include land value, the $37.0M generated from the UBE Lands through contribution to the City-wide DC will be able to fund a Recreation Centre of approximately 53,000 sq. ft. It is envisioned that the planned Recreation Centre in Tewin may be as large as 160,000 sq. ft. – in addition to DC revenues generated by development of Tewin, DC revenues would be generated from development elsewhere in the City to fund the Recreation Centre or any other City-wide projects that are ultimately contained in the capital project list contained in the City's next DC background study.

2. Timing of Capital Projects

The facilities are planned to be constructed when funds are available from the Tewin UBE Lands and other benefiting areas. The project cost estimates, timing, and growth projections will be refined in a future DC Background Study. Table 1 demonstrates that development within the UBE

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[1] Appendix C.2., Table C.2-2 of the *2024 Development Charges Amendment Background Study.*

[2] Bill 60 removes land as an eligible inclusion in level of service calculations, but allows for a stand-alone land acquisition DC to recover any land acquisition costs. If the current service level calculations do include land value, the calculations presented herein may require revision

[3] Appendix C.5 Table C.5-1 of the *2024 City-wide and Area-Specific Development Charges Background Study* dated July 19, 2024.

Lands generates a Tewin ASDC Reserve balance of $18.8M by 2046. Table 2 demonstrates that the UBE Lands generate a further $37.0M for the City-wide Recreation Facilities DC program, totaling $55.9M by 2046 for growth related facilities. No benefit to existing or indexing of ASDCs and DCs have been included for the purposes of the preparation of these cash flows.

	Year	Population	Jobs	Starting ASDC Reserve	Residential ASDCs Collected	Non-Residential ASDCs Collected	Ending ASDC Reserve
UBE Lands Development	2030	-	-	$ -	$ -	$ -	$ -
	2030	2,100	-	$ -	$ 1,053,088	$ -	$ 1,053,088
	2031	2,100	-	$ 1,053,088	$ 1,053,088	$ -	$ 2,106,176
	2032	2,100	-	$ 2,106,176	$ 1,053,088	$ -	$ 3,159,265
	2033	2,100	-	$ 3,159,265	$ 1,053,088	$ -	$ 4,212,353
	2034	2,100	-	$ 4,212,353	$ 1,053,088	$ -	$ 5,265,441
	2035	2,100	475	$ 5,265,441	$ 1,053,088	$ 78,520	$ 6,397,049
	2036	2,100	475	$ 6,397,049	$ 1,053,088	$ 78,520	$ 7,528,657
	2037	2,100	475	$ 7,528,657	$ 1,053,088	$ 78,520	$ 8,660,265
	2038	2,100	475	$ 8,660,265	$ 1,053,088	$ 78,520	$ 9,791,873
	2039	2,100	475	$ 9,791,873	$ 1,053,088	$ 78,520	$ 10,923,481
	2040	2,100	475	$ 10,923,481	$ 1,053,088	$ 78,520	$ 12,055,089
	2041	2,100	475	$ 12,055,089	$ 1,053,088	$ 78,520	$ 13,186,697
	2042	2,100	475	$ 13,186,697	$ 1,053,088	$ 78,520	$ 14,318,305
	2043	2,100	475	$ 14,318,305	$ 1,053,088	$ 78,520	$ 15,449,913
	2044	2,100	475	$ 15,449,913	$ 1,053,088	$ 78,520	$ 16,581,521
	2045	2,100	475	$ 16,581,521	$ 1,053,088	$ 78,520	$ 17,713,129
	2046	2,100	475	$ 17,713,129	$ 1,053,088	$ 80,737	$ 18,846,954
Tewin Post-Period Lands Development	2047	2,683	417	$ 18,846,954	$ 1,345,613	$ 70,822	$ 20,263,388
	2048	2,683	417	$ 20,263,388	$ 1,345,613	$ 70,822	$ 21,679,823
	2049	2,683	417	$ 21,679,823	$ 1,345,613	$ 70,822	$ 23,096,257
	2050	2,683	417	$ 23,096,257	$ 1,345,613	$ 70,822	$ 24,512,692
	2051	2,683	417	$ 24,512,692	$ 1,345,613	$ 70,822	$ 25,929,126
	2052	2,683	417	$ 25,929,126	$ 1,345,613	$ 70,822	$ 27,345,561

Table 1. Tewin ASDC Cash Flow.

	Year	Population	Jobs	Starting City-wide DC Reserve	Residential DCs Collected	Non-Residential DCs Collected	Ending City-wide DC Reserve	Total Ending ASDCs + DCs
UBE Lands Development	2030	-	-	$ -	$ -	$ -	$ -	$ -
	2030	2,100	-	$ -	$ 2,069,235	$ -	$ 2,069,235	$ 3,122,323
	2031	2,100	-	$ 2,069,235	$ 2,069,235	$ -	$ 4,138,470	$ 6,244,646
	2032	2,100	-	$ 4,138,470	$ 2,069,235	$ -	$ 6,207,705	$ 9,366,970
	2033	2,100	-	$ 6,207,705	$ 2,069,235	$ -	$ 8,276,940	$ 12,489,293
	2034	2,100	-	$ 8,276,940	$ 2,069,235	$ -	$ 10,346,175	$ 15,611,616
	2035	2,100	475	$ 10,346,175	$ 2,069,235	$ 154,285	$ 12,569,695	$ 18,966,744
	2036	2,100	475	$ 12,569,695	$ 2,069,235	$ 154,285	$ 14,793,215	$ 22,321,872
	2037	2,100	475	$ 14,793,215	$ 2,069,235	$ 154,285	$ 17,016,735	$ 25,677,000
	2038	2,100	475	$ 17,016,735	$ 2,069,235	$ 154,285	$ 19,240,255	$ 29,032,128
	2039	2,100	475	$ 19,240,255	$ 2,069,235	$ 154,285	$ 21,463,775	$ 32,387,256
	2040	2,100	475	$ 21,463,775	$ 2,069,235	$ 154,285	$ 23,687,295	$ 35,742,384
	2041	2,100	475	$ 23,687,295	$ 2,069,235	$ 154,285	$ 25,910,815	$ 39,097,512
	2042	2,100	475	$ 25,910,815	$ 2,069,235	$ 154,285	$ 28,134,336	$ 42,452,640
	2043	2,100	475	$ 28,134,336	$ 2,069,235	$ 154,285	$ 30,357,856	$ 45,807,769
	2044	2,100	475	$ 30,357,856	$ 2,069,235	$ 154,285	$ 32,581,376	$ 49,162,897
	2045	2,100	475	$ 32,581,376	$ 2,069,235	$ 154,285	$ 34,804,896	$ 52,518,025
	2046	2,100	475	$ 34,804,896	$ 2,069,235	$ 158,641	$ 37,032,772	$ 55,879,726
Tewin Post-Period Lands Development	2047	2,683	417	$ 37,032,772	$ 2,644,023	$ 139,159	$ 39,815,954	$ 60,079,342
	2048	2,683	417	$ 39,815,954	$ 2,644,023	$ 139,159	$ 42,599,135	$ 64,278,958
	2049	2,683	417	$ 42,599,135	$ 2,644,023	$ 139,159	$ 45,382,317	$ 68,478,574
	2050	2,683	417	$ 45,382,317	$ 2,644,023	$ 139,159	$ 48,165,498	$ 72,678,190
	2051	2,683	417	$ 48,165,498	$ 2,644,023	$ 139,159	$ 50,948,680	$ 76,877,806
	2052	2,683	417	$ 50,948,680	$ 2,644,023	$ 139,159	$ 53,731,862	$ 81,077,422

Table 2. Tewin City-Wide and Total DC Cash Flow.

3. Funding Mechanism

Recreation Facilities within the UBE Lands are proposed to be funded through a Tewin-specific ASDC to be confirmed through a subsequent DC background study and by-law, and from contributions from the City-wide DC. The Community Centre will be funded through ASDCs, and the Recreation Centre will be funded through the City-wide DC. Benefit to existing and benefit to other OGB areas will be assessed in future studies.

4. Example of Magnitude of Development Charges

Using OGB charges as an indicator, development within the UBE Lands may be expected to pay an ASDC for Recreation Facilities of $1,705 per SDU, as revised based on the anticipated capital costs of the planned facilities and how the funding responsibility is assigned to other benefitting areas (OGB, or Tewin PPB) or benefiting parties (BTE). Development will also be required to pay the City-wide DC, which is currently $3,613 per SDU, but which may be revised as the City's DC rates are reviewed and revised over time.