

SCHEDULE D – PROTECTION (FIRE)

1. Capital Projects

The integrated planning process and City stakeholders have identified that two fire facilities will be required to service the Tewin Full Study Area to align with Council-approved response standards. The first facility will be located within UBE Lands and will be constructed as required to service new and existing development. The second facility will be located outside of the Urban Expansion Area and will service at minimum the Tewin Post-Period Lands. The anticipated costs for these facilities are planned to be in line with the City of Ottawa historic service level. All planned facilities and related equipment are development charge eligible projects.

The land required for two fire 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.

The first fire station is anticipated to be located on a 2-acre site with a gross building area of approximately 10,000 sq. ft¹. With an assumed replacement cost of fire facilities of \$1,000/sq.ft. (2025 dollars)² and an assumed land value of \$2.0M, to be supported by a future third-party market appraisal report as required, the total facility costs is estimated approximately at \$12.0M³.

2. Timing of Capital Projects

The City of Ottawa, in collaboration with Ottawa Fire Services, is anticipated to plan the implementation of fire facilities based on existing community needs alongside growth forecasts for Tewin and the surrounding outside greenbelt area. Table 1 below demonstrates that a Tewin ASDC at the historic service level will generate enough funding from within the UBE Lands by 2042, with an additional \$10.0M generated by the completion of the Tewin Post Period Lands which can be used for a potential second facility. For simplicity and consistency with the City's current development charge practices, Table 1 does not consider inflation of construction costs, annual increase of the ASDC, or interest generated from the reserve balance. Furthermore, we have assumed that the annual rate of development charges increases will mirror the Construction Price Index.

¹ Leitrim Station #32 is 9,548 sq. ft. per Appendix C.1 Table C.1-1 of the *2024 City-wide and Area-Specific Development Charges Background Study* dated July 19, 2024 – assumed to not include land cost.

² Replacement cost is \$960/sq.ft. (assumed to be 2024 dollars) per Appendix C.1 Table C.1-1 of the *2024 City-wide and Area-Specific Development Charges Background Study* dated July 19, 2024

³ 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.

	Year	Population	Jobs	Starting ASDC Reserve	Residential ASDCs Collected	Non-Residential ASDCs Collected	Ending ASDC Reserve
UBE Lands Development	2029	-	-	\$ -	\$ -	\$ -	\$ -
	2030	2,100	-	\$ -	\$ 677,292	\$ -	\$ 677,292
	2031	2,100	-	\$ 677,292	\$ 677,292	\$ -	\$ 1,354,584
	2032	2,100	-	\$ 1,354,584	\$ 677,292	\$ -	\$ 2,031,876
	2033	2,100	-	\$ 2,031,876	\$ 677,292	\$ -	\$ 2,709,168
	2034	2,100	-	\$ 2,709,168	\$ 677,292	\$ -	\$ 3,386,460
	2035	2,100	475	\$ 3,386,460	\$ 677,292	\$ 255,056	\$ 4,318,808
	2036	2,100	475	\$ 4,318,808	\$ 677,292	\$ 255,056	\$ 5,251,156
	2037	2,100	475	\$ 5,251,156	\$ 677,292	\$ 255,056	\$ 6,183,504
	2038	2,100	475	\$ 6,183,504	\$ 677,292	\$ 255,056	\$ 7,115,853
	2039	2,100	475	\$ 7,115,853	\$ 677,292	\$ 255,056	\$ 8,048,201
	2040	2,100	475	\$ 8,048,201	\$ 677,292	\$ 255,056	\$ 8,980,549
	2041	2,100	475	\$ 8,980,549	\$ 677,292	\$ 255,056	\$ 9,912,897
	2042	2,100	475	\$ 9,912,897	\$ 677,292	\$ 255,056	\$ 10,845,245
	2043	2,100	475	\$ 10,845,245	\$ 677,292	\$ 255,056	\$ 11,777,593
	2044	2,100	475	\$ 11,777,593	\$ 677,292	\$ 255,056	\$ 12,709,942
	2045	2,100	475	\$ 12,709,942	\$ 677,292	\$ 255,056	\$ 13,642,290
	2046	2,100	475	\$ 13,642,290	\$ 677,292	\$ 262,258	\$ 14,581,840
Tewin Post-Period Lands Development	2047	2,683	417	\$ 14,581,840	\$ 865,429	\$ 230,051	\$ 15,677,319
	2048	2,683	417	\$ 15,677,319	\$ 865,429	\$ 230,051	\$ 16,772,798
	2049	2,683	417	\$ 16,772,798	\$ 865,429	\$ 230,051	\$ 17,868,278
	2050	2,683	417	\$ 17,868,278	\$ 865,429	\$ 230,051	\$ 18,963,757
	2051	2,683	417	\$ 18,963,757	\$ 865,429	\$ 230,051	\$ 20,059,236
	2052	2,683	417	\$ 20,059,236	\$ 865,429	\$ 230,051	\$ 21,154,716

Table 1. Tewin Protection (Fire) ASDC Cash Flow.

3. Funding Mechanism

Fire protection services and related facilities and equipment within the UBE Lands are proposed to be funded through a Tewin-specific ASDC to be confirmed through a subsequent background study and by-law.

4. Example of Magnitude of Development Charges

At the historic level of service, development within the UBE Lands may be expected to pay an ASDC for fire facilities of \$1,097 per SDU (2025). Development will also be required to pay the City-wide DC, which is currently \$332 per SDU.