

SCHEDULE G – LIBRARY

1. Capital Projects

There is one library facility proposed within the Tewin UBE Lands which will be located in an area that will be serviced in early phases of the development. The library is planned to be co-located with a recreation facility and will be sized to provide approximately 0.5 sq. ft. per capita to the Tewin UBE Lands population. With a population estimate of 35,700 residents, the facility provided will be approximately 17,850 sq. ft. in size. The land attributed to the library is approximately 1 acre, assuming a coverage ratio of 0.5 – this land is valued at approximately \$1.0M, to be supported by a third-party market appraisal report.

Based on an average replacement cost of library facilities at \$725 per square foot¹, and \$1.0M of land costs, the anticipated cost of the library is \$13.9M.

2. Timing of Capital Projects

The library facility is proposed to be constructed as funds are available. Figure 1 demonstrates the availability of reserve funds for the Tewin Library development at current OGB rates for Library facilities, both for the UBE Lands and the Tewin Post-Period Lands to demonstrate the ability for future growth to support additional facilities. For simplicity and consistency with the City's current development charge practices, Figure 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.

	Year	Population	Jobs	Starting ASDC Reserve	Residential ASDCs Collected	Non-Residential ASDCs Collected	Ending ASDC Reserve
UBE Lands Development	2029	-	-	\$ -	\$ -	\$ -	\$ -
	2030	2,100	-	\$ -	\$ 699,007	\$ -	\$ 699,007
	2031	2,100	-	\$ 699,007	\$ 699,007	\$ -	\$ 1,398,013
	2032	2,100	-	\$ 1,398,013	\$ 699,007	\$ -	\$ 2,097,020
	2033	2,100	-	\$ 2,097,020	\$ 699,007	\$ -	\$ 2,796,026
	2034	2,100	-	\$ 2,796,026	\$ 699,007	\$ -	\$ 3,495,033
	2035	2,100	475	\$ 3,495,033	\$ 699,007	\$ 52,119	\$ 4,246,158
	2036	2,100	475	\$ 4,246,158	\$ 699,007	\$ 52,119	\$ 4,997,284
	2037	2,100	475	\$ 4,997,284	\$ 699,007	\$ 52,119	\$ 5,748,409
	2038	2,100	475	\$ 5,748,409	\$ 699,007	\$ 52,119	\$ 6,499,535
	2039	2,100	475	\$ 6,499,535	\$ 699,007	\$ 52,119	\$ 7,250,660
	2040	2,100	475	\$ 7,250,660	\$ 699,007	\$ 52,119	\$ 8,001,786
	2041	2,100	475	\$ 8,001,786	\$ 699,007	\$ 52,119	\$ 8,752,911
	2042	2,100	475	\$ 8,752,911	\$ 699,007	\$ 52,119	\$ 9,504,037
	2043	2,100	475	\$ 9,504,037	\$ 699,007	\$ 52,119	\$ 10,255,162
	2044	2,100	475	\$ 10,255,162	\$ 699,007	\$ 52,119	\$ 11,006,288
	2045	2,100	475	\$ 11,006,288	\$ 699,007	\$ 52,119	\$ 11,757,413
	2046	2,100	475	\$ 11,757,413	\$ 699,007	\$ 53,591	\$ 12,510,010
Tewin Post-Period Lands Development	2047	2,683	417	\$ 12,510,010	\$ 893,175	\$ 47,009	\$ 13,450,195
	2048	2,683	417	\$ 13,450,195	\$ 893,175	\$ 47,009	\$ 14,390,379
	2049	2,683	417	\$ 14,390,379	\$ 893,175	\$ 47,009	\$ 15,330,563
	2050	2,683	417	\$ 15,330,563	\$ 893,175	\$ 47,009	\$ 16,270,748
	2051	2,683	417	\$ 16,270,748	\$ 893,175	\$ 47,009	\$ 17,210,932
	2052	2,683	417	\$ 17,210,932	\$ 893,175	\$ 47,009	\$ 18,151,116

Figure 1. Tewin Library ASDC Cash Flow.

¹ Appendix C of the 2024 City-wide and Area-Specific Development Charges Background Study dated July 19, 2024, assumed to not include land acquisition costs.

3. Funding Mechanism

The one library will be funded through a Tewin ASDC collected from all development within the UBE Lands area. In line with other areas of the City, 10% of new library costs will be allocated as benefit to existing, and of the remaining library costs 95% are anticipated to be allocated to Residential with the remaining 5% allocated to non-residential uses. Allocations will be confirmed in the future ASDC background study.

Library materials will continue to be funded through the City-wide development charge program.

4. Example of Magnitude of Development Charges

The Tewin ASDC for Library facilities is estimated to be \$1,132 per SDU, and all development will be required to pay the City-wide component of \$317 per SDU for a total cost of \$1,449 per SDU for library services. This is comparable to the historic level of service within the City of Ottawa².

² The 2024 DC Background Study estimates the historic level of service at \$401.67 per capita, or \$1,365.68 per SDU at 3.40 PPU.