

A large, white, serif capital letter 'R' is positioned on the left side of the page. It is set against a dark, grayscale background image that shows architectural details, possibly columns or a building facade.

RESEARCH REPORT

USES OF DEVELOPMENT COST CHARGES : EXHIBIT DOCUMENT



CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) is Canada's national housing agency. We contribute to improving the living conditions and the well-being of Canadians.

Our housing finance activities centre around giving Canadians access to affordable financing solutions. The main tool to achieve this goal is our mortgage loan insurance program.

We help lower-income households — seniors, people with disabilities, Aboriginals, women and children fleeing family violence, youth at risk, and individuals who are homeless or at risk of homelessness — to gain access to safe, affordable housing.

Through our research, we encourage innovation in housing design and technology, community planning, housing choice and finance. We offer a wide variety of information products to consumers and the housing industry to help them make informed purchasing and business decisions.

We also work with our government partners and industry to promote Canadian products and expertise in foreign markets, thereby creating jobs for Canadians here at home.

In everything that we do, we are committed to helping Canadians access a wide choice of quality, affordable homes, and making vibrant and sustainable communities a reality across the country. CMHC is home to Canadians.

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Canada Mortgage and Housing Corporation (CMHC)

**USES OF DEVELOPMENT COST CHARGES
CR FILE NO. 6625-50**

EXHIBIT DOCUMENT

FINAL REPORT

JULY 11, 2005



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EXHIBIT 3.2.1 – WEST NEWTON, SURREY- LOCATION MAP

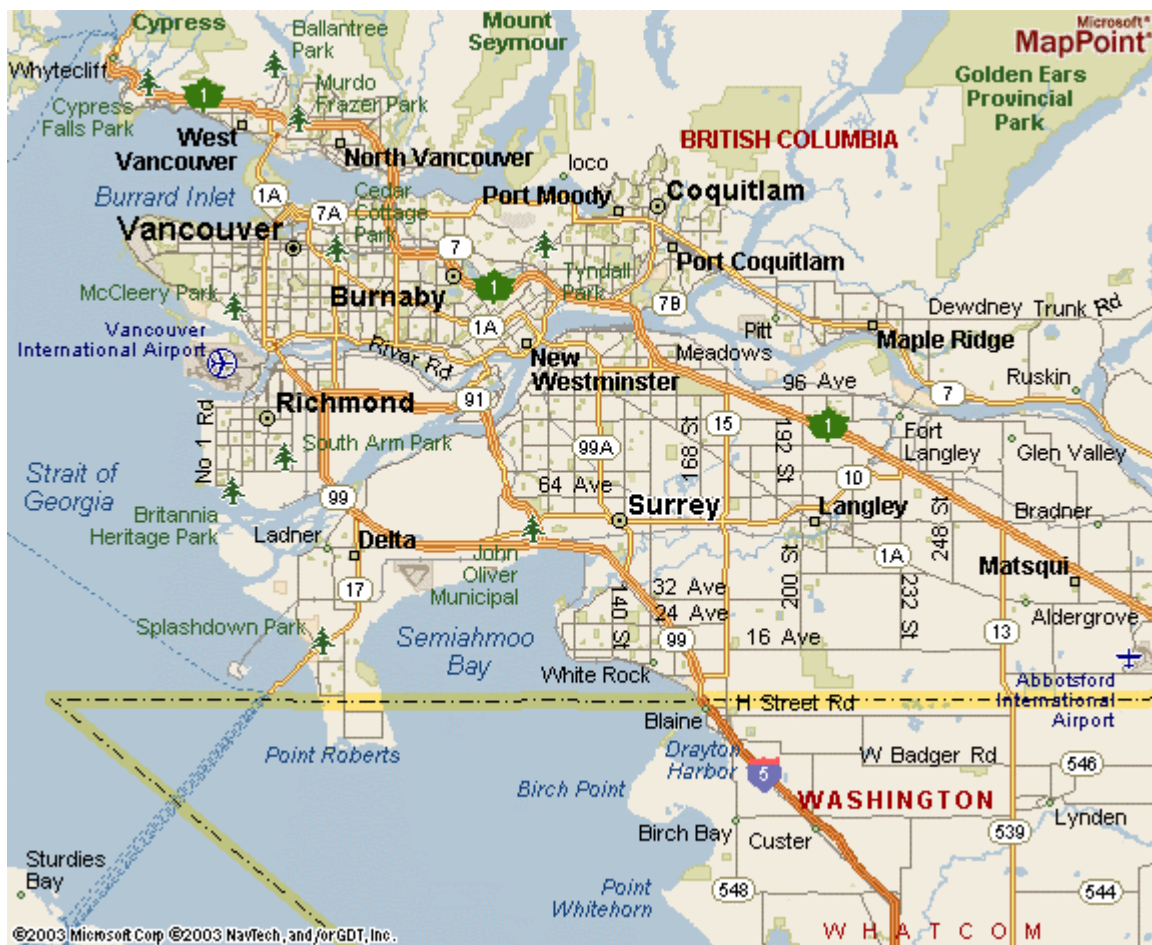


EXHIBIT 3.2.2 – WEST NEWTON, SURREY – SUBDIVISION MAP

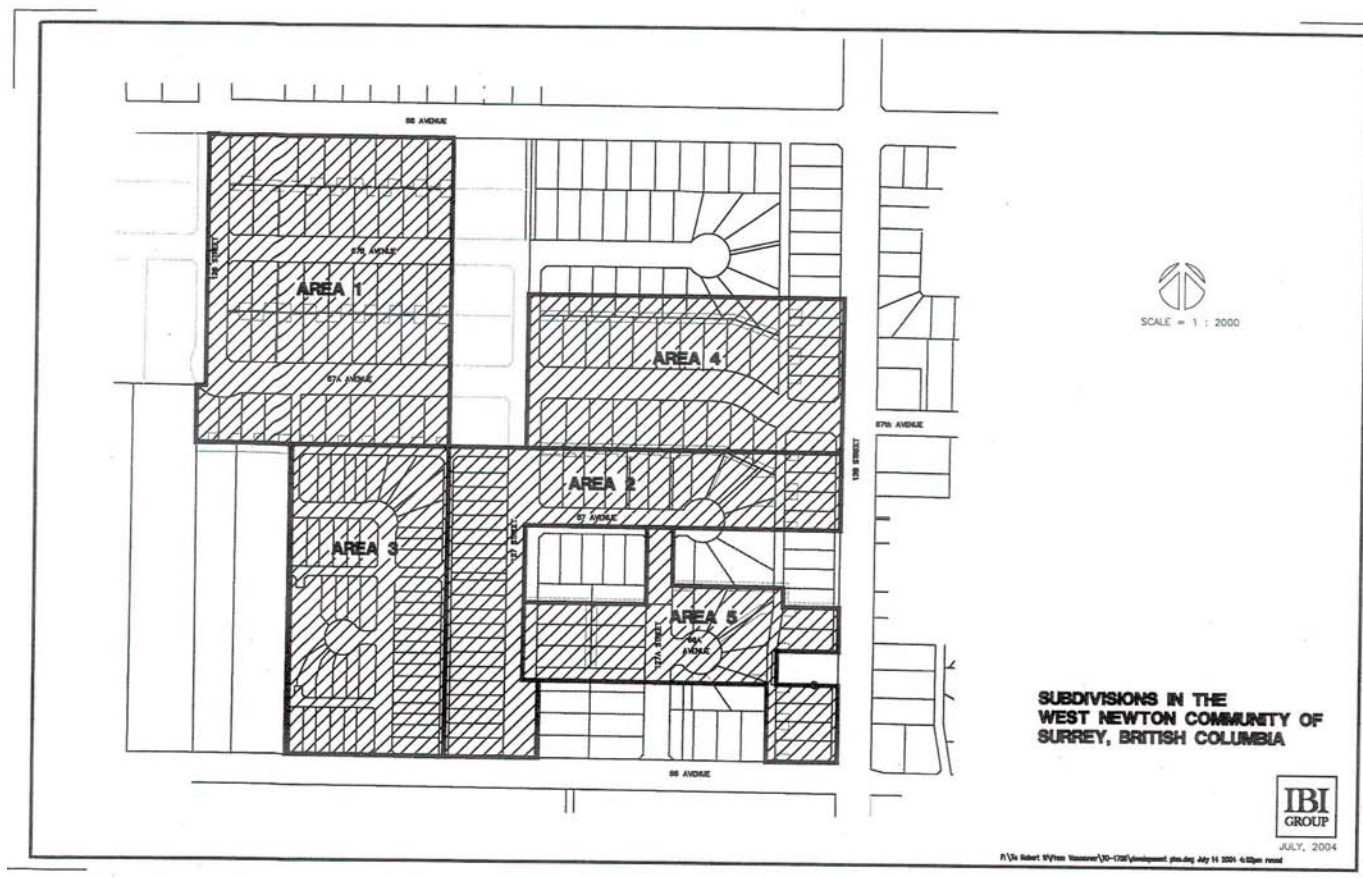


EXHIBIT 3.2.3 – WEST NEWTON, SURREY – SUBDIVISION PROFILE

Uses of Development Cost Charges - CMHC
Residential Subdivision Profile

Location of Subdivision	
<i>City</i>	Surrey, British Columbia
<i>Community</i>	West Newton
Gross Site Area in ha	10.32
Breakdown of Land Uses in ha	
<i>Residential</i>	7.48
<i>Parks</i>	0.11
<i>Roads</i>	2.71
<i>Other (please specify)</i>	Walkway 0.02
Total Unit Yield	171
Breakdown of Units by Type	
<i>Singles/Semis</i>	103
<i>Town/Row</i>	68
Year Completed	2001
Site Opportunities	- site is bounded by collector roads -adjacent to existing neighbourhood which includes a high school
Site Constraints	Shallow storm sewer, flat terrain requiring imported fill Developers required to upgrade adjacent roads Multiple developers/builders
Adjacency Considerations /Other Factors	infill site adjacent to existing neighbourhood
Developer Name/Contact Areas 1&3	Name: Bridgewater Development Corp./ Raghbir Gurm Contact details not available
Builder Name/Contact Areas 1,2,3&4	Name: B & B Contracting Ltd./Paul Doornberg Phone: (604) 576-1361 Fax: (604) 576-8631
Developer Name/Contact Area 2	Name: Baldev Brar/ Baldev Brar Phone: (604) 596-7770 Fax: (604) 596-7770
Developer Name/Contact Area 4	Name: JSSW Construction/Baldev Brar Phone: (604) 596-7770 Fax: (604) 596-7770
Developer Name/Contact Area 5	Name: G.S. Sahota & J.A.B. Enterprise Ltd./Amar Sandhu Phone: (604) 644-7879 Fax: (604) 322-5686
Builder Name/Contact Area 5	Name: Progressive Contracting Ltd./Bill Den Duyf Phone: (604) 273-6655 Fax: (604) 270-8238
Municipal Contact (Planner/Engineer) All areas	Name: John Wilson (Engineering Assistant) Phone: (604) 591-4294 Fax: (604) 591-8643 E-mail: JMWILSON@city.surrey.bc.ca
IBI Contact	Name: Rob Wood, P.Eng. Phone: 780-428-4000 Fax: 780-426-3256 E-mail: rwood@ibigroup.com

EXHIBIT 3.2.4 – WEST NEWTON NORTH LAND USE PLAN

(Source: City of Surrey website)

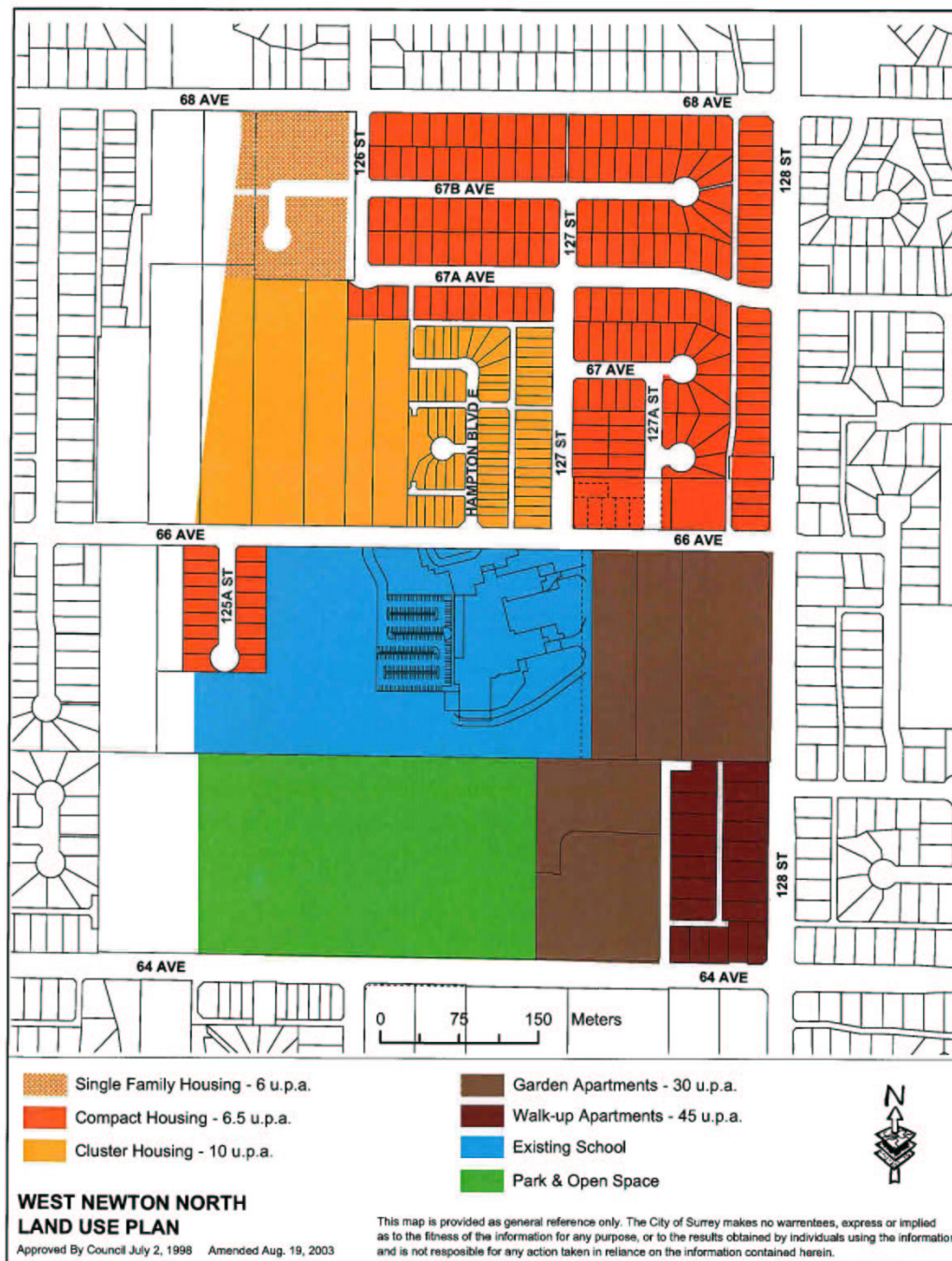


EXHIBIT 3.2.5 – WEST NEWTON, SURREY - INFRASTRUCTURE COSTS

Uses of Development Cost Charges - CMHCInfrastructure Costs Summary

Subdivision Location: Surrey, British Columbia

	Developer/Builder			
	Description	DCC	Subdivision	TOTAL
On Site Infrastructure				
<i>Hard services</i>				
Roads	S/W's, Roads, Driveways		\$ 871,782	\$ 871,782
Water	Mains, Tie-ins, service conn.'s		\$ 270,280	\$ 270,280
Sewer	Mains, Tie-ins, service conn.'s		\$ 353,597	\$ 353,597
Storm water	Mains, Tie-ins, service conn.'s		\$ 480,166	\$ 480,166
SWM Ponds	Const., Maint., removal		\$ 161,144	\$ 161,144
Sidewalks	Walkway and Boulevards		\$ 14,233	\$ 14,233
Street Lighting			\$ 82,410	\$ 82,410
Other (please specify)	Test storm and san sewers		\$ 5,380	\$ 5,380
Other (please specify)	Lot Grading		\$ 266,717	\$ 266,717
Other (please specify)	Hydro/Tel		\$ 214,209	\$ 214,209
Other (please specify)	Boulevard trees		\$ 34,800	\$ 34,800
Other (please specify)	1 year maintenance security		\$ 128,867	\$ 128,867
Other (please specify)	Onsite Demolition		\$ 2,705	\$ 2,705
Other (please specify)	Trunk Main (Reimbursement)		\$ (181,708)	\$ (181,708)
Other (please specify)	G.V.S.&D.D. DCC	\$ 70,791		\$ 70,791
Sub-total		\$ 70,791	\$ 2,704,583	\$ 2,775,374
<i>Soft Services</i>				
Other (please specify)	City fees		\$ 155,723	\$ 155,723
Sub-total			\$ 155,723	\$ 155,723
TOTAL ON-SITE				\$ 2,931,097
Off-Site Infrastructure				
<i>Hard services</i>				
Roads	DCC: Arterial & Major Collector	\$ 639,480		\$ 639,480
Water	DCC	\$ 104,060		\$ 104,060
Sewer	DCC	\$ 92,185		\$ 92,185
SWM Ponds	DCC for Storm and SWM Ponds	\$ 211,760		\$ 211,760
Sidewalks	DCC	\$ 5,615		\$ 5,615
Other (please specify)	"Latecomer" for Roads	\$ 8,671		\$ 8,671
Other (please specify)	Future intersection	\$ 3,171		\$ 3,171
Sub-total		\$ 1,064,942		\$ 1,064,942
<i>Soft Services</i>				
Parks	DCC	\$ 504,040		\$ 504,040
Sub-total		\$ 504,040		\$ 504,040
TOTAL OFF-SITE				\$ 1,568,982
GRAND TOTAL		\$ 1,639,773	\$ 2,860,306	\$ 4,500,079
Total Units		171	171	171
Cost per unit		\$ 9,589	\$ 16,727	\$ 26,316
Total Area (ha)		10.32	10.32	10.32
Cost per ha		\$ 158,893	\$ 277,161	\$ 436,054

EXHIBIT 3.3.1 – ROCKY RIDGE, CALGARY – LOCATION MAP



EXHIBIT 3.3.2 – ROCKY RIDGE, CALGARY – CONCEPT PLAN

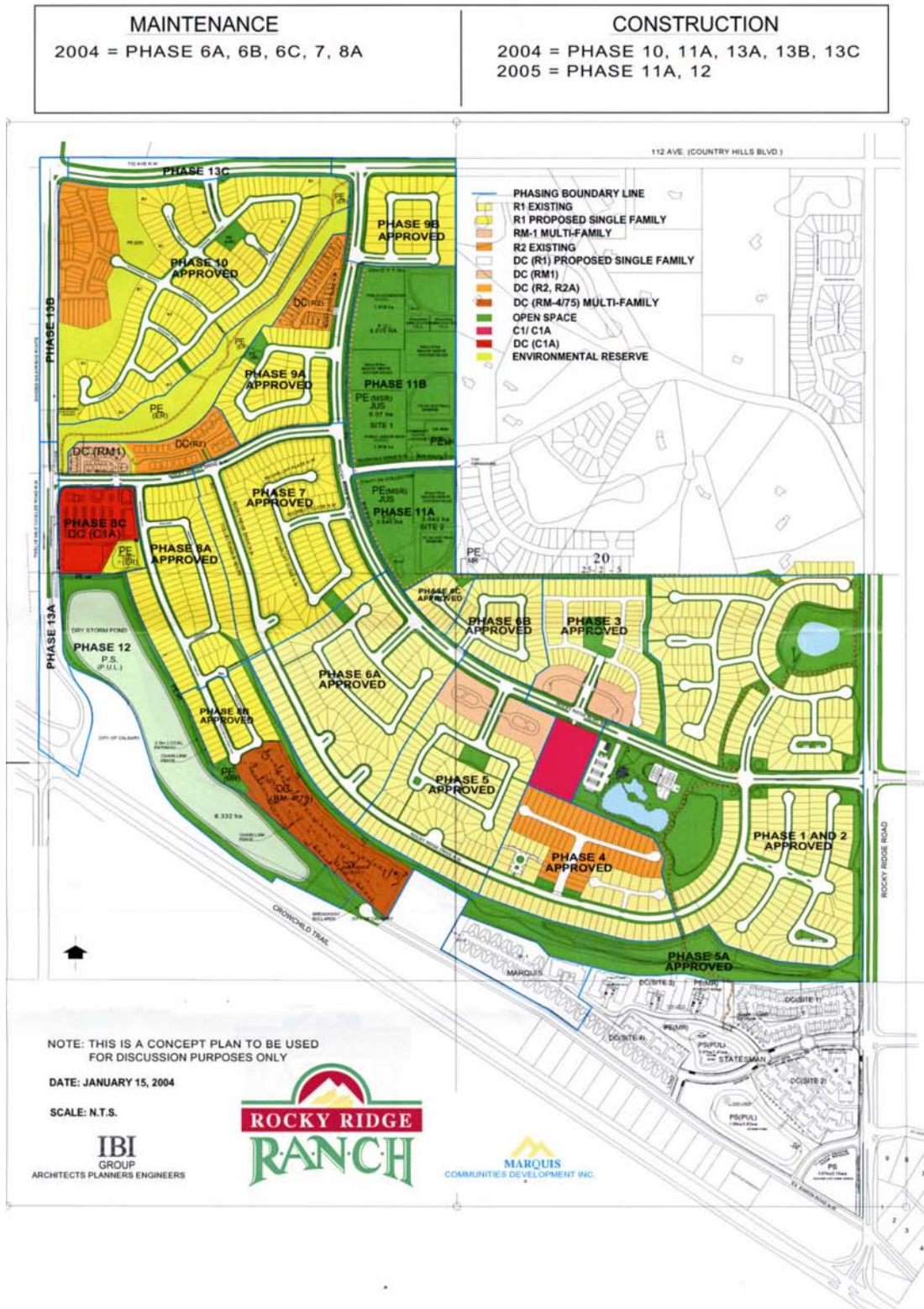


EXHIBIT 3.3.3 – ROCKY RIDGE, CALGARY – PHASE 8A MARKETING PLAN

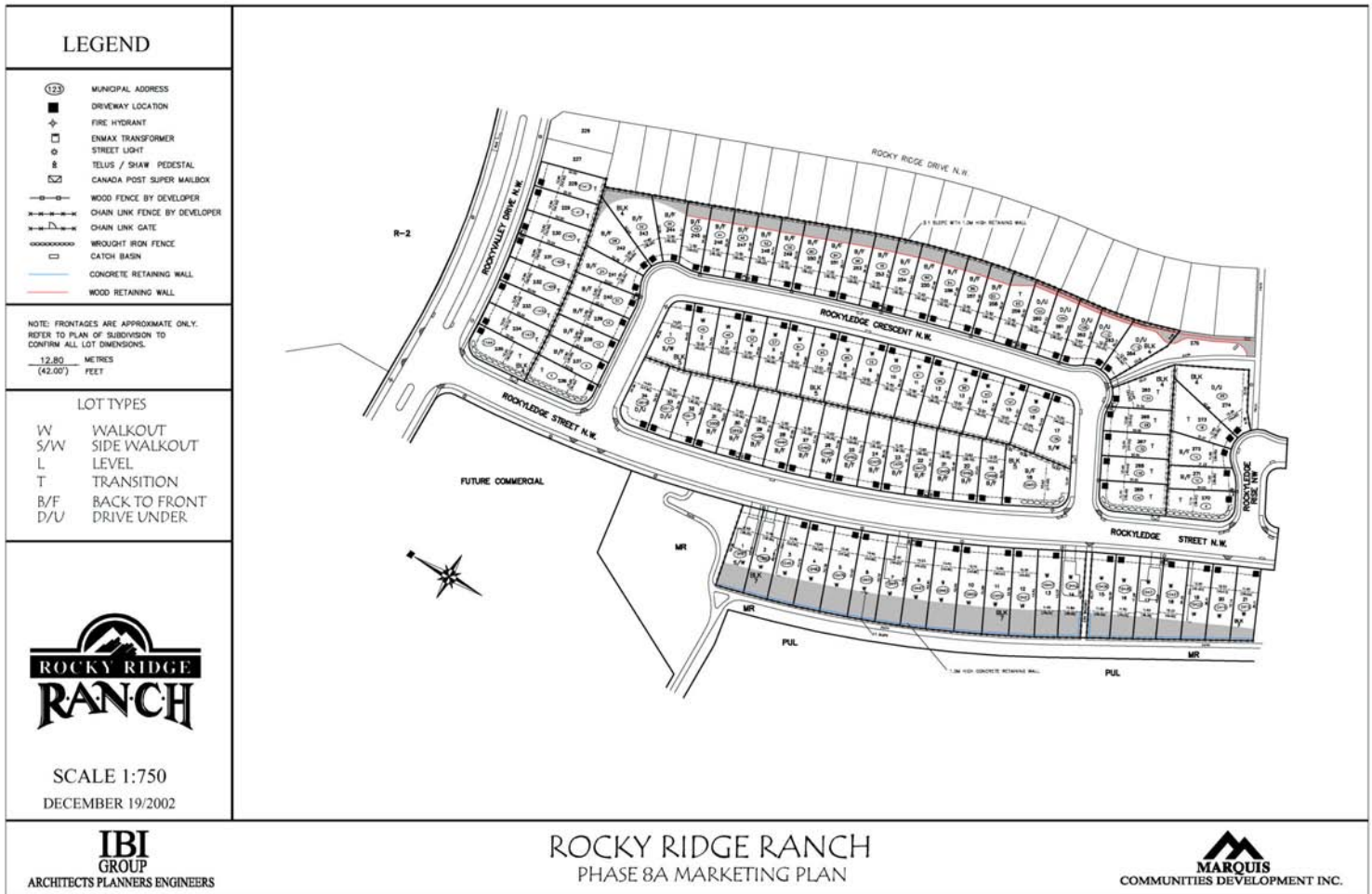


EXHIBIT 3.3.4 – ROCKY RIDGE, CALGARY – SUBDIVISION PROFILE

Uses of Development Cost Charges - CMHC
Residential Subdivision Profile

Location of Subdivision	
<i>City</i>	Calgary
<i>Community</i>	Rocky Ridge Phase 8A
Gross Site Area in ha	10.92 ha
Breakdown of Land Uses in ha	
<i>Residential</i>	6.725 ha (16.62 ac)
<i>Commercial/Retail</i>	4.103 ha (10.14 ac)
<i>Roads</i>	2.336 ha (5.77 ac)
Divided major (36.0m)	0.213 ha (0.53 ac)
Collector (27.0m)	0.350 ha (0.87 ac)
Collector Road (21.0m)	1.186 ha (2.93 ac)
Residential Road (15.0m)	0.581 ha (1.44 ac)
Total Unit Yield	123
Breakdown of Units by Type	
<i>Singles/Semis</i>	123
Year Completed	2000
Site Opportunities	views to Rocky Mountains slopes, rolling uplands - interesting topography
Site Constraints	topography also a constraint as req'd special consideration for construction and design (I.e., retaining walls, drive under garages
Adjacency Considerations/Other Factors	adjacent to existing county residential area
Developer Name/Contact	Name: Larry Israelson, Marquis Developments Phone: (403) 262-2225 Fax: (403) 262-2271
Municipal Contact (Planner/Engineer)	Name: Donna Marzolf, Urban Development- City of Calgary Phone: (403) 268-2721 Fax: (403) 268-3636 E-mail: Donna.Marzolf@gov.calgary.ab.ca
IBI Contact	Name: Teresa Carte Phone: (403) 270-5600 Fax: E-mail: tcarte@ibigroup.com

EXHIBIT 3.3.5 – ROCKY RIDGE, CALGARY – INFRASTRUCTURE COSTS

Uses of Development Cost Charges - CMHC**Infrastructure Costs Summary****Subdivision Location: Calgary**

	Implementation/Construction Responsibility			
	Developer/Builder			
	Description	DC/Levy	Subdivision	TOTAL
<u>On Site Infrastructure</u>				
<i>Hard services</i>				
<i>Roads</i>		\$ 79,882	n/a	\$ 79,882
<i>Water</i>		\$ 3,760	n/a	\$ 3,760
<i>Sewer</i>		\$ 46,660	n/a	\$ 46,660
<i>Other (please specify)</i>	Signage	\$ 3,826	n/a	\$ 3,826
<i>Sub-total</i>		\$ 134,128	<i>n/a</i>	\$ 134,128
<i>Soft Services</i>				
<i>Parks</i>		\$ 18,664	\$ 231,204	\$ 249,868
<i>Recreation Facilities</i>		\$ 18,664	n/a	\$ 18,664
<i>Other (please specify)</i>	inspection fees	\$ 19,671	n/a	\$ 19,671
<i>Sub-total</i>		\$ 56,999	\$ 231,204	\$ 288,203
<i>TOTAL ON-SITE</i>		\$ 191,127	\$ 231,204	\$ 422,331
<u>OffSite Infrastructure</u>				
<i>Hard services</i>				
<i>Roads</i>		\$ 113,608	n/a	\$ 113,608
<i>Sub-total</i>		\$ 113,608	<i>n/a</i>	\$ 113,608
<i>TOTAL OFF-SITE</i>		\$ 113,608		\$ 113,608
<i>KNOWN TOTAL</i>		\$ 304,735	\$ 231,204	\$ 535,939

<i>Total Units</i>	123	123	123
<i>Cost per unit</i>	\$ 2,478	\$ 1,880	\$ 4,357
<i>Total Area (ha)</i>	10.92	10.92	10.92
<i>Cost per ha</i>	\$ 27,906	\$ 21,173	\$ 49,079

EXHIBIT 3.4.1 – CUMBERLAND, EDMONTON – LOCATION MAP

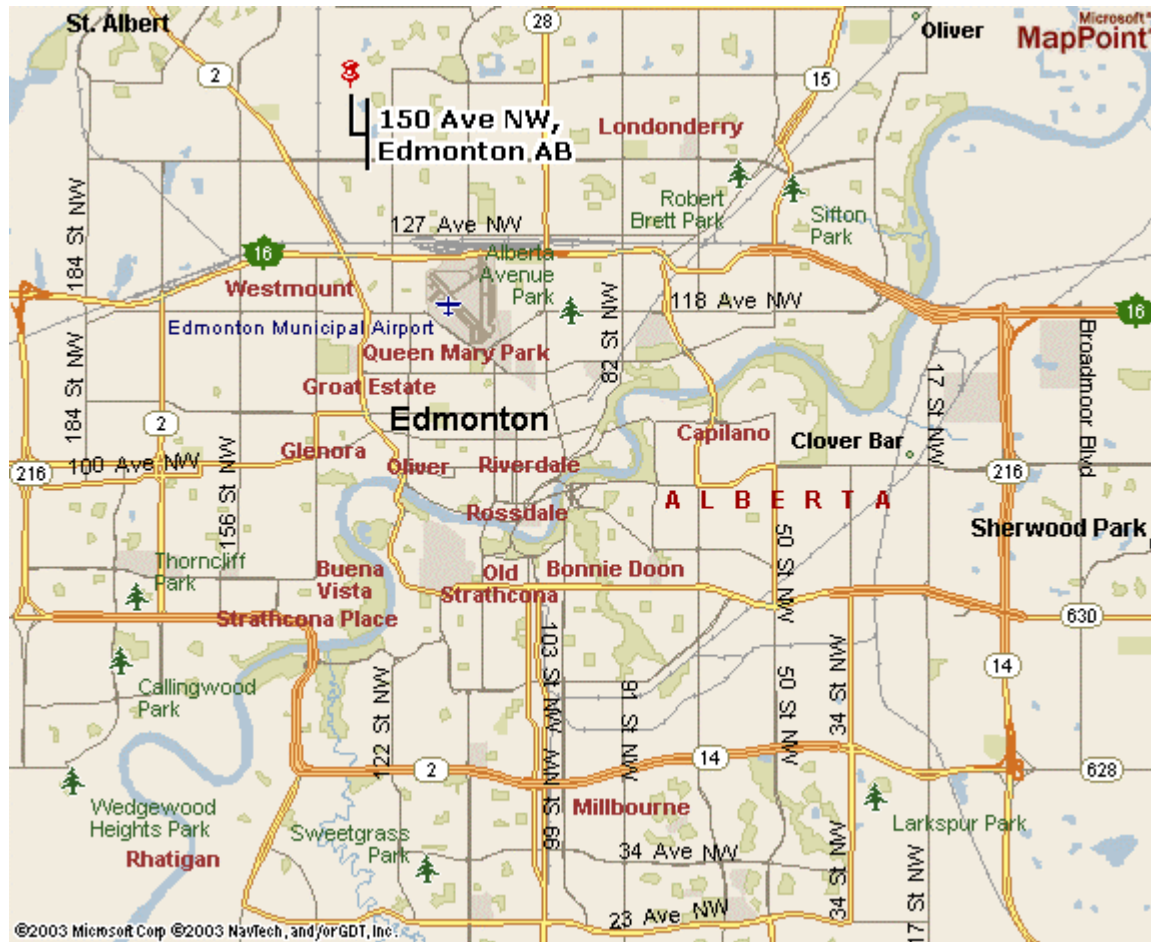


EXHIBIT 3.4.2 – CUMBERLAND, EDMONTON – STAGING PLAN

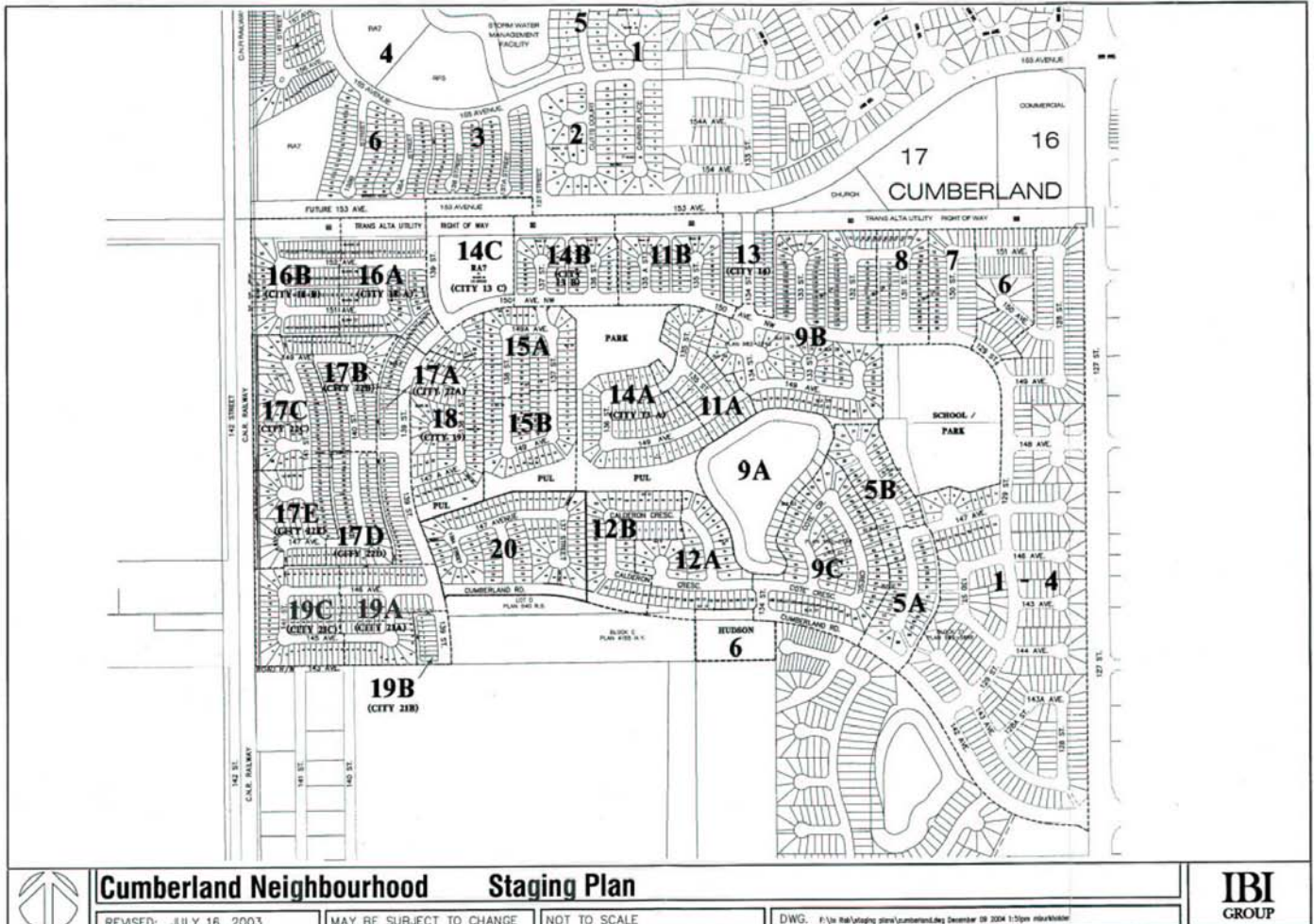


EXHIBIT 3.4.3 – CUMBERLAND, EDMONTON – SUBDIVISION PLAN

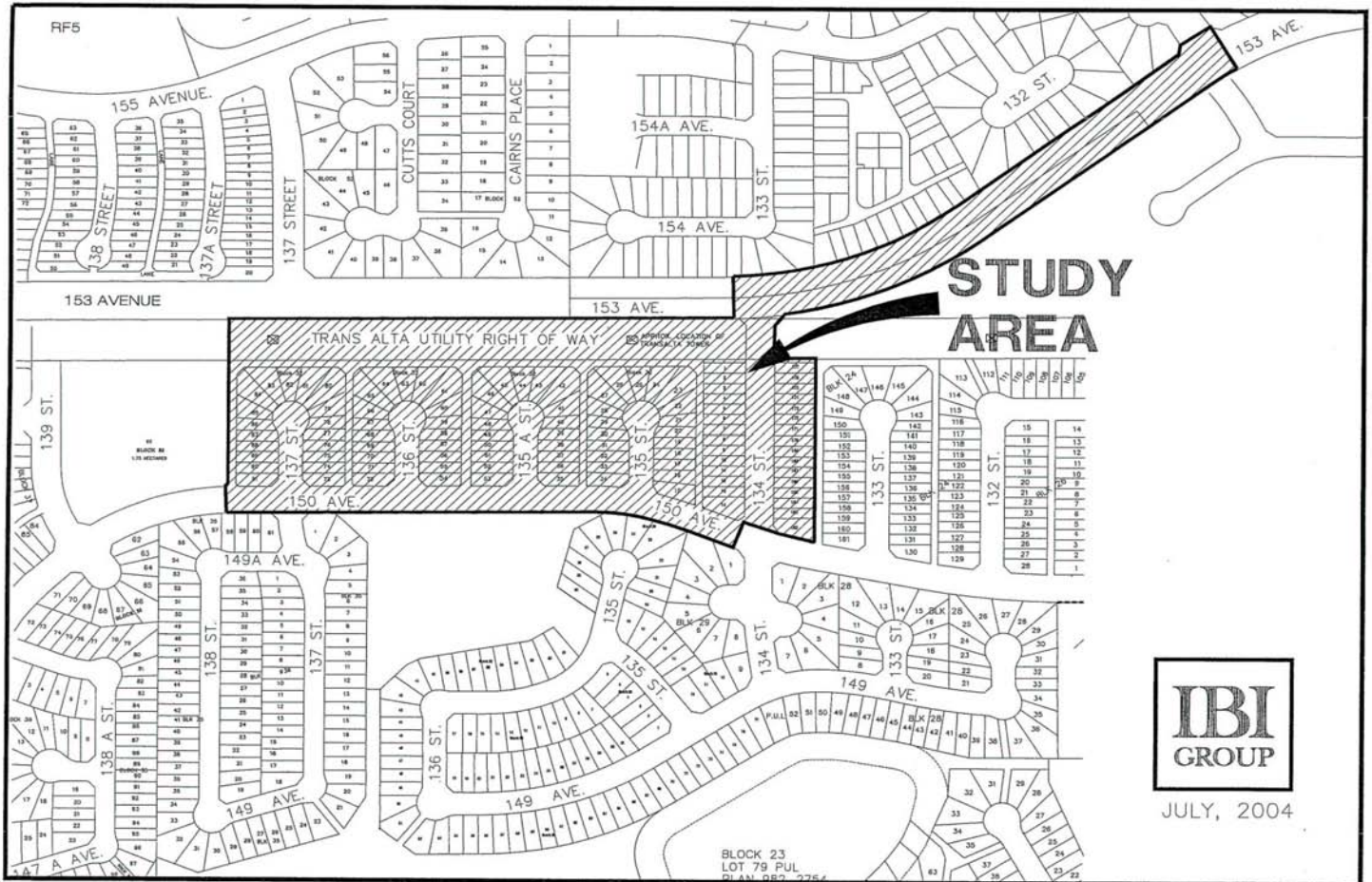


EXHIBIT 3.4.4 – CUMBERLAND, EDMONTON – SUBDIVISION PROFILE

Uses of Development Cost Charges - CMHC***Residential Subdivision Profile***

Location of Subdivision	
<i>City</i>	Edmonton
<i>Community</i>	Cumberland Neighbourhood 5/6
Gross Site Area in ha	10.32 ha
Breakdown of Land Uses in ha	
<i>Residential</i>	4.20 ha
<i>Roads</i>	4.55 ha
<i>Other (please specify)</i>	TransAlta R/W 1.57 ha
Total Unit Yield	107 Units
Breakdown of Units by Type	
<i>Singles/Semis</i>	107
Year Completed	1999/2000
Site Opportunities	This area is zoned for single family dwellings Flat Topography
Site Constraints	- Flat Topography - TransAlta Utility Right-of-Way on North - Deep sanitary sewers
Adjacency Considerations/Other Factors	- Poor to satisfactory soil conditions resulting in boulevard servicing - Arterial Road constructed as part of this development
Developer Name/Contact	Name: Apex Corporation Phone: 403-264-3232 Fax: 403-263-0502 E-mail: www.apexland.com
Builder Name/Contact	Name: Sureway Construction Management Ltd. Phone: 780-440-2121 Fax: 780-440-2186
Municipal Contact (Planner/Engineer)	Name: Orest Gowda, Planning Coordination, City of Edmonton Phone: 780-496-6037 E-mail: orest.gowda@edmonton.ca
IBI Contact	Name: Robert Dollevoet Phone: 780-428-4000 Fax: 780-426-3256 E-mail: rdollevoet@ibigroup.com

EXHIBIT 3.4.5 – CUMBERLAND, EDMONTON – INFRASTRUCTURE COSTS

Uses of Development Cost Charges - CMHC*Infrastructure Costs Summary**Subdivision Location: Edmonton*

	Implementation/Construction Responsibility		
	<i>Developer/Builder</i>		
	PAC/ARA/DC	Subdivision	Total Cost
<u>On Site Infrastructure</u>			
<i>Hard services</i>			
<i>Pavement (Roads)</i>	\$54,300	\$1,173,333	\$1,227,633
<i>Concrete</i>		\$234,500	\$234,500
<i>Lanes and walkways</i>		\$43,000	\$43,000
<i>Water</i>		\$181,700	\$181,700
<i>Sanitary Sewer</i>	\$51,000	\$332,485	\$383,485
<i>Storm Sewer</i>	\$366,200	\$309,200	\$675,400
<i>Lot servicing</i>		\$176,500	\$176,500
<i>Street Lighting</i>		\$245,300	\$245,300
<i>Landscaping</i>		\$170,800	\$170,800
<i>Fencing</i>		\$44,900	\$44,900
<i>Entry Features</i>		\$19,200	\$19,200
<i>Street signs</i>		\$14,500	\$14,500
<i>Supplemental Recoveries</i>		-\$1,292,250	-\$1,292,250
<i>Sub-total</i>	<i>\$417,200</i>	<i>\$1,653,168</i>	<i>\$2,124,668</i>
<u>Soft Services</u>			
<i>Other (please specify) - planning, survey, engineering, architectural, legal, engineering, processing</i>		\$565,300	\$565,300
<i>Sub-total</i>		<i>\$565,300</i>	<i>\$565,300</i>
<i>TOTAL ON-SITE</i>	<i>\$417,200</i>	<i>\$2,218,468</i>	<i>\$2,689,968</i>
<u>Offsite Infrastructure</u>			
<i>Hard Services</i>			
<i>Sanitary</i>	\$72,100		\$72,100
<i>Storm</i>	\$60,750		\$60,750
<i>TOTAL OFF-SITE</i>	<i>\$132,850</i>		<i>\$132,850</i>
<i>TOTAL COSTS</i>	<i>\$550,050</i>	<i>\$2,218,468</i>	<i>\$2,768,518</i>
<i>Total Units</i>	107	107	107
<i>Total Cost/Unit</i>	\$ 5,141	\$ 20,733	\$ 25,874
<i>Total Area (in ha)</i>	10.32	10.32	10.32
<i>Total Cost/ha</i>	\$ 53,299	\$ 214,968	\$ 268,267

EXHIBIT 3.5.1 – LAKERIDGE PHASE XVI, REGINA – LOCATION MAP



EXHIBIT 3.5.2 – REGINA – CONCEPT PLAN

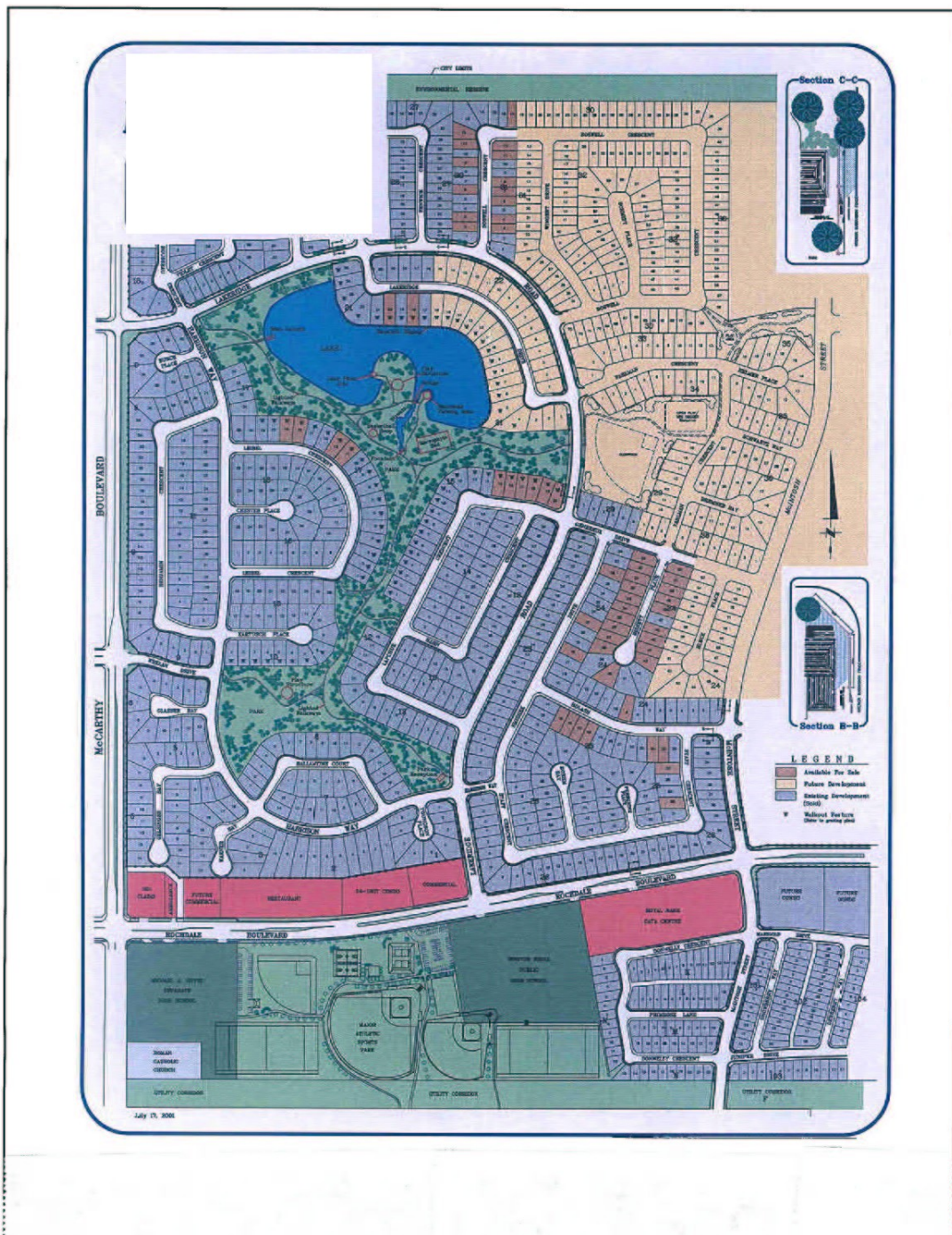


EXHIBIT 3.5.3 - LAKERIDGE PHASE XVI, REGINA - SUBDIVISION

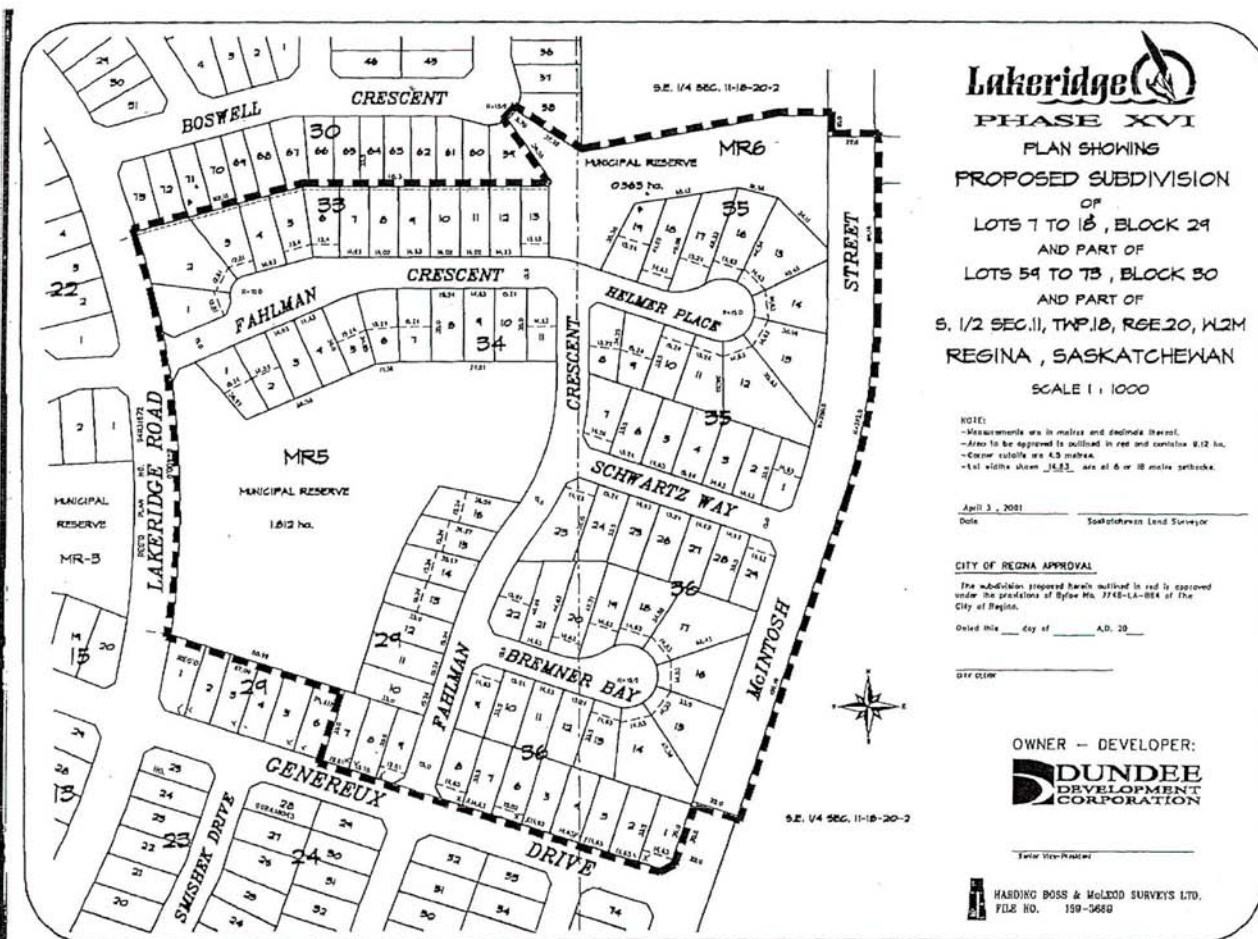


EXHIBIT 3.5.4 – LAKERIDGE PHASE XVI, REGINA – SUBDIVISION PROFILE

Uses of Development Cost Charges - CMHC*Residential Subdivision Profile*

Location of Subdivision	
<i>City</i>	Regina
<i>Community</i>	Lakeridge Phase XVI
Gross Site Area in ha	9.12 ha
Breakdown of Land Uses in ha	
<i>Residential</i>	5.73
<i>Parks</i>	2.38
<i>Roads*</i>	1.01
Total Unit Yield	82
Breakdown of Units by Type	
<i>Singles/Semis</i>	82
Year Completed	2001
Site Opportunities	Lake feature and natural park system Schools and recreation centre in close proximity
Site Constraints	slow housing market
Adjacency Considerations/Other Factors	adjacent to built up community
Developer Name/Contact	Requested Confidentiality
Municipal Contact (Planner/Engineer)	Name: Darrel Schmidt/Fred Saerle/John Santbergen Phone: (306) 975-2456/777-7541/777-7427
IBI Contact	Name: James Robertson Phone: (613) 241-3300 Fax: (613) 241-1930 E-mail: jrobertson@ibigroup.com

EXHIBIT 3.5.5 – LAKERIDGE PHASE XVI, REGINA – INFRASTRUCTURE COSTS

Uses of Development Cost Charges - CMHC*Infrastructure Costs Summary**Subdivision Location: Regina*

	Implementation/Construction Responsibility			
	<i>Developer/Builder</i>			
	Description	Ha Assessment/Levy	Subdivision	Total Cost
On Site Infrastructure				
<i>Hard services</i>				
<i>Surface</i>	Stripping, Grading & Surface Works		\$527,300	\$527,300
<i>Street Lighting</i>			\$32,800	\$32,800
<i>Underground Utilities</i>	Deep Utilities, Manholes & Maint.		\$310,700	\$310,700
<i>Landscaping</i>	Boulevards, Trees and Fencing		\$337,900	\$337,900
<i>Sask Tel</i>			\$26,400	\$26,400
<i>Natural Gas</i>			\$34,800	\$34,800
<i>Engineering/Fees</i>	Consultant Fees		\$205,200	\$205,200
<i>Sub-total</i>			\$1,475,100	\$1,475,100
<i>Soft Services</i>				
<i>Parks</i>			\$249,000	\$249,000
<i>Parkland Development</i>			\$607,000	\$607,000
<i>Sub-total</i>			\$856,000	\$856,000
Total On-Site			\$2,331,100	\$2,331,100
OffSite Infrastructure				
<i>Hard services</i>				
<i>Roads</i>		\$297,161		\$ 297,161
<i>Water</i>		\$67,215		\$ 67,215
<i>Sewer</i>		\$62,308		\$ 62,308
<i>Storm water</i>		\$44,273		\$ 44,273
<i>Sub-total</i>		\$ 470,957		\$ 470,957
<i>Soft Services</i>				
<i>Parks & Rec</i>		\$ 99,951		\$99,951
<i>Administration Fees</i>		\$ 16,550		\$16,550
<i>Streetname</i>		\$ 6,068		\$6,068
<i>Sub-total</i>		\$ 122,569		\$122,569
Total Off-site		\$ 593,526		\$593,526
TOTAL COSTS		\$ 593,526	\$ 2,331,100	\$2,924,626
<i>Total Units</i>		82	82	82
<i>Cost/Unit</i>		\$ 7,238	\$ 28,428	\$35,666
<i>Total Area (in ha)</i>		9.12	9.12	9.12
<i>Cost/ha</i>		\$ 65,080	\$ 255,603	\$ 320,683

EXHIBIT 3.6.1 – RIVER PARK SOUTH, WINNIPEG – LOCATION MAP

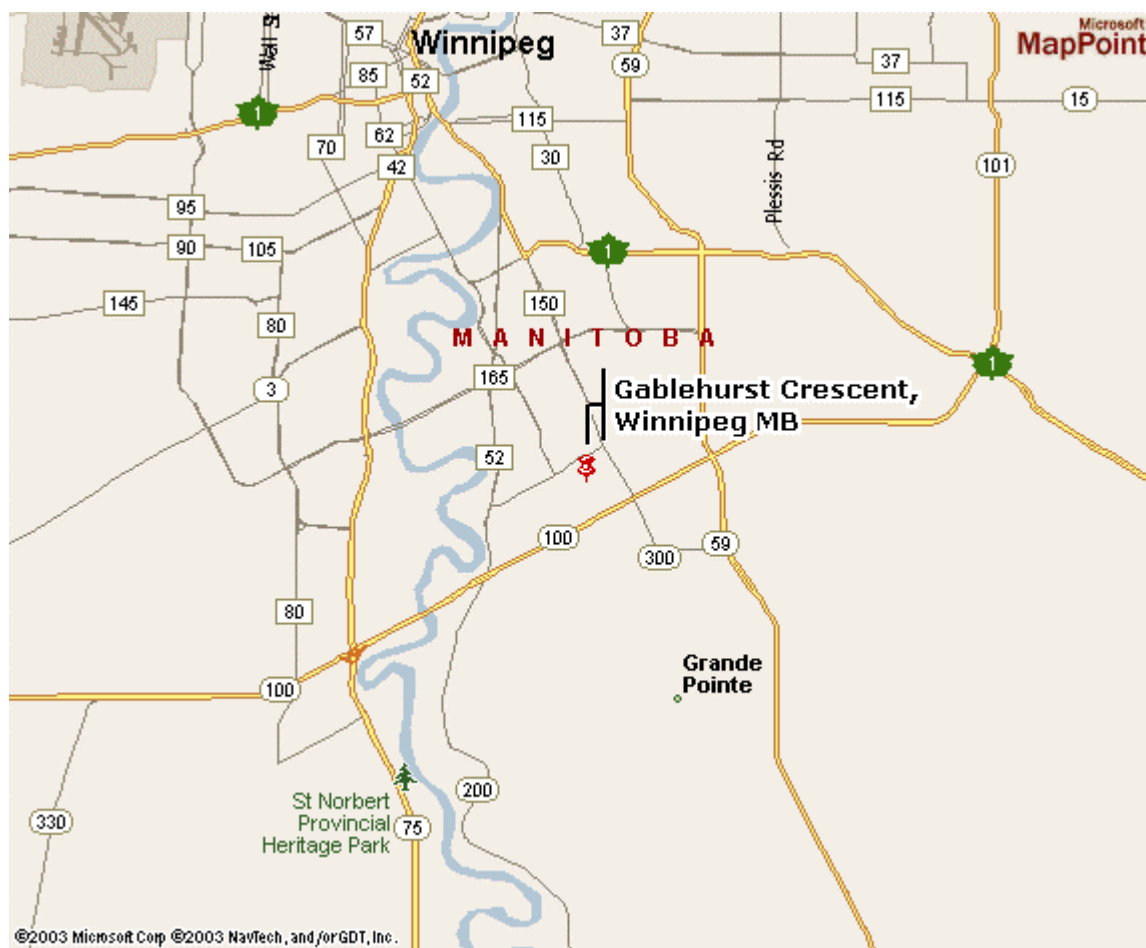


EXHIBIT 3.6.2 – RIVER PARK SOUTH, WINNIPEG – CONCEPT PLAN

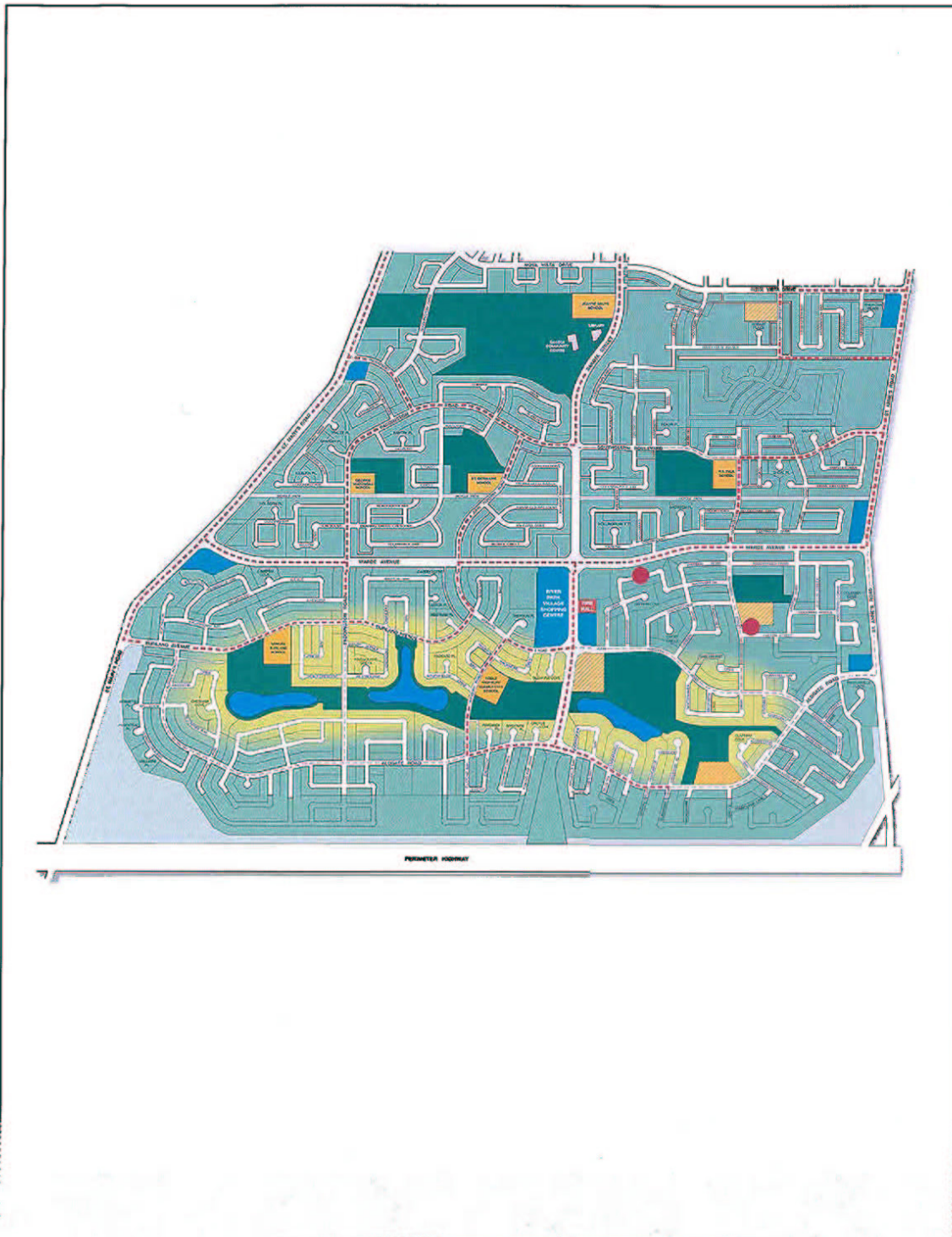


EXHIBIT 3.6.3 – RIVER PARK SOUTH, WINNIPEG – SUBDIVISION PLAN

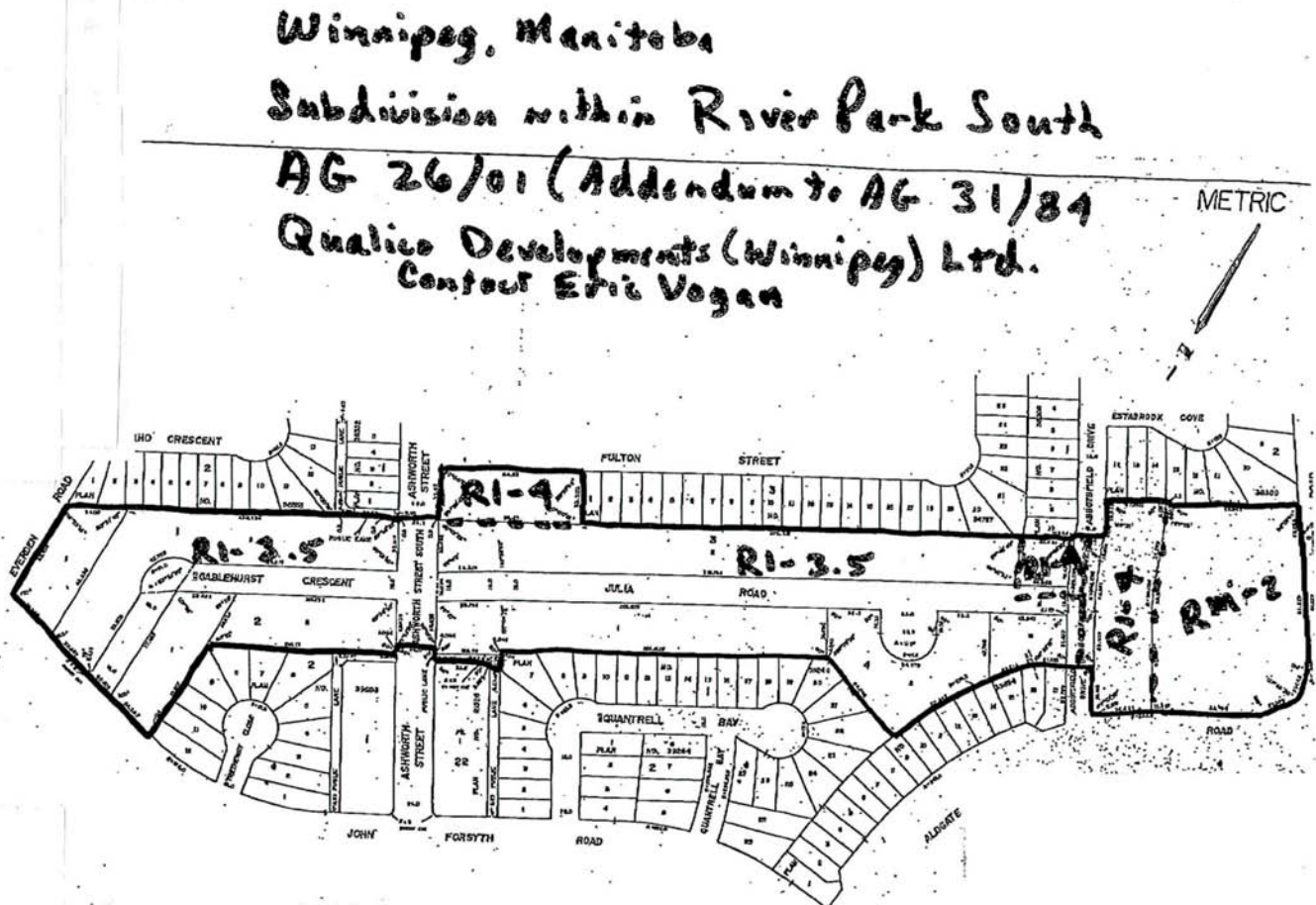


EXHIBIT 3.6.4 – RIVER PARK SOUTH, WINNIPEG – SUBDIVISION PROFILE

Uses of Development Cost Charges - CMHC***Residential Subdivision Profile***

Location of Subdivision	
<i>City</i>	Winnipeg
<i>Community</i>	River Park South
Gross Site Area in ha	8.02
Breakdown of Land Uses in ha	
<i>Residential</i>	6.82
<i>Roads</i>	1.2
Total Unit Yield	212
Breakdown of Units by Type	
<i>Singles/Semis</i>	127
<i>Apt</i>	85
<i>Other (please specify)</i>	
Year Completed	2001
Site Opportunities	Final area of developing but reputable community Crescent street pattern
Site Constraints	site constraints not evident; general constraint in Winnipeg is slow absorption of units and need for developer to finance infrastructure
Adjacency Considerations/Other Factors	subdivision is contiguous to broader River Park South community with existing/available community amenities
Developer Name/Contact	Name: Eric Vogan, Qualico Developments Phone: (204) 233-2451 Fax: (204) 233-2961 E-mail:
Municipal Contact (Planner/Engineer)	Name: Chris Torpey, City of Winnipeg Phone: (204) 986-3945 Fax: E-mail:
IBI Contact	Name: James Robertson Phone: (613) 241-3300 Fax: (613) 241-1130 E-mail:

* Road was estimated to be 15% of area

EXHIBIT 3.7.1 – FANSHORE SOUTH, BRAMPTON – LOCATION MAP

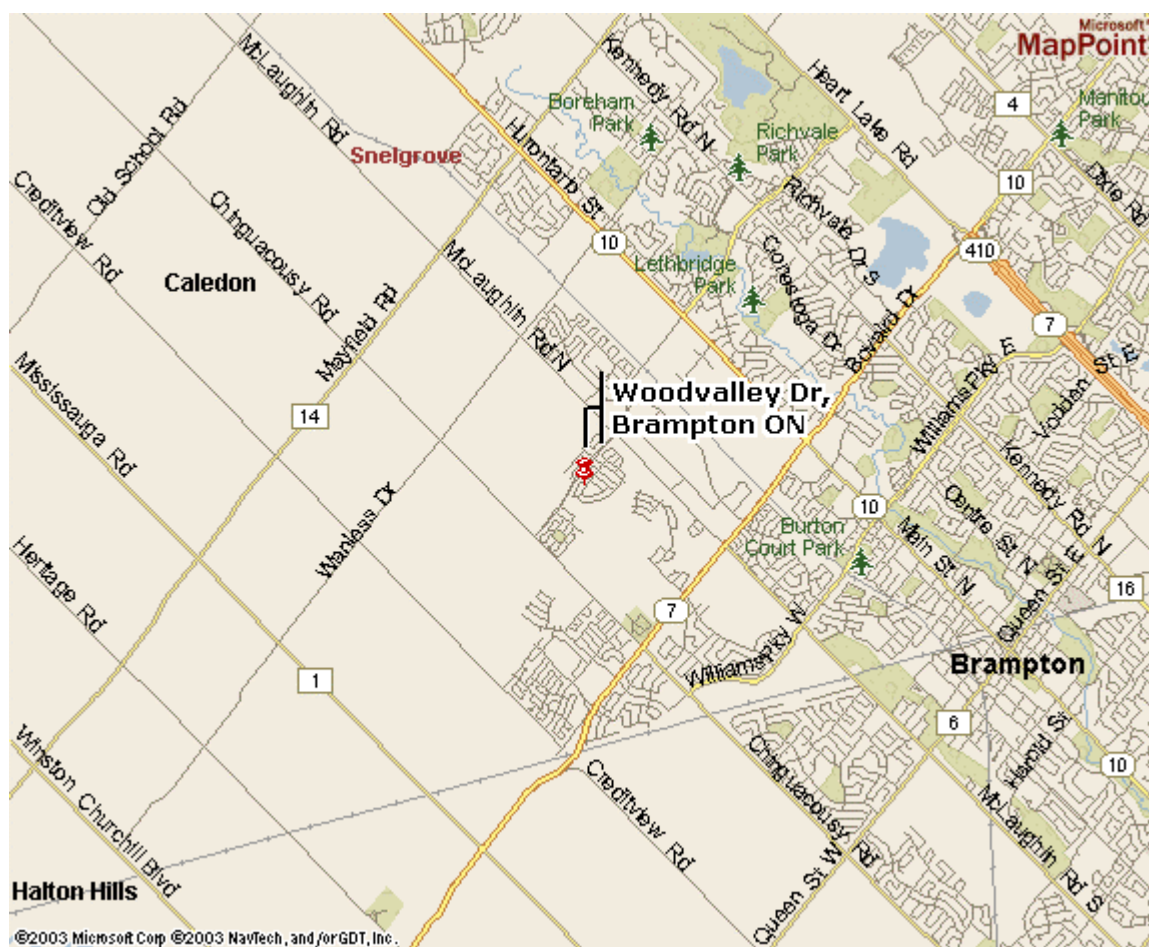


EXHIBIT 3.7.2 – FANSHORE SOUTH, BRAMPTON – SUBDIVISION PLAN

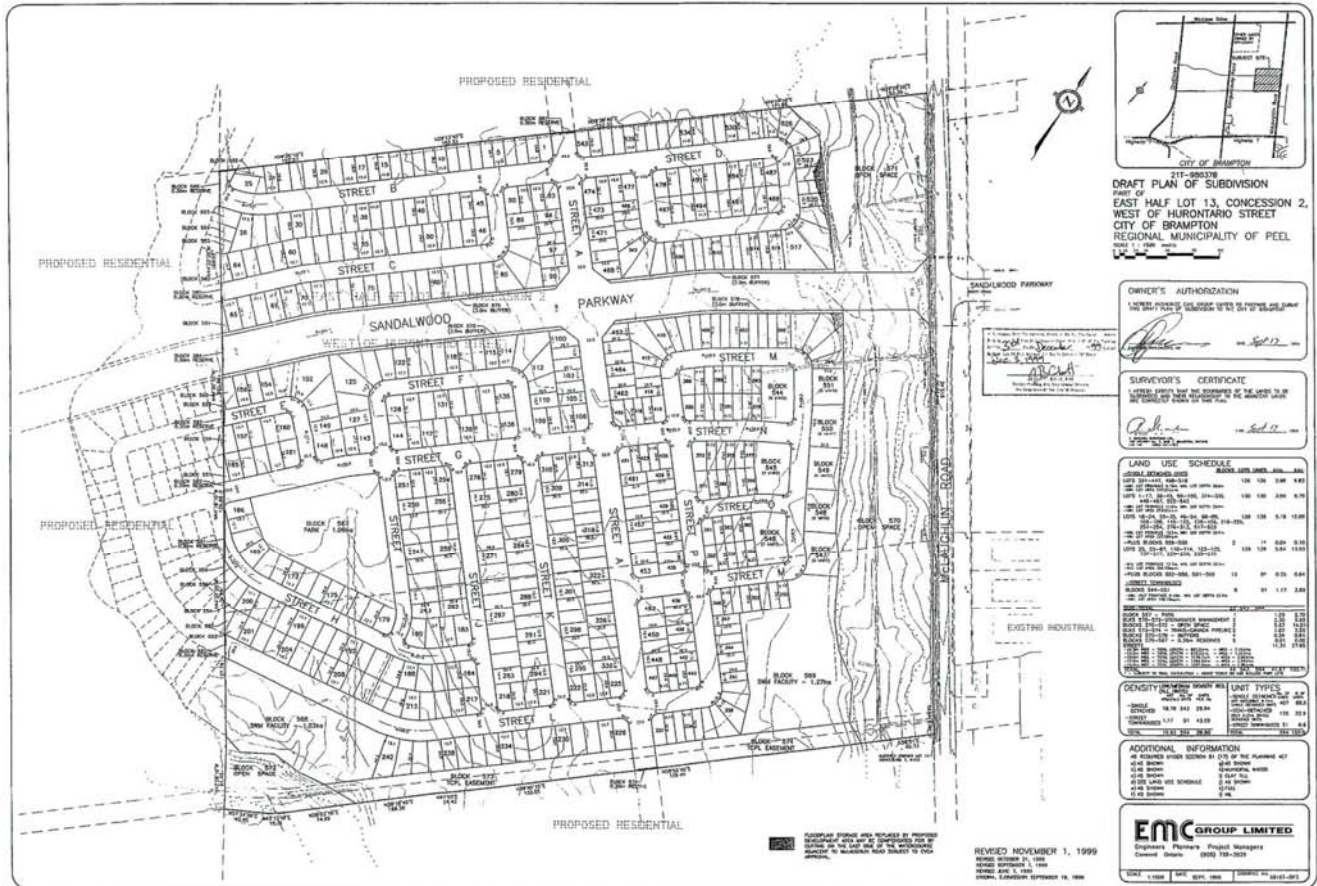


EXHIBIT 3.7.3 – FANSHORE SOUTH, BRAMPTON – SUBDIVISION PROFILE

Uses of Development Cost Charges - CMHCResidential Subdivision Profile

Location of Subdivision	
<i>City</i>	City of Brampton
<i>Community</i>	Fletchers Meadow
Gross Site Area in ha	41.97
Breakdown of Land Uses in ha	
<i>Residential</i>	19.93
<i>Parks</i>	1.09
<i>Roads</i>	11.31
<i>Stormwater Mgmt</i>	2.3
<i>Open Space</i>	5.67
<i>Trans-Canada Pipeline</i>	1.02
<i>Buffers</i>	0.34
<i>0.30m Reserves</i>	0.01
Total Unit Yield	594
Breakdown of Units by Type	
<i>Singles/Semis</i>	543
<i>Town/Row</i>	51
Year Completed	2001
Site Opportunities	<ul style="list-style-type: none"> - subdivision in a growing low density residential area - close proximity to commercial retail uses on Highway 7 - large retailers located in employment area west of McLaughlin Road - new high school and community centre at Sandalwood and Chinguacousy - new Mount Pleasant GO Train Station planned
Site Constraints	none evident
Adjacency Considerations/Other Factors	- employment area located immediately to west but no discernible land use compatibility issues
Developer Name/Contact	Name: Fanshore Investments Inc. c/o EMC Group Ltd. (905) 738-3939 Phone: (905) 856-2400 Fax: E-mail:
Municipal Contact (Planner/Engineer)	Name: Neal Grady, Planning Department Phone: (905) 874-2064 Fax: E-mail:
IBI Contact	Name: Christine Yee Phone: (416) 596-1930 ext. 514 Fax: (416) 596-0644 E-mail: cyee@ibigroup.com

EXHIBIT 3.7.4 – FANSHORE SOUTH, BRAMPTON – INFRASTRUCTURE COSTS

Uses of Development Cost Charges - CMHC*Infrastructure Costs Summary**Subdivision Location: Brampton*

	Cost Responsibility			
	<i>Municipal</i>	<i>Developer/Builder</i>		<i>Total Cost</i>
	Local & Regional	DC (I)	Subdivision	
On Site Infrastructure				
<i>Hard services</i>				
<i>Roads</i>			\$3,467,760	\$3,467,760
<i>Water</i>			\$1,424,269	\$1,424,269
<i>Sewer</i>			\$1,081,817	\$1,081,817
<i>Storm water</i>			\$1,456,508	\$1,456,508
<i>SWM Ponds</i>			\$620,000	\$620,000
<i>Sidewalks/Streetscape</i>			\$1,123,000	\$1,123,000
<i>Fdn Drainage Collector</i>			\$1,118,773	\$1,118,773
<i>SWM Facility</i>			\$288,560	\$288,560
<i>Lot Grading</i>			\$900,000	\$900,000
<i>Sub-total</i>			\$11,480,688	\$11,480,688
<i>Soft Services</i>				
<i>Parks</i>			\$653,515	\$653,515
<i>Subtotal</i>			\$653,515	\$653,515
TOTAL ON-SITE			\$12,134,203	\$12,134,203
Off Site Infrastructure				
<i>Hard services</i>				
<i>Roads</i>	\$250,115	\$2,706,862		\$2,956,977
<i>Water</i>	\$27,411	\$1,444,242		\$1,471,653
<i>Sewer</i>	\$31,318	\$869,952		\$901,270
<i>Fire</i>	\$36,233	\$160,322		\$196,555
<i>Police</i>	\$7,991	\$173,718		\$181,709
<i>Subtotal</i>	\$353,068	\$5,355,096		\$5,708,164
<i>Soft Services</i>				
<i>Parkland Development</i>	\$141,722	\$1,276,733		\$1,418,455
<i>Recreation Facilities</i>	\$96,871	\$872,712		\$969,583
<i>Transit</i>	\$39,897	\$359,430		\$399,327
<i>Public Works</i>	\$14,875	\$134,010		\$148,885
<i>Works Parking Lots</i>	\$721	\$6,497		\$7,218
<i>Libraries</i>	\$14,388	\$129,618		\$144,006
<i>Schools (EDC)</i>		\$1,286,784		\$1,286,784
<i>Homes for the Aged</i>		\$92,650		\$92,650
<i>Transhelp</i>		\$4,769		\$4,769
<i>Health</i>		\$27,931		\$27,931
<i>Ambulance</i>		\$13,625		\$13,625
<i>Courtrooms</i>	\$215	\$1,936		\$2,151
<i>City Hall Debt</i>	\$889	\$8,006		\$8,895
<i>Growth Studies</i>	\$249	\$2,220		\$2,469
<i>Sub-total</i>	\$309,827	\$4,216,920		\$4,526,747
TOTAL OFF-SITE	\$662,895	\$9,572,016		\$10,234,911
TOTAL COSTS	\$662,895	\$9,572,016	\$12,134,203	\$22,369,114
<i>Total Units</i>	594	594	594	594
<i>Cost/Unit</i>	\$ 1,116	\$ 16,115	\$ 20,428	\$ 37,658
<i>Total Area (ha)</i>	41.97	41.97	41.97	41.97
<i>Cost/ha</i>	\$ 15,794	\$ 228,068	\$ 289,116	\$ 532,979

Notes:

(1) Development charges noted include regional and local municipal charges.

EXHIBIT 3.8.1 – DUFFERIN HILL, VAUGHAN – LOCATION MAP

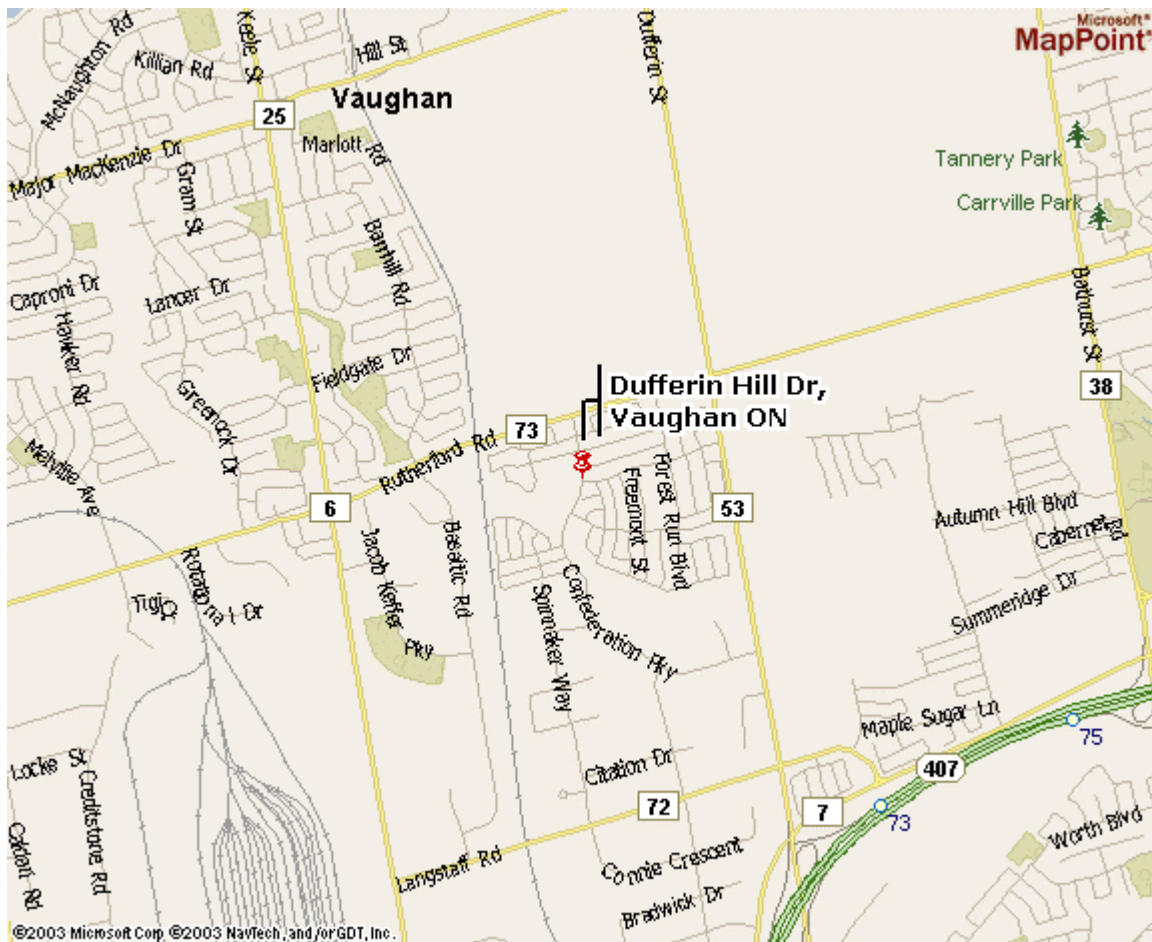


EXHIBIT 3.8.2 – DUFFERIN HILL (PORTION), VAUGHAN – SUBDIVISION PLAN

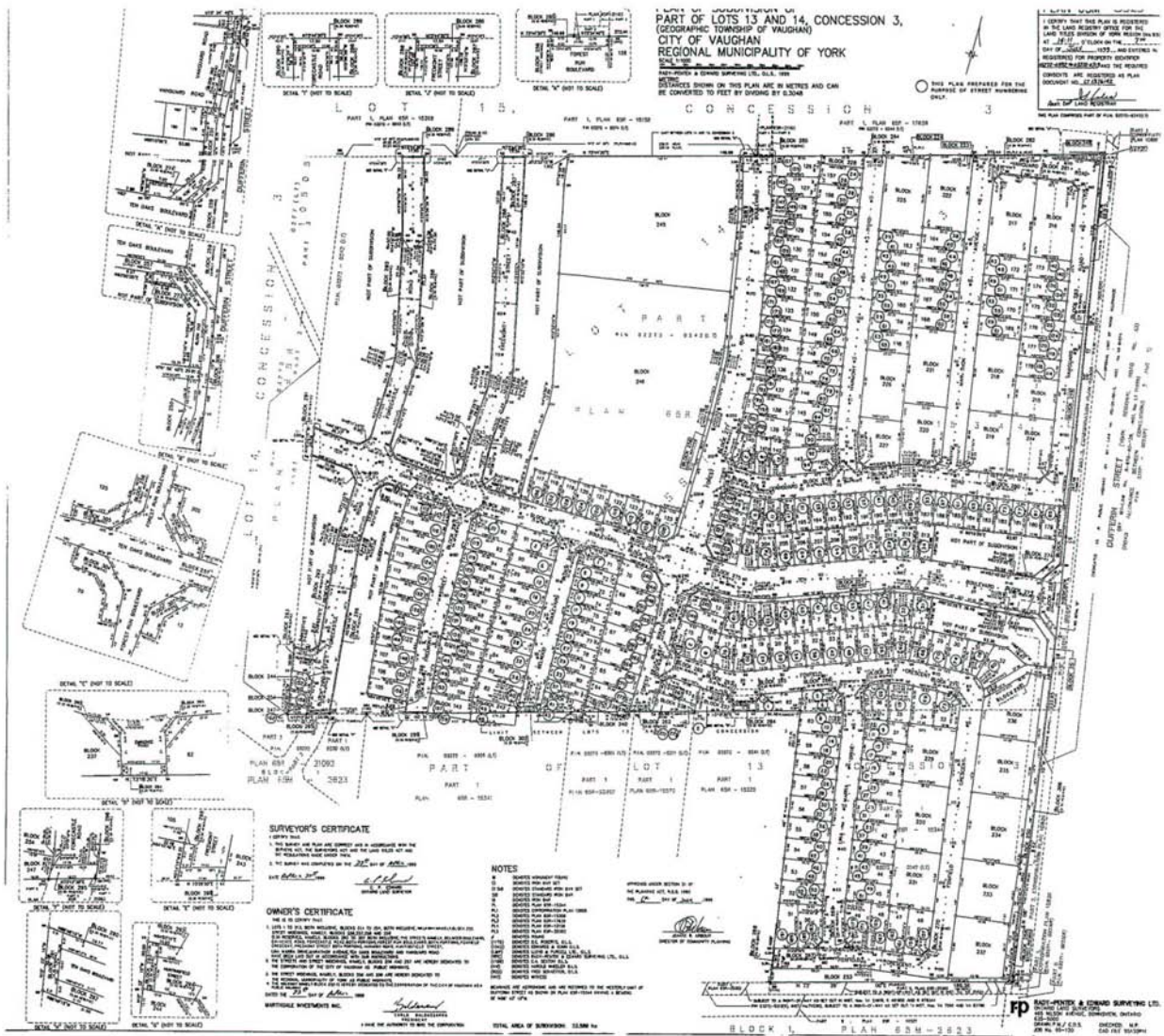


EXHIBIT 3.8.3 – DUFFERIN HILL, VAUGHAN – SUBDIVISION PROFILE

Uses of Development Cost Charges - CMHC***Residential Subdivision Profile***

Location of Subdivision	
<i>City</i>	City of Vaughan
<i>Community</i>	Dufferin Hill
Gross Site Area in ha	32.127 ha
Breakdown of Land Uses in ha	
<i>Residential</i>	18.908
<i>Schools</i>	2.01
<i>Parks</i>	1.289
<i>Roads</i>	7.625
<i>Greenway</i>	0.163
<i>Open Space</i>	1.599
<i>Buffer</i>	0.482
<i>Walkway</i>	0.04
<i>Road Widening</i>	0.011
Total Unit Yield	579
Breakdown of Units by Type	
<i>Singles/Semis</i>	448
<i>Town/Row</i>	131
Year Completed	1999 & 2000
Site Opportunities	-walking distance to GO Transit Rutherford station -elementary school within subdivision -park space and open space provided
Site Constraints	multiple land ownership
Adjacency Considerations/Other Factors	-major commercial and mixed use node proposed just north (Carrville Urban Node currently under study) at Dufferin and Rutherford - Employment Area adjacent to the south
Developer Name/Contact	Name: Carlo Baldassarra, Martingale Investments Inc. Fax: (905) 669-0444 E-mail:
Municipal Contact (Planner/Engineer)	Name: James Stiver, City of Vaughan Phone: No longer with the City of Vaughan
IBI Contact	Name: Christine Yee Phone: (416) 596-1930 ext. 514 Fax: (416) 596-0644 E-mail: cyee@ibigroup.com

EXHIBIT 3.8.4 – DUFFERIN HILL, VAUGHAN – INFRASTRUCTURE COSTS

Uses of Development Cost Charges - CMHC**Infrastructure Costs Summary****Subdivision Location: Vaughan**

	Cost Responsibility			
	Municipal Local & Regional	Developer/Builder DC (1)	Subdivision	Total Cost
On Site Infrastructure				
Hard services				
Roads			\$1,657,256	\$1,657,256
Boulevards and Driveways			\$305,000	\$305,000
Watermains			\$1,015,810	\$1,015,810
Sanitary Sewer			\$839,069	\$839,069
Storm Sewers			\$2,346,591	\$2,346,591
Sidewalks & Walkways			\$258,074	\$258,074
Street Lighting			\$212,313	\$212,313
Fine Lot Grading/Topsoil, and Sod			\$1,262,000	\$1,262,000
Overall Grading			\$772,652	\$772,652
Hydro Facilities			\$872,675	\$872,675
Fences and Noise Attenuation			\$334,500	\$334,500
Trees, Landscaping and Streetscape			\$489,770	\$489,770
Pavement Markings			\$8,100	\$8,100
Sub-total			\$10,373,809	\$10,373,809
Soft Services				
Parkland Development			\$242,648	\$242,648
Sub-total			\$242,648	\$242,648
TOTAL ON-SITE			\$10,616,458	\$10,616,458
Off Site Infrastructure				
Hard services				
Roads	\$1,011,815	\$2,753,147		\$3,764,962
Water	\$97,452	\$1,680,211		\$1,777,663
Sewer	\$82,373	\$1,420,230		\$1,502,603
Fire		\$133,548		\$133,548
Police	27168	\$83,851		\$111,019
Sub-total	\$1,218,808	\$6,070,987		\$7,289,795
Soft Services				
Parkland Development	\$ 86,580	\$ 660,912		\$ 747,492
Recreation Facilities	\$ 156,555	\$ 1,385,443		\$ 1,541,998
Transit	\$ 292,411	\$ 380,295		\$ 672,706
Public Works	\$ 30,302	\$ 249,494		\$ 279,796
Libraries	\$ 40,101	\$ 361,272		\$ 401,373
Schools (EDC)		\$ 1,521,612		\$ 1,521,612
Health	\$ 3,314	\$ 18,827		\$ 22,141
Long Term Care	\$ 5,143	\$ 29,220		\$ 34,363
Growth Studies	\$ 478	\$ 17,820		\$ 18,298
Sub-total	\$ 614,884	\$ 4,624,894		\$ 5,239,778
TOTAL OFF-SITE	\$ 1,833,692	\$ 10,695,881		\$ 12,529,573
TOTAL COSTS	\$ 1,833,692	\$ 10,695,881	\$ 10,616,458	\$ 23,146,031
Total Units	579	579	579	579
Cost/Unit	\$ 3,167	\$ 18,473	\$ 18,336	\$ 39,976
Total Area (ha)	32.13	32.13	32.13	32.13
Cost/ha	\$ 57,071	\$ 332,894	\$ 330,422	\$ 720,387

Notes:

(1) DCs include both local and regional municipal components.

EXHIBIT 3.9.1 -NEPEAN, OTTAWA - LOCATION MAP

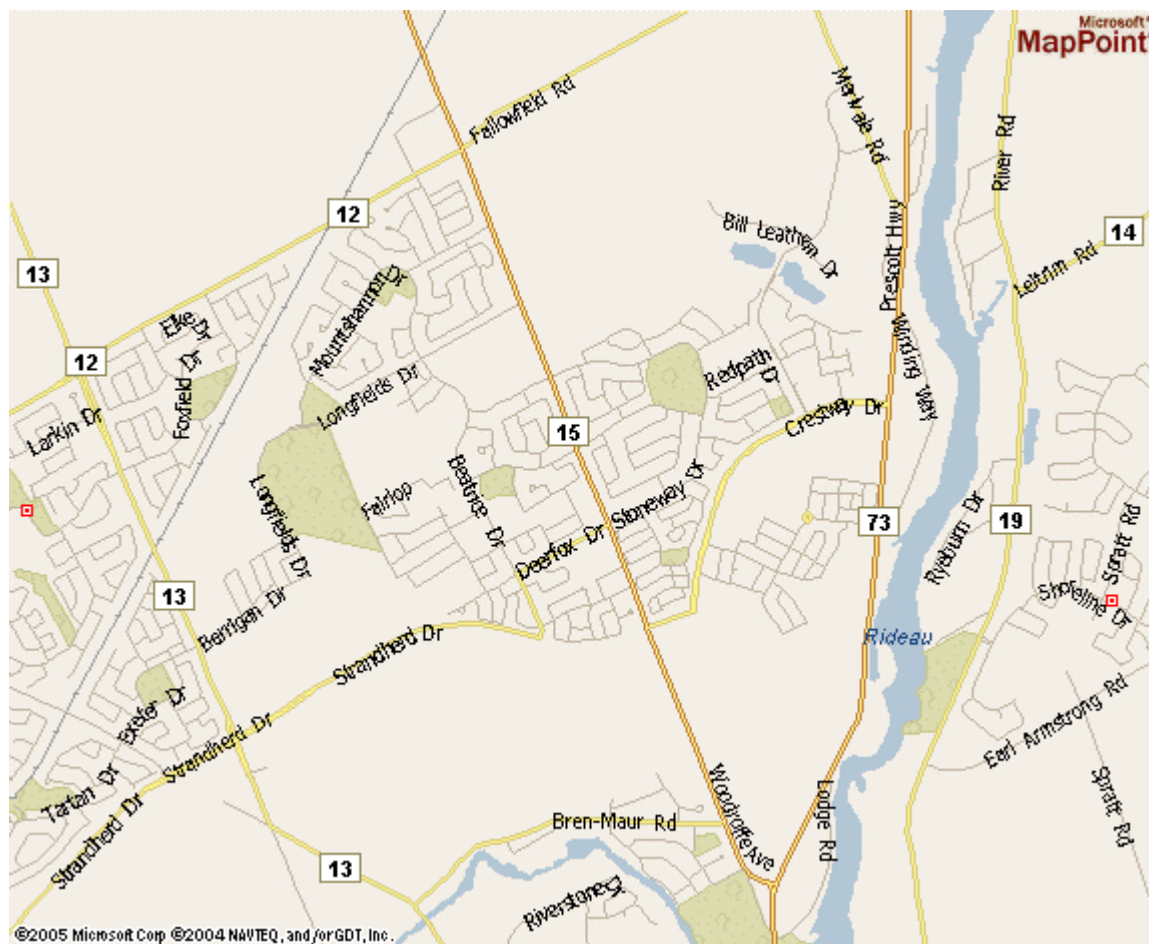


EXHIBIT 3.9.2 -NEPEAN, OTTAWA – SUBDIVISION MAP

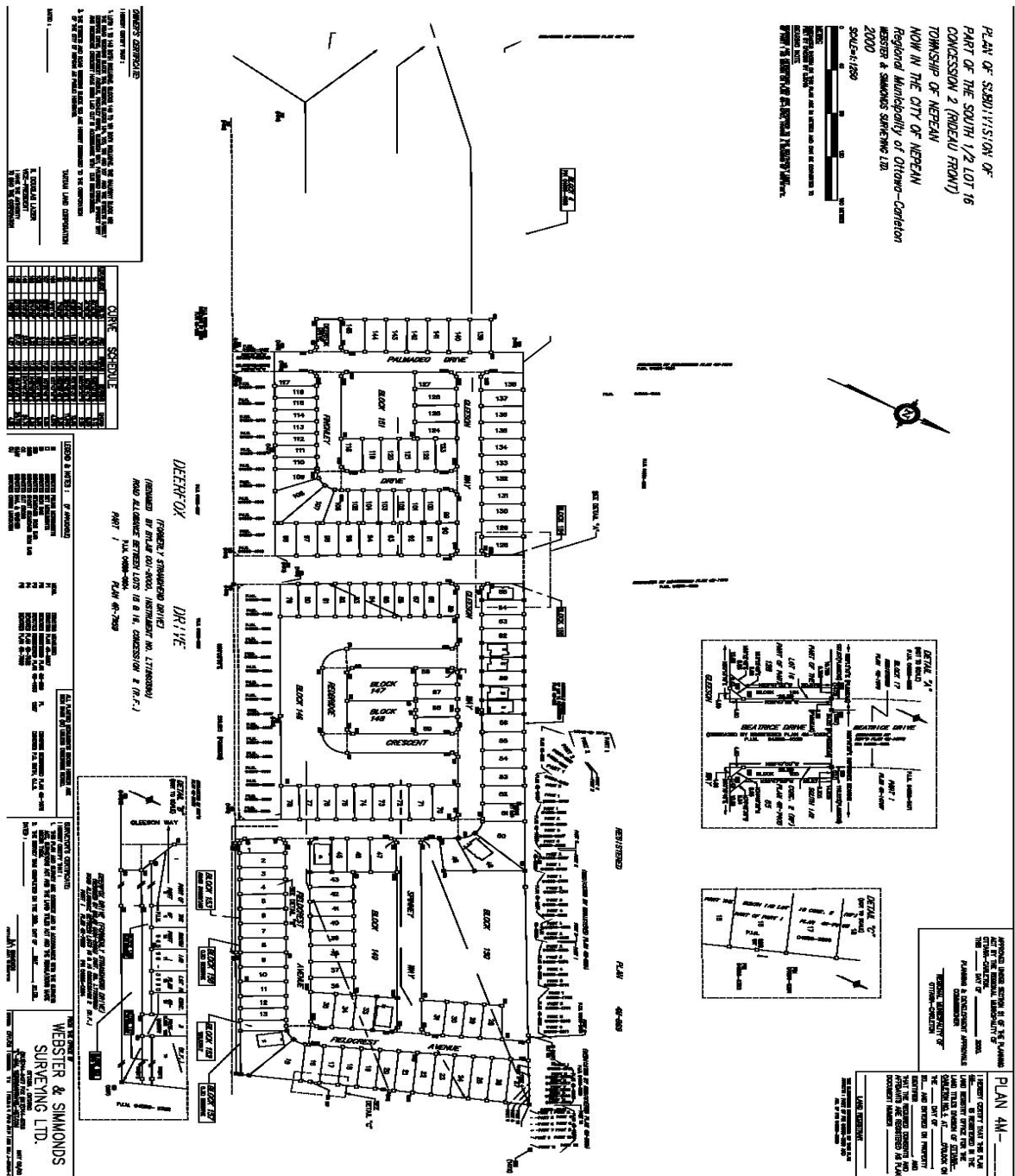


EXHIBIT 3.9.3- NEPEAN, OTTAWA – SUBDIVISION PROFILE

Uses of Development Cost Charges - CMHC***Residential Subdivision Profile***

Location of Subdivision	
<i>City</i>	Ottawa (Nepean)
<i>Community</i>	Watter's Woods
Gross Site Area in ha	9.54 ha
Breakdown of Land Uses in ha	
<i>Residential</i>	5.37 ha
<i>Parks</i>	1.05 ha
<i>Roads</i>	3.12 ha
Total Unit Yield	203
Breakdown of Units by Type	
<i>Singles/Semis</i>	203
Year Completed	2000
Site Opportunities	adjacent to existing community with broad range of amenities; desirable residential area; developed during high demand cycle
Site Constraints	major road improvement required to be funded by developer
Adjacency Considerations/Other Factors	adjacent to existing community
Developer Name/Contact	Requested Confidentiality
Municipal Contact (Planner/Engineer)	Name: Jean LaChance Phone: (613) 580-2424 ext. 27508
IBI Contact	Name: James Robertson Phone: (613) 241-3300 Fax: (613) 241-1130 E-mail: jrobertson@ibigroup.com

EXHIBIT 3.9.4 –NEPEAN, OTTAWA – INFRASTRUCTURE COSTS

Uses of Development Cost Charges - CMHCInfrastructure Costs Summary

Subdivision Location: Watter's Wood (Nepean), Ottawa

	Cost Responsibility		
	Developer/Builder		
	DCs (1)	Subdivision	Total Cost
On Site Infrastructure			
<i>Hard services</i>			
Roads		\$601,805	\$601,805
Sewer		\$183,000	\$183,000
Storm water		\$561,855	\$561,855
SWM Ponds		n/a	n/a
Sidewalks		\$173,250	\$173,250
Street Lighting		\$76,000	\$76,000
Service Connections		\$203,000	\$203,000
Landscaping		\$328,624	\$328,624
Sub-total		\$2,127,534	\$2,127,534
<i>Soft Services</i>			
Parks	parkland overdedication	\$95,200	\$95,200
Parkland Development		n/a	n/a
Sub-total		\$95,200	\$95,200
TOTAL ON-SITE		\$2,222,734	\$2,222,734
OffSite Infrastructure			
<i>Hard services</i>			
Roads	\$ 676,889		\$ 676,889
Water	\$ 192,355		\$ 192,355
Sewer	\$ 95,962		\$ 95,962
Storm water	\$ 311,402		\$ 311,402
Sub-total	\$1,276,608		\$1,276,608
<i>Soft Services</i>			
Parkland Development	\$ 132,763		\$ 132,763
Recreation Facilities	\$ 288,337		\$ 288,337
Transit	\$ 656,159		\$ 656,159
Public Works	\$ 90,268		\$ 90,268
Libraries	\$ 83,867		\$ 83,867
Schools	n/a		n/a
DC Study	\$ 1,401		\$ 1,401
Child Care	\$ 33,073		\$ 33,073
Police	\$ 20,749		\$ 20,749
EMS	\$ 37,478		\$ 37,478
Other not specified	\$ 93,875		\$ 93,875
Sub-total	\$1,437,970		\$1,437,970
TOTAL OFF-SITE	\$2,714,578		\$2,714,578
TOTAL COSTS	\$2,714,578	\$2,222,734	\$4,937,312
Total Units	203	203	203
Cost/unit	\$ 13,372	\$ 10,949	\$ 24,322
Total Area (ha)	9.54	9.54	9.54
Cost/ha	\$ 284,547	\$ 232,991	\$ 517,538

Notes:

(1) DCs include both local and regional municipal components.

EXHIBIT 3.10.1 – PARCOURS DU CERF LONGUEUIL – LOCATION MAP

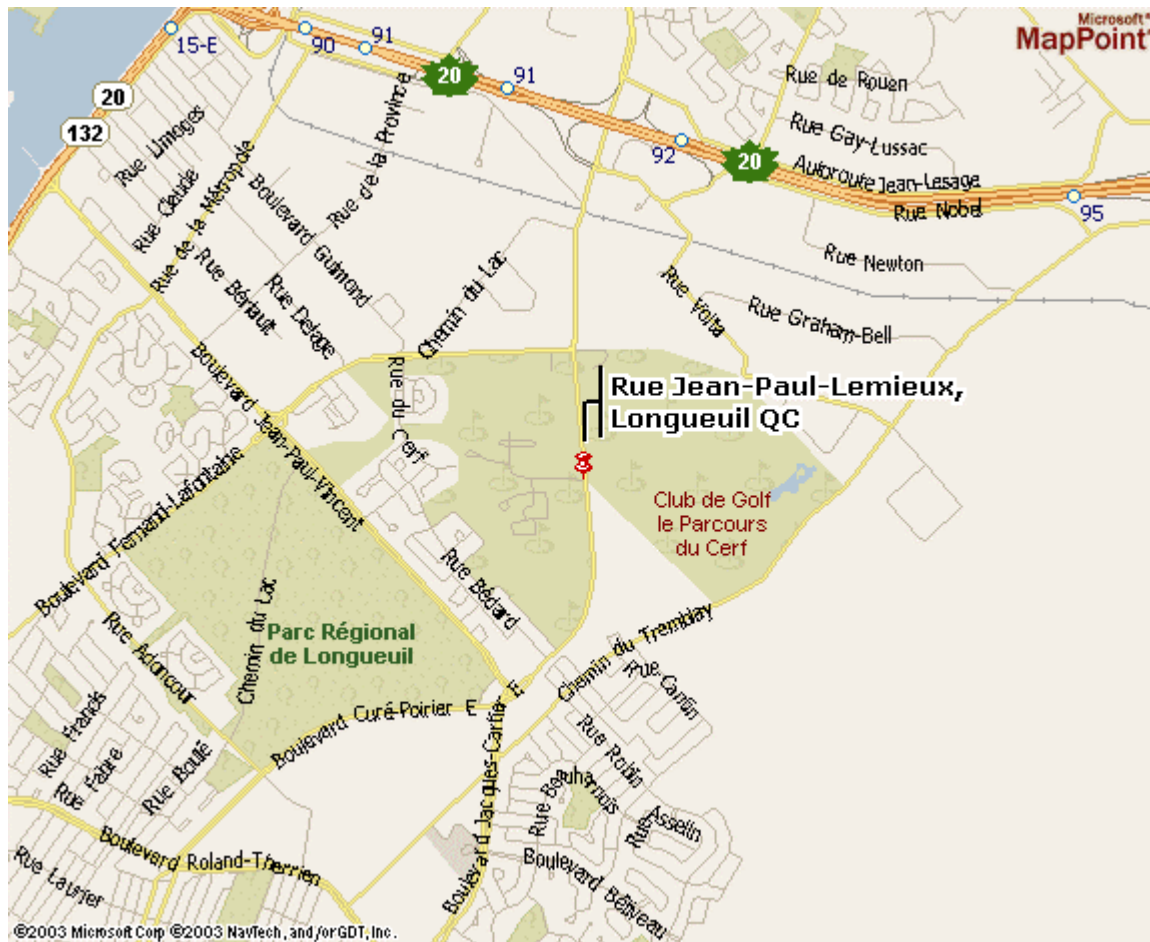


EXHIBIT 3.10.2 – PARCOURS DU CERF LONGUEUIL – CONCEPT PLAN

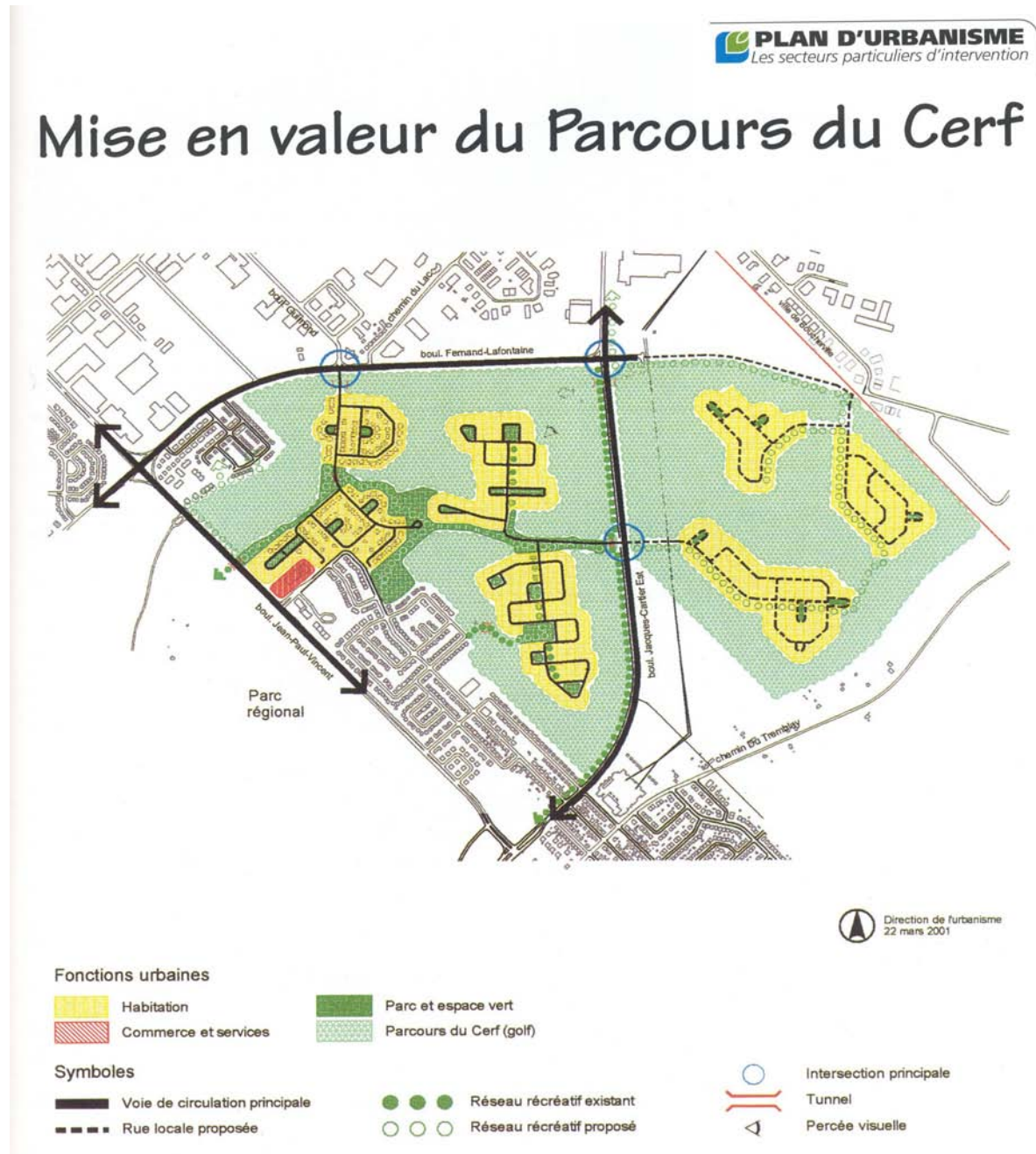


EXHIBIT 3.10.3 - PARCOURS DU CERF LONGUEUIL - LOT PLAN



EXHIBIT 3.10.4 – PARCOURS DU CERF LONGUEUIL – SUBDIVISION PROFILE

Uses of Development Cost Charges - CMHC*Residential Subdivision Profile*

Location of Subdivision	
<i>City</i>	Longueuil (Québec)
<i>Community</i>	Parcours du Cerf -Phase II
Gross Site Area in ha	85,703 sq. m.
Breakdown of Land Uses in ha	(sq.m.)
<i>Residential</i>	63,376
<i>Parks</i>	5,186
<i>Roads</i>	17,140
Total Unit Yield	142 units
Breakdown of Units by Type	
<i>Singles/Semis</i>	142 singles
Year Completed	2001
Site Opportunities	located within golf course; adjacent to regional park accessible to major arterial roads and Hwy 20
Site Constraints	proximity to existing industrial area
Adjacency Considerations/Other Factors	regional park, linear park, adjacent older residential area
Developer Name/Contact	Name: Ville de Longueuil
Builder Name/Contact	Name: 4 builders: Montclair Habitation Classique Sotadec Construction
Municipal Contact (Planner/Engineer)	Name: Gilles Guay Chef de la Section des plans et devis, Direction de l'environnement et des infrastructures Phone: (450) 463-7100 ext. 2200 Fax: (450) 646-8319 Name: Marie Laperrière/Mathilde Côté Conseillère en urbanisme Phone: (450) 463-7100 ext. 2184 Fax: (450) 646-8208 E-mail: marie.laperriere@ville.longueuil.qc.ca
IBI Contact	Name: Ted Yudelson Phone: (514) 871-0808 ext. 207 Fax: (514) 871-9888 E-mail: tyudelson@ibigroup.com

EXHIBIT 3.10.5 – PARCOURS DU CERF (LONGUEUIL), QUEBEC– INFRASTRUCTURE COSTS

Uses of Development Cost Charges - CMHCInfrastructure Costs Summary

Subdivision Location: Longueuil, Quebec

	Implementation/Construction Responsibility			TOTAL COST
		Municipal	Developer/Builder	
	Description	Cost Share	Cost Share	
On Site Infrastructure				
<i>Hard services</i>				
<i>Roads</i>		\$621,129	\$931,694	\$1,552,824
<i>Water</i>		\$615,365		\$615,365
<i>Sewer</i>		\$422,916	\$634,375	\$1,057,291
<i>Storm water</i>		\$670,364	\$1,005,547	\$1,675,911
<i>Sidewalks/Borders</i>		\$178,253	\$276,379	\$454,631
<i>Street Lighting</i>			\$806,544	\$806,544
<i>Other (please specify)</i>	Private services		\$661,004	\$661,004
	Pedestrian tunnel	\$356,398		\$356,398
	Underground conduits		\$22,052	\$22,052
	Perimeter leveling	\$10,608		\$10,608
<i>Sub-total</i>		\$2,875,035	\$4,337,594	\$7,212,628
<i>Soft Services</i>				
<i>Parkland Development</i>		TBD		
	Bicycle path	\$135,735		\$135,735
	Paths (park)	\$34,093		\$34,093
<i>Sub-total</i>		\$169,828	\$0	\$169,828
TOTAL ON SITE		\$3,044,863	\$4,337,594	\$7,382,457
OffSite Infrastructure				
<i>Hard services</i>				
<i>Other (please specify)</i>	Traffic lights	\$12,247		\$12,247
<i>Sub-total</i>		\$12,247	\$0	\$12,247
TOTAL OFF SITE		\$12,247	\$0	\$12,247
TOTAL COSTS		\$3,057,109	\$4,337,594	\$7,394,703
<i>Total Units</i>		142	142	142
<i>Cost/Unit</i>	\$	21,529	\$ 30,546	\$ 52,075
<i>Total Area (in ha)</i>		8.57	8.57	8.57
<i>Cost/Ha</i>	\$	356,722	\$ 506,137	\$ 862,859

EXHIBIT 3.11.1 – RAVINES OF SOUTH BEDFORD – CONTEXT MAP

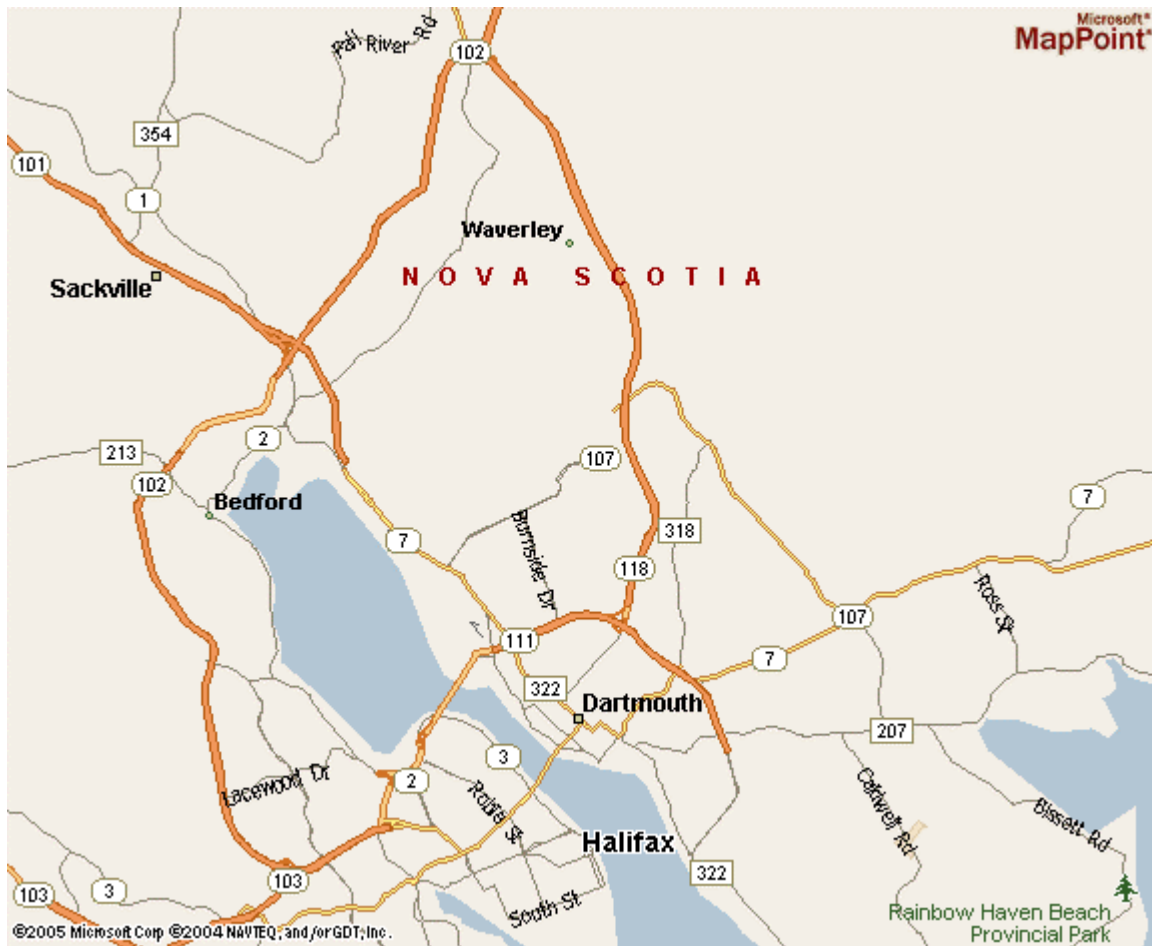


EXHIBIT 3.11.2 – RAVINES OF SOUTH BEDFORD – CONCEPT PLAN



EXHIBIT 3.11.3 – RAVINES OF SOUTH BEDFORD, HALIFAX – SUBDIVISION PROFILE

Uses of Development Cost Charges - CMHC*Residential Subdivision Profile*

Location of Subdivision	
<i>City</i>	Halifax
<i>Community</i>	The Ravines in South Bedford
Gross Site Area in ha	11.7 ha
Breakdown of Land Uses in ha	
<i>Residential</i>	7.64 ha
<i>Commercial/Retail</i>	1.3 ha
<i>Parks</i>	0.6 ha
<i>Roads</i>	2.2 ha
Total Unit Yield	211
Breakdown of Units by Type	
<i>Singles/Semis</i>	19
<i>Town/Row</i>	58
<i>Apt</i>	134
Year Completed	2003
Site Opportunities	adjacent to water front natural ravine setting
Site Constraints	rolling hills with significant rock
Adjacency Considerations/Other Factors	adjacent to existing development
Developer Name/Contact	Name: Clayton Developments Phone: (902) 445-2000 Fax: (902) 443-1611 E-mail:
Municipal Contact (Planner/Engineer)	Name: Alex Quinn Phone: (902) 869-4727 Fax: (902) 869-4254 E-mail:
IBI Contact	Name: James Robertson Phone: (613) 241-3300 Fax: (613) 241-1130 E-mail: jroberston@ibigroup.com

EXHIBIT 3.11.4 – RAVINES OF SOUTH BEDFORD, HALIFAX – INFRASTRUCTURE COSTS

Uses of Development Cost Charges - CMHC**Infrastructure Costs Summary****Location: Halifax, Nova Scotia - ENTIRETY OF RAVINES OF SOUTH BEDFORD**

	Cost Responsibility			
	Municipal	Developer/Builder		TOTAL
		DCC	Subdivision	
On Site Infrastructure				
Local Roads, sidewalks, storm & sanitary			\$ 30,000,000	\$ 30,000,000
TOTAL ON-SITE			\$ 30,000,000	\$ 30,000,000
Off-Site Infrastructure				
Roads/traffic	\$ 4,414,587	\$ 4,734,585		\$ 9,149,172
Sanitary/Storm	\$ 280,647	\$ 2,062,499		\$ 2,343,146
TOTAL OFF-SITE	\$ 4,695,234	\$ 6,797,084		\$ 11,492,318
GRAND TOTAL	\$ 4,695,234	\$ 6,797,084	\$ 30,000,000	\$ 41,492,318
Total Units	1,965	1,965	1,965	1,965
Cost per unit	\$ 2,389	\$ 3,459	\$ 15,267	\$ 21,116
Total Area (ha)	253	253	253	253
Cost per ha	\$ 18,558	\$ 26,866	\$ 118,577	\$ 164,001

Estimated Costs Attributed to Subdivision based on pro-rated approach

Total Units	211	211	211	211
Total Cost	\$ 504,170	\$ 729,865	\$ 3,221,374	\$ 4,455,409
Total Area (ha)	11.7	11.7	11.7	11.7
Cost per ha	\$ 217,131	\$ 314,332	\$ 1,387,352	\$ 1,918,815

Canada Mortgage and Housing Corporation (CMHC)
 USES OF DEVELOPMENT COST CHARGES
 CR FILE NO. 6625-50

EXHIBIT DOCUMENT

EXHIBIT 4.1 – YORK REGION CAPITAL COST SUMMARY

Capital Cost Summary
 Hard Service Component
 2003 - 2026

Service	Total Gross Costs	Less:				Costs Attributable to Development	Less: 10% Statutory Reduction	Total Net Growth- related Costs	Residential Share	Non- Residential Share
		Deferred Benefit to Development	Benefit to Existing Development ¹	Ineligible re: Level of Service	Grants, Subsidies & Other					
Water Supply	\$833,536,000	\$85,854,000				\$747,682,000		\$747,682,000	\$515,900,600	\$231,781,400
Sewer Servicing	\$881,720,000	\$201,625,000				\$680,095,000		\$680,095,000	\$469,265,600	\$210,829,400
Regional Roads	\$1,829,861,752	\$238,930,000	\$395,887,791			\$1,195,043,961		\$1,195,043,961	\$717,026,400	\$478,017,561
Total	\$3,545,117,752	\$526,409,000	\$395,887,791	\$0	\$0	\$2,622,820,961	\$0	\$2,622,820,961	\$1,702,192,600	\$920,628,361

1. Costs benefiting existing development already excluded from Water and Sewer capital cost estimates

Capital Cost Summary
 General Service Component
 2003 - 2012

Service	Total Gross Costs	Less:				Costs Attributable to Development	Less: 10% Statutory Reduction	Total Net Growth- related Costs	Residential Share	Non- Residential Share
		Deferred Benefit to Development	Benefit to Existing Development	Ineligible re: Level of Service	Grants, Subsidies & Other					
Police	\$26,862,000			\$15,613,000	\$0	\$11,249,000	\$0	\$11,249,000	\$6,749,400	\$4,499,600
Emergency Medical Services	\$14,360,500			\$10,374,527	\$906,973	\$3,079,000	\$307,900	\$2,771,100	\$1,939,800	\$831,300
Health	\$2,869,000			\$0	\$0	\$2,869,000	\$286,900	\$2,582,100	\$2,323,900	\$258,200
Long Term Care	\$29,268,000			\$3,927,000	\$15,000,000	\$10,341,000	\$1,034,100	\$9,306,900	\$9,306,900	\$0
Public Works	\$9,645,000			\$2,658,000	\$0	\$6,987,000	\$698,700	\$6,288,300	\$3,773,000	\$2,515,300
Regional Transit ¹	\$2,152,046,000		\$506,068,000		\$1,355,404,000	\$290,574,000	\$29,057,400	\$261,516,600	\$156,910,000	\$104,606,600
Capital Growth Studies	\$4,000,000			\$0	\$0	\$4,000,000	\$0	\$4,000,000	\$2,400,000	\$1,600,000
Total	\$2,239,050,500	\$506,068,000	\$0	\$32,572,527	\$1,371,310,973	\$329,099,000	\$31,385,000	\$297,714,000	\$183,403,000	\$114,311,000

1. Figure of \$506,328,000 combination of deferred benefit to development, benefit to existing development and level of service cap

EXHIBIT 4.2 – GROWTH RELATED CAPITAL FORECAST, CITY OF VAUGHAN

TABLE 4														Page 1
CITY OF VAUGHAN GROWTH-RELATED CAPITAL FORECAST SUMMARY FOR CITY-WIDE SERVICES														
Service	Capital Forecast			Total Net Capital Forecast (\$000)										
	Gross Cost (\$000)	Sub / Rec (\$000)	Net Cost (\$000)	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	
1.00 TOTAL - GENERAL GOVERNMENT	\$3,200.0	\$0.0	\$3,200.0	\$1,100.0	\$200.0	\$200.0	\$200.0	\$350.0	\$200.0	\$200.0	\$200.0	\$200.0	\$350.0	
1.10 Growth Studies	\$3,200.0	\$0.0	\$3,200.0	\$1,100.0	\$200.0	\$200.0	\$200.0	\$350.0	\$200.0	\$200.0	\$200.0	\$200.0	\$350.0	
2.00 TOTAL - LIBRARIES	\$33,774.2	\$0.0	\$33,774.2	\$3,192.2	\$12,721.7	\$2,424.4	\$874.4	\$5,395.4	\$1,488.8	\$842.9	\$842.9	\$4,631.8	\$1,359.6	
2.10 Library Buildings	\$13,647.2	\$0.0	\$13,647.2	\$102.2	\$7,740.0	\$0.0	\$0.0	\$3,225.0	\$0.0	\$0.0	\$0.0	\$2,580.0	\$0.0	
2.20 Land for Libraries	\$5,328.7	\$0.0	\$5,328.7	\$0.0	\$2,823.9	\$0.0	\$0.0	\$1,295.9	\$0.0	\$0.0	\$0.0	\$1,208.9	\$0.0	
2.30 Library Materials	\$10,673.5	\$0.0	\$10,673.5	\$1,677.8	\$2,157.8	\$874.4	\$874.4	\$874.4	\$842.9	\$842.9	\$842.9	\$842.9	\$842.9	
2.40 Furniture	\$4,124.7	\$0.0	\$4,124.7	\$1,412.2	\$0.0	\$1,550.0	\$0.0	\$0.0	\$645.8	\$0.0	\$0.0	\$0.0	\$516.7	
3.00 TOTAL - FIRE	\$9,827.5	\$0.0	\$9,827.5	\$410.0	\$2,306.8	\$45.0	\$140.0	\$420.0	\$2,261.8	\$900.0	\$440.0	\$375.0	\$2,528.9	
3.10 Fire Stations	\$4,212.8	\$0.0	\$4,212.8	\$0.0	\$1,404.3	\$0.0	\$0.0	\$0.0	\$1,404.3	\$0.0	\$0.0	\$0.0	\$1,404.3	
3.20 Land for Stations	\$1,125.0	\$0.0	\$1,125.0	\$375.0	\$0.0	\$0.0	\$0.0	\$375.0	\$0.0	\$0.0	\$0.0	\$375.0	\$0.0	
3.30 Vehicles	\$4,017.1	\$0.0	\$4,017.1	\$35.0	\$745.0	\$45.0	\$140.0	\$45.0	\$700.0	\$900.0	\$440.0	\$0.0	\$967.1	
3.40 Equipment	\$472.7	\$0.0	\$472.7	\$0.0	\$157.6	\$0.0	\$0.0	\$0.0	\$157.6	\$0.0	\$0.0	\$0.0	\$157.6	
4.00 TOTAL - INDOOR RECREATION SERVICES	\$119,590.3	\$0.0	\$119,590.3	\$13,865.0	\$33,818.3	\$13,173.5	\$8,704.3	\$3,646.6	\$6,695.0	\$7,098.7	\$9,370.0	\$9,828.9	\$13,390.0	
4.10 Indoor Recreation Facilities	\$119,590.3	\$0.0	\$119,590.3	\$13,865.0	\$33,818.3	\$13,173.5	\$8,704.3	\$3,646.6	\$6,695.0	\$7,098.7	\$9,370.0	\$9,828.9	\$13,390.0	
5.00 TOTAL - PARKS DEVELOPMENT AND FACILITIES	\$63,239.0	\$0.0	\$63,239.0	\$7,605.7	\$11,258.3	\$8,862.9	\$5,552.0	\$4,813.8	\$5,408.6	\$930.6	\$11,929.9	\$1,063.3	\$5,814.1	
5.10 TOTAL PARKS FACILITIES	\$22,352.8	\$0.0	\$22,352.8	\$2,473.3	\$5,941.0	\$2,446.9	\$2,742.8	\$1,564.4	\$2,752.9	\$427.4	\$1,638.7	\$418.9	\$1,946.5	
5.101 Baseball Lit	\$1,037.4	\$0.0	\$1,037.4	\$0.0	\$259.4	\$259.4	\$0.0	\$0.0	\$518.7	\$0.0	\$0.0	\$0.0	\$0.0	
5.102 Baseball Unlit	(\$95.6)	\$0.0	(\$95.6)	\$0.0	(\$95.6)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
5.103 Baseball (Lighting Only)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
5.104 Softball Lit	\$573.6	\$0.0	\$573.6	\$0.0	\$382.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
5.105 Softball Unlit	\$861.0	\$0.0	\$861.0	\$123.0	\$61.5	\$184.5	\$123.0	\$123.0	\$0.0	\$61.5	\$61.5	\$0.0	\$191.2	
5.106 Softball (Lighting Only)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
5.107 T-Ball	\$6.8	\$0.0	\$6.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
5.108 Senior Soccer Lit	\$3,837.6	\$0.0	\$3,837.6	\$852.8	\$426.4	\$0.0	\$1,705.6	\$426.4	\$426.4	\$0.0	\$0.0	\$0.0	\$0.0	
5.109 Senior Soccer Unlit	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
5.110 Senior Soccer (Lighting Only)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
5.111 Mini Soccer	\$92.4	\$0.0	\$92.4	\$13.2	\$13.2	\$16.5	\$6.6	\$6.6	\$3.3	\$3.3	\$3.3	\$3.3	\$23.1	
5.112 Mini Mini Soccer	\$5.4	\$0.0	\$5.4	\$0.0	\$0.0	\$5.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
5.113 Cricket Pitch	\$150.5	\$0.0	\$150.5	\$0.0	\$0.0	\$150.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
5.114 Tennis Lit	\$1,432.5	\$0.0	\$1,432.5	\$343.8	\$458.4	\$229.2	\$0.0	\$0.0	\$229.2	\$171.9	\$0.0	\$0.0	\$0.0	
5.115 Tennis Unlit	\$495.3	\$0.0	\$495.3	\$152.4	\$76.2	\$0.0	\$0.0	\$190.5	\$0.0	\$0.0	\$0.0	\$0.0	\$76.2	
5.116 Tennis (Lighting Only)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
5.117 Bocce Lit	\$261.6	\$0.0	\$261.6	\$0.0	\$130.8	\$0.0	\$130.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
5.118 Bocce Unlit	\$130.2	\$0.0	\$130.2	\$0.0	\$130.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
5.119 Bocce (Lighting Only)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	

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EXHIBIT 4.2 – GROWTH RELATED CAPITAL FORECAST, CITY OF VAUGHAN (CONT'D)

Service	Capital Forecast			Total Net Capital Forecast (\$000)									
	Gross Cost (\$000)	Sub / Rec (\$000)	Net Cost (\$000)	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
5.10 TOTAL PARKS FACILITIES (cont'd)													
5.120 Outdoor Swimming Pool	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.121 Outdoor Wading Pool	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.122 Water Play Facilities	\$1,145.9	\$0.0	\$1,145.9	\$163.7	\$163.7	\$163.7	\$0.0	\$327.4	\$163.7	\$0.0	\$0.0	\$0.0	\$163.7
5.123 Outdoor Rinks	\$4,092.8	\$0.0	\$4,092.8	\$0.0	\$2,046.4	\$0.0	\$0.0	\$0.0	\$1,023.2	\$0.0	\$1,023.2	\$0.0	\$0.0
5.124 Senior Playground	\$4,252.8	\$0.0	\$4,252.8	\$443.0	\$708.8	\$886.0	\$531.6	\$265.8	\$177.2	\$88.6	\$177.2	\$265.8	\$708.8
5.125 Tot Lots	\$2,051.1	\$0.0	\$2,051.1	\$238.5	\$333.9	\$381.6	\$190.8	\$143.1	\$143.1	\$47.7	\$95.4	\$95.4	\$381.6
5.126 Play Courts	\$272.8	\$0.0	\$272.8	\$34.1	\$136.4	\$34.1	\$0.0	\$0.0	\$34.1	\$0.0	\$0.0	\$0.0	\$34.1
5.127 Basketball Courts	\$870.4	\$0.0	\$870.4	\$108.8	\$81.6	\$136.0	\$54.4	\$81.6	\$27.2	\$54.4	\$27.2	\$54.4	\$244.8
5.128 Skateboard Parks	\$501.8	\$0.0	\$501.8	\$0.0	\$250.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$250.9	\$0.0	\$0.0
5.129 Heritage Park Features	\$376.4	\$0.0	\$376.4	\$0.0	\$376.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.20 TOTAL PARKS DEVELOPMENT	\$40,886.3	\$0.0	\$40,886.3	\$5,132.4	\$5,317.3	\$6,416.0	\$2,809.2	\$3,249.4	\$2,655.7	\$503.2	\$10,291.2	\$644.4	\$3,887.6
5.21 District Parkland (with CC lands)	\$7,103.9	\$0.0	\$7,103.9	\$2,250.0	\$186.8	\$2,304.7	\$0.0	\$0.0	\$2,362.5	\$0.0	\$0.0	\$0.0	\$0.0
5.22 District Parkland (with no CC lands)	\$2,567.0	\$0.0	\$2,567.0	\$1,535.6	\$1,031.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.23 Regional Parkland	\$15,416.4	\$0.0	\$15,416.4	\$212.8	\$1,850.0	\$1,480.0	\$555.0	\$1,480.0	\$0.0	\$0.0	\$9,838.7	\$0.0	\$0.0
5.24 Neighbourhood Parkland	\$14,185.9	\$0.0	\$14,185.9	\$1,334.0	\$1,959.1	\$2,281.3	\$1,831.2	\$1,419.4	\$293.2	\$503.2	\$452.5	\$644.4	\$3,467.6
5.25 Open Space & Misc Adjustments	\$1,613.0	\$0.0	\$1,613.0	(\$200.0)	\$290.0	\$350.0	\$423.0	\$350.0	\$0.0	\$0.0	\$0.0	\$0.0	\$400.0
6.00 TOTAL - PUBLIC WORKS	\$21,336.6	\$0.0	\$21,336.6	\$523.3	\$8,177.8	\$623.6	\$1,473.4	\$623.6	\$623.6	\$623.6	\$623.6	\$623.6	\$7,420.7
6.10 Buildings	\$14,351.3	\$0.0	\$14,351.3	\$0.0	\$7,554.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$6,797.1
6.20 Land	\$849.9	\$0.0	\$849.9	\$0.0	\$0.0	\$0.0	\$849.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
6.30 City Fleet	\$6,135.5	\$0.0	\$6,135.5	\$523.3	\$623.6	\$623.6	\$623.6	\$623.6	\$623.6	\$623.6	\$623.6	\$623.6	\$623.6
TOTAL - 10 YEAR CITY WIDE SERVICES	\$250,967.6	\$0.0	\$250,967.6	\$26,696.2	\$68,482.8	\$25,329.4	\$16,944.2	\$15,249.4	\$16,677.8	\$10,595.7	\$23,406.4	\$16,722.5	\$30,863.3
7.00 TOTAL - CITY WIDE ENGINEERING (to ultimate)													
8.10 Roads and Structures	\$145,880.8	\$0.0	\$145,880.8										
8.20 Other Road-Related Works	\$67,841.4	\$0.0	\$67,841.4										

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