TOWN OF SIDNEY
TRANSPORTATION
DCC PROGRAM

Project Name	Description	Cost Estimate w/ Cont. ($2024) *40%*	Benefit Factor % *(%)*	Benefit to New Development	Municipal Assist Factor *1%*	DCC Recoverable	Total Municipal Responsibility
Road Projects							
McDonald Park Road Corridor Upgrades (South of Mills Road)	Install sidewalk along the east edge of the road and bike lanes north of Henry Avenue on McDonald Park Road.	$ 1,400,000	75%	$ 1,050,000	$ 10,500	$ 1,039,500	$ 360,500
Mills Road Corridor Upgrades	Upgrade Mills Road corridor east of McDonald Park Road including a multi-use pathway along the north property line to connect the Highway Path, Flight Path, and proposed McDonald Park Road path north of Mills Road. Include vegetated buffer separating pathway from road.	$ 700,000	75%	$ 525,000	$ 5,250	$ 519,750	$ 180,250
Henry Avenue Corridor Upgrades	Upgrade Henry Avenue corridor to formalize parallel and perpendicular parking and install pedestrian pathway on the south side of the road (Henry Avenue West).	$ 980,000	75%	$ 735,000	$ 7,350	$ 727,650	$ 252,350
Traffic Signal Installation at Key Intersections	Install traffic signals at McDonald Park Road/Mills Road (cost-shared), Bevan and Fifth, and Resthaven and Sidney Avenue.	$ 1,750,000	100%	$ 1,750,000	$ 17,500	$ 1,732,500	$ 17,500
Traffic Signal Installation at Resthaven and Ardwell	Install traffic signal at Resthaven and Ardwell.	$ 700,000	100%	$ 700,000	$ 7,000	$ 693,000	$ 7,000
Canora Road Widening and Active Transportation Improvements	Road widening including curb, gutter, sidewalk, and bike lanes.	$ 6,664,000	50%	$ 3,332,000	$ 33,320	$ 3,298,680	$ 3,365,320
New Roundabout at McDonald Park Road and Resthaven	Construct a new small roundabout at the intersection of McDonald Park Road and Resthaven.	$ 1,400,000	24.8%	$ 347,437	$ 3,474	$ 343,962	$ 1,056,038
Sidewalk and Crosswalk Improvements							
Sidewalk Development Projects – Arterial Roads	Construct new and improved sidewalks along arterial roads.	$ 315,000	75%	$ 236,250	$ 2,363	$ 233,888	$ 81,113
Sidewalk Development Projects – Collector Roads	Construct new and improved sidewalks along collector roads.	$ 1,932,000	50%	$ 966,000	$ 9,660	$ 956,340	$ 975,660
Sidewalk Development Projects – Local Roads	Construct new and improved sidewalks along local roads.	$ 1,700,000	24.8%	$ 421,887	$ 4,219	$ 417,668	$ 1,282,332
New Pedestrian Crossing Projects	Install new pedestrian crossings with activated flashers at various locations.	$ 70,000	50%	$ 35,000	$ 350	$ 34,650	$ 35,350
Trails							
Lochside Regional Trail Crossing Improvements	Road widening, improved crossings (coordinated with MOTI), multi-use path realignment, and slope reprofiling on Weiler Ave, Beacon Ave, and Ardwell Ave.	$ 500,000	75%	$ 375,000	$ 3,750	$ 371,250	$ 128,750
Lochside Regional Trail Connectivity Improvements	Improve connections between roadways and Lochside Trail including curb ramps, transitions, and path widening at several locations such as James White Boulevard and Henry Avenue.	$ 400,000	50%	$ 200,000	$ 2,000	$ 198,000	$ 202,000
Cycling Improvements							
Fifth Street / Amelia Avenue Bicycle Boulevard Improvements	Bicycle boulevard enhancements including shared lane markings, route signs, traffic diversions, traffic circle at Amelia/Fifth, and improved crossings.	$ 520,000	50%	$ 260,000	$ 2,600	$ 257,400	$ 262,600
Henry Avenue Bikeway Improvements	Bicycle boulevard enhancements with shared lane markings, route signs, and crossings to improve connectivity to Lochside Trail and pathways.	$ 385,000	50%	$ 192,500	$ 1,925	$ 190,575	$ 194,425
Ocean Avenue East-West Bike Route and Lochside Trail Connection	Improve bike lanes, multi-use path segments, and bike boulevard treatments including painted lanes between Fifth Street and Bevan Avenue.	$ 500,000	50%	$ 250,000	$ 2,500	$ 247,500	$ 252,500
Southwest Sidney Bikeway Connections	Bicycle boulevard improvements with shared lane markings and route signs; improve crossings and vehicle speed reduction near Flight Path and Patricia Bay Highway.	$ 285,000	50%	$ 142,500	$ 1,425	$ 141,075	$ 143,925
Eighth Street South Bicycle Boulevard Improvements	Bicycle boulevard improvements including shared lane markings and route signs; pathway connections from Northlawn Terrace to Eighth Street and connection to future Bevan Avenue bike lanes.	$ 170,000	50%	$ 85,000	$ 850	$ 84,150	$ 85,850
Big Moves Projects							
North-South Cycling Corridor ("Big Moves")	Create a continuous north-south cycling corridor connecting downtown, schools, and parks with All Ages & Abilities (AAA) infrastructure.	$ 5,000,000	75%	$ 3,750,000	$ 37,500	$ 3,712,500	$ 1,287,500
Lochside Trail Corridor Enhancement ("Big Moves")	Enhance the Lochside Trail toward full All Ages & Abilities (AAA) design standards.	$ 1,000,000	50%	$ 500,000	$ 5,000	$ 495,000	$ 505,000
Master Transportation Planning Review	Review and update the Master Transportation Plan and Active Transportation Plan (2).	$ 200,000	75%	$ 150,000	$ 1,500	$ 148,500	$ 51,500
TOTALS		**$ 26,571,000**		**$ 16,003,574**	**$ 160,036**	**$ 15,843,538**	**$ 10,727,462**

TOWN OF SIDNEY
TRANSPORTATION
DCC RATE CALCULATION

A: Traffic Generation Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Wt. Trip Rate**	**Trip Ends**	**% Trip Ends**
Low Density Residential	200	Unit/Lot	1.450	290	14%
Medium Density Residential	500	Unit	0.660	330	16%
High Density Residential	1,600	Unit	0.620	992	47%
Commercial	40,000	m2 GFA	0.010	400	19%
Industrial	13,300	m2 GFA	0.003	40	2%
Institutional	4,400	m2 GFA	0.010	44	2%
			Total Trip Ends	2,096 (a)	100%
B: Unit Transportation DCC Calculation					
Net Transportation DCC Program Recoverable		$15,843,538	(b)		
Existing DCC Reserve Monies		$0	(c)		
Net Amount to be Paid by DCCs		$15,843,538	(d) = (b) - (c)		
DCC per Trip End		$7,559.30	(e) = (d) / (a)		
C: Resulting Transportation DCCs					**DCC Revenue Estimates**
Low Density Residential		$10,960.99	Per Unit/Lot	(e) x Col. (3)	$2,192,197
Medium Density Residential		$4,989.14	Per Unit	(e) x Col. (3)	$2,494,569
High Density Residential		$4,686.77	Per Unit	(e) x Col. (3)	$7,498,826
Commercial		$75.59	Per m2 GFA	(e) x Col. (3)	$3,023,720
Industrial		$22.68	Per m2 GFA	(e) x Col. (3)	$301,616
Institutional		$75.59	Per m2 GFA	(e) x Col. (3)	$332,609

TOWN OF SIDNEY
WATER
DCC PROGRAM

Project Name	Description	Cost Estimate w/ Cont. ($2024) *20% contingency included in project costs*	Benefit Factor %	Benefit to New Development	Municipal Assist Factor *1%*	DCC Recoverable	Total Municipal Responsibility
Gabriola Place (10297) & Hornby Place (2024/26) Watermain and Road Upgrades	Watermain upgrades, hydrant and water servicing, and road improvements focused on local system capacity improvement.	$ 460,000	75%	$ 345,000	$ 3,450	$ 341,550	$ 118,450
Beaufort Road (2554) Watermain and Road Upgrades	Watermain upgrades, hydrant and water servicing, and road improvements focused on local system capacity improvement.	$ 376,000	75%	$ 282,000	$ 2,820	$ 279,180	$ 96,820
Amelia Avenue at Highway 17 Capital Plan Project	City-wide system capacity improvement project.	$ 630,000	24.8%	$ 156,346	$ 1,563	$ 154,783	$ 475,217
Beacon Avenue West to Skylark Lane Watermain and Road Upgrades	Watermain upgrades, hydrant and water servicing, and road improvements focused on city-wide system capacity improvement.	$ 547,000	50%	$ 273,500	$ 2,735	$ 270,765	$ 276,235
Maryland Drive Watermain and Road Upgrades	Watermain upgrades, hydrant and water servicing, and road improvements.	$ 231,000	75%	$ 173,250	$ 1,733	$ 171,518	$ 59,483
Bessredge Place Watermain and Road Upgrades	Watermain upgrades, hydrant and water servicing, and road improvements.	$ 394,000	75%	$ 295,500	$ 2,955	$ 292,545	$ 101,455
TOTALS		**$ 2,638,000**		**$ 1,525,596**	**$ 15,256**	**$ 1,510,340**	**$ 1,127,660**

TOWN OF SIDNEY
WATER
DCC RATE CALCULATION

A: Waterworks DCC Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Person per unit (residential)/ Equivalent Population/m2 (other land uses)**	**Multiple**	**% Population Equivalent**
Low Density Residential	200	Unit/Lot	3.380	676	15%
Medium Density Residential	500	Unit	2.300	1,150	25%
High Density Residential	1,600	Unit	1.400	2,240	49%
Commercial	40,000	m2 GFA	0.011	440	10%
Industrial	13,300	m2 GFA	0.005	60	1%
Institutional	4,400	m2 GFA	0.011	48	1%
			Total Equivalent Population	4,614 (a)	100%
B: Unit Waterworks DCC Calculation					
Net Water DCC Program Recoverable		$1,510,340	(b)		
Existing DCC Reserve Monies		$0	(c)		
Net Amount to be Paid by DCCs		$1,510,340	(d) = (b) - (c)		
DCC per Person		$327.32	(e) = (d) / (a)		
C: Resulting Waterworks DCCs					**DCC Revenue Estimates**
Low Density Residential		$1,106.34	Per Unit/Lot	(e) x Col. (3)	$221,269
Medium Density Residential		$752.84	Per Unit	(e) x Col. (3)	$376,419
High Density Residential		$458.25	Per Unit	(e) x Col. (3)	$733,199
Commercial		$3.60	Per m2 GFA	(e) x Col. (3)	$144,021
Industrial		$1.47	Per m2 GFA	(e) x Col. (3)	$19,590
Institutional		$3.60	Per m2 GFA	(e) x Col. (3)	$15,842

TOWN OF SIDNEY
DRAINAGE
DCC PROGRAM

Project Name	Description	Cost Estimate w/ cont. ($2024) *0%*	Benefit Factor %	Benefit to New Development	Municipal Assist Factor *1%*	DCC Recoverable	Total Municipal Responsibility
Resthaven Drive	Growth-related stormwater infrastructure needs under a tidal pattern outfall scenario. The needs are due to land use changes, climate change, and sea level rise (SLR).	$ 733,000	24.8%	$ 181,908	$ 1,819	$ 180,089	$ 552,911
Galaran Road	Growth-related stormwater infrastructure needs under a free outfall scenario. The needs are due to land use changes and climate change.	$ 705,000	24.8%	$ 174,959	$ 1,750	$ 173,210	$ 531,790
Beacon Avenue West	Growth-related stormwater infrastructure needs under a free outfall scenario. The needs are due to land use changes and climate change.	$ 639,000	24.8%	$ 158,580	$ 1,586	$ 156,994	$ 482,006
Harbour Road Outfall	Growth-related stormwater infrastructure needs under a tidal pattern outfall scenario. The needs are due to land use changes, climate change, and sea level rise. An upgrade to limiting infrastructure is required.	$ 76,000	24.8%	$ 18,861	$ 189	$ 18,672	$ 57,328
Henry Avenue West	Growth-related stormwater infrastructure needs under a free outfall scenario. The needs are due to land use changes and climate change.	$ 366,000	24.8%	$ 90,830	$ 908	$ 89,922	$ 276,078
James White Boulevard	Growth-related stormwater infrastructure needs under a free outfall scenario. The needs are due to land use changes and climate change.	$ 2,062,000	24.8%	$ 511,724	$ 5,117	$ 506,607	$ 1,555,393
Malaview Avenue	Growth-related stormwater infrastructure needs under a free outfall scenario. The needs are due to land use changes and climate change.	$ 1,626,000	24.8%	$ 403,523	$ 4,035	$ 399,487	$ 1,226,513
Mills Road West	Growth-related stormwater infrastructure needs under a free outfall scenario. The needs are due to land use changes and climate change.	$ 1,889,000	24.8%	$ 468,791	$ 4,688	$ 464,103	$ 1,424,897
Patricia Bay Highway Laneway	Growth-related stormwater infrastructure needs under a free outfall scenario. The needs are due to land use changes and climate change.	$ 367,000	24.8%	$ 91,078	$ 911	$ 90,167	$ 276,833
Port Sidney Marina Outfall	Growth-related stormwater infrastructure needs under a tidal pattern outfall scenario. The needs are due to land use changes, climate change, and sea level rise. An upgrade to limiting infrastructure is required.	$ 220,000	24.8%	$ 54,597	$ 546	$ 54,051	$ 165,949
Seaport Place	Growth-related stormwater infrastructure needs under a tidal pattern outfall scenario. The needs are due to land use changes, climate change, and sea level rise. An upgrade to limiting infrastructure is required.	$ 459,000	24.8%	$ 113,910	$ 1,139	$ 112,770	$ 346,230
Seventh Street	Growth-related stormwater infrastructure needs under a free outfall scenario. The needs are due to land use changes and climate change.	$ 974,000	24.8%	$ 241,717	$ 2,417	$ 239,299	$ 734,701
Stirling Way	Growth-related stormwater infrastructure needs under a free outfall scenario. The needs are due to land use changes and climate change.	$ 116,000	24.8%	$ 28,788	$ 288	$ 28,500	$ 87,500
Surfside Place Loop	Growth-related stormwater infrastructure needs under a free outfall scenario. The needs are due to land use changes and climate change. An upgrade to limiting infrastructure is required.	$ 504,000	24.8%	$ 125,077	$ 1,251	$ 123,826	$ 380,174
White Birch Road Outfall	Growth-related stormwater infrastructure needs under a tidal pattern outfall scenario. The needs are due to land use changes, climate change, and sea level rise. An upgrade to limiting infrastructure is required.	$ 1,351,000	24.8%	$ 335,276	$ 3,353	$ 331,923	$ 1,019,077
TOTALS		**$ 12,087,000**		**$ 2,999,618**	**$ 29,996**	**$ 2,969,622**	**$ 9,117,378**

TOWN OF SIDNEY
DRAINAGE
DCC RATE CALCULATION

A: Storm Drainage DCC Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Equivalence Factor**	**Multiple**	**% Population Equivalent**
Low Density Residential	200	Unit/Lot	1.200	240	21%
Medium Density Residential	500	Unit	0.580	290	25%
High Density Residential	1,600	Unit	0.290	464	40%
Commercial	40,000	m2 GFA	0.003	128	11%
Industrial	13,300	m2 GFA	0.002	29	3%
Institutional	4,400	m2 GFA	0.003	14	1%
			Total Equivalent Population	1,165 (a)	100%
B: Unit Drainage DCC Calculation					
Net Drainage DCC Program Recoverable		$2,969,622	(b)		
Existing DCC Reserve Monies		$0	(c)		
Net Amount to be Paid by DCCs		$2,969,622	(d) = (b) - (c)		
DCC per Equivalent Drainage Unit		$2,548.29	(e) = (d) / (a)		
C: Resulting Drainage DCCs					**DCC Revenue Estimates**
Low Density Residential		$3,057.95	Per Unit/Lot	(e) x Col. (3)	$611,589
Medium Density Residential		$1,478.01	Per Unit	(e) x Col. (3)	$739,004
High Density Residential		$739.00	Per Unit	(e) x Col. (3)	$1,182,406
Commercial		$8.15	Per m2 GFA	(e) x Col. (3)	$326,181
Industrial		$5.61	Per m2 GFA	(e) x Col. (3)	$74,563
Institutional		$8.15	Per m2 GFA	(e) x Col. (3)	$35,880

TOWN OF SIDNEY
SANITARY SEWER
DCC PROGRAM

Project Name	Description	Cost Estimate w/ cont. ($2024) *0%*	Benefit Factor %	Benefit to New Development	Municipal Assist Factor *1%*	DCC Recoverable	Total Municipal Responsibility
Beacon Ave	Gravity main upgrades, sewer servicing, and road improvements are planned. According to the KWL memo, 211 meters of gravity main will be upgraded from 200 millimeters to 300 millimeters to address an issue related to future growth.	$ 661,568	75%	$ 496,176	$ 4,962	$ 491,214	$ 170,354
Lochside Drive	Gravity main upgrades, sewer servicing, and road improvements are planned. According to the KWL memo, 180 meters of gravity main will be upgraded from 200 millimeters to 300 millimeters to address an issue related to future growth.	$ 562,634	75%	$ 421,976	$ 4,220	$ 417,756	$ 144,878
Amelia Pump Station	Pump station upgrades are required because added density requires increased capacity.	$ 2,672,000	75%	$ 2,004,000	$ 20,040	$ 1,983,960	$ 688,040
TOTALS		**$ 3,896,202**		**$ 2,922,152**	**$ 29,222**	**$ 2,892,930**	**$ 1,003,272**

TOWN OF SIDNEY
DRAINAGE
DCC RATE CALCULATION

A: Storm Drainage DCC Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Equivalence Factor**	**Multiple**	**% Population Equivalent**
Low Density Residential	200	Unit/Lot	1.200	240	21%
Medium Density Residential	500	Unit	0.580	290	25%
High Density Residential	1,600	Unit	0.290	464	40%
Commercial	40,000	m2 GFA	0.003	128	11%
Industrial	13,300	m2 GFA	0.002	29	3%
Institutional	4,400	m2 GFA	0.003	14	1%
			Total Equivalent Population	1,165 (a)	100%
B: Unit Drainage DCC Calculation					
Net Drainage DCC Program Recoverable		$2,969,622	(b)		
Existing DCC Reserve Monies		$0	(c)		
Net Amount to be Paid by DCCs		$2,969,622	(d) = (b) - (c)		
DCC per Equivalent Drainage Unit		$2,548.29	(e) = (d) / (a)		
C: Resulting Drainage DCCs					**DCC Revenue Estimates**
Low Density Residential		$3,057.95	Per Unit/Lot	(e) x Col. (3)	$611,589
Medium Density Residential		$1,478.01	Per Unit	(e) x Col. (3)	$739,004
High Density Residential		$739.00	Per Unit	(e) x Col. (3)	$1,182,406
Commercial		$8.15	Per m2 GFA	(e) x Col. (3)	$326,181
Industrial		$5.61	Per m2 GFA	(e) x Col. (3)	$74,563
Institutional		$8.15	Per m2 GFA	(e) x Col. (3)	$35,880

TOWN OF SIDNEY
PARKS
DCC PROGRAM

Project Name	Description	Cost Estimate w/ cont. ($2024) *40%*	Benefit Factor *%*	Benefit to New Development	Municipal Assist Factor *1%*	DCC Recoverable	Total Municipal Responsibility
Beacon Park Base Improvements	Improvements to destination park including bike parking, fencing, landscaping, playground equipment, and waterfront pathway improvements.	$ 910,000	75%	$ 682,500	$ 6,825	$ 675,675	$ 234,325
Iroquois Park Base Improvements	Improvements to destination park including, landscaping, hard surfacing for increased use and accessibility, and development of a multi-functional playground.	$ 840,000	75%	$ 630,000	$ 6,300	$ 623,700	$ 216,300
Beaver Park Base Improvements	Improvements to neighbourhood park including new trail, pathway, lighting, signage and wayfinding, landscaping, and two new additional play features.	$ 182,000	24.8%	$ 45,167	$ 452	$ 44,715	$ 137,285
Brethour Park Base Improvements	New washroom improvements.	$ 700,000	24.8%	$ 173,718	$ 1,737	$ 171,981	$ 528,019
Melissa Playground Improvements	Improvements to neighbourhood park including playground equipment improvements and community allotment garden.	$ 168,000	24.8%	$ 41,692	$ 417	$ 41,275	$ 126,725
Melville Park Improvements	Improvements to neighbourhood park including playground equipment, landscaping, trail improvements, development of play/playground area, wayfinding signage, and trail link improvements for accessibility.	$ 119,000	24.8%	$ 29,532	$ 295	$ 29,237	$ 89,763
Rathdown Park Improvements	Improvements to neighbourhood park including public washrooms, playground equipment improvements, pathway improvements, irrigation, playground expansion, and landscaping.	$ 588,000	24.8%	$ 145,923	$ 1,459	$ 144,464	$ 443,536
New Third St. Park Base Improvements	Improvements to neighbourhood park including development of Park Plan, park improvements, and playground.	$ 700,000	50%	$ 350,000	$ 3,500	$ 346,500	$ 353,500
Peter Grant Park Garry Oak Meadow Landscape Improvements	Improvements to neighbourhood park landscaping strategy.	$ 98,000	50%	$ 49,000	$ 490	$ 48,510	$ 49,490
Reay Creek Park Base Improvements	Improvements to nature park including trail improvements and linkages, wayfinding, and signage.	$ 84,000	24.8%	$ 20,846	$ 208	$ 20,638	$ 63,362
Resthaven Park Base Improvements	Improvements to nature park including trail irrigation improvements, landscaping, playground improvements, pathway improvements and widening, and wayfinding signage.	$ 84,000	24.8%	$ 20,846	$ 208	$ 20,638	$ 63,362
Ashby Park Base Improvements	Park improvements including playground equipment and allotment gardens.	$ 70,000	24.8%	$ 17,372	$ 174	$ 17,198	$ 52,802
Eastview Park Base Improvements	Park improvements including drinking fountain, natural play feature, waterfront trail, accessible viewing platform, beach access improvements, landscaping, and pathway improvements.	$ 644,000	75%	$ 483,000	$ 4,830	$ 478,170	$ 165,830
Maryland Park Base Improvements	Park improvements including small playground equipment, path installation, land improvements, and allotment garden.	$ 154,000	24.8%	$ 38,218	$ 382	$ 37,836	$ 116,164
Rose Garden Park Base Improvements	Pathway improvements.	$ 21,000	24.8%	$ 5,212	$ 52	$ 5,159	$ 15,841
Glass Beach Base Improvements	Beach park access improvements including walkway improvements and formalized access.	$ 1,085,000	24.8%	$ 269,263	$ 2,693	$ 266,571	$ 818,429
Lochside Waterfront Park Base Improvements	Beach park access and pathway improvements.	$ 819,000	75%	$ 614,250	$ 6,143	$ 608,108	$ 210,893
Beach Access Base Improvements	Beach park access and pathway improvements at Amherst Road beach access, Bowden Road beach access, Seagrass Road beach access, Bigrock Road beach access, and Rothesay Road beach access improvements.	$ 140,000	50%	$ 70,000	$ 700	$ 69,300	$ 70,700
Growth Driven Parks Acquisition	New destination park, development of new neighborhood parks, expansion of neighborhood parks in growth areas, and expansion of greenspaces.	$ 5,660,000	100%	$ 5,660,000	$ 56,600	$ 5,603,400	$ 56,600
Growth Driven Parks Acquisition	New destination park, development of new neighborhood parks, expansion of neighborhood parks in growth areas, and expansion of greenspaces.	$ 3,754,500	75%	$ 2,815,875	$ 28,159	$ 2,787,716	$ 966,784
Community-Wide Park Acquisitions	Expansion of neighborhood parks in growth areas.	$ 3,968,000	50%	$ 1,984,000	$ 19,840	$ 1,964,160	$ 2,003,840
TOTALS		**$ 20,788,500**		**$ 14,146,415**	**$ 141,464**	**$ 14,004,951**	**$ 6,783,549**

TOWN OF SIDNEY
PARKS
DCC RATE CALCULATION

A: Parks DCC Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Person per unit (residential)/ Equivalent Population/m2 (other land uses)**	**Multiple**	**% Population Equivalent**
Low Density Residential	200	Unit/Lot	3.380	676	16%
Medium Density Residential	500	Unit	2.300	1,150	28%
High Density Residential	1,600	Unit	1.400	2,240	54%
Commercial	40,000	m2 GFA	0.0022	88	2%
Industrial	13,300	m2 GFA	0.001	12	0%
Institutional	4,400	m2 GFA	0.0022	10	0%
			Total Equivalent Population	4,176 (a)	100%
B: Unit Parks DCC Calculation					
Net Parks DCC Program Recoverable		$14,004,951	(b)		
Existing DCC Reserve Monies		$0	(c)		
Net Amount to be Paid by DCCs		$14,004,951	(d) = (b) - (c)		
DCC per Person		$3,353.96	(e) = (d) / (a)		
C: Resulting Parks DCCs					**DCC Revenue Estimates**
Low Density Residential		$11,336.37	Per Unit/Lot	(e) x Col. (3)	$2,267,275
Medium Density Residential		$7,714.10	Per Unit	(e) x Col. (3)	$3,857,051
High Density Residential		$4,695.54	Per Unit	(e) x Col. (3)	$7,512,864
Commercial		$7.38	Per m2 GFA	(e) x Col. (3)	$295,148
Industrial		$3.02	Per m2 GFA	(e) x Col. (3)	$40,147
Institutional		$7.38	Per m2 GFA	(e) x Col. (3)	$32,466