

SCHEDULE "H"

Transportation – Capital Contribution Calculation and Model

As attached

SCHEDULE “H”

Transportation Connection Fee Rate Calculation and Capital Contribution Model (Reference section 7.8, 7.9 and 7.10 of the Agreement)

H1 – Principles

The Transportation Model and payment of Transportation Network Capital Contributions shall be based on the following principles:

- (a) The Transportation Project List will determine the total capital cost requirement for the Transportation Network to be included within the Transportation Model using actual construction costs or reasonable estimates of construction cost, as may be required;
- (b) Any substitutions or revisions to the Transportation Project List must be mutually agreed upon by the parties;
- (c) Projects from the Transportation Project List that are completed during the Term shall be included in the Transportation Model at the actual cost of construction, and shall be increased by three (3%) percent per annum during the Term to account for inflation;
- (d) Any grant or other funding received by the City relating to any project on the Transportation Project List from other levels of government shall be offset against the total capital cost requirement for the Transportation Network to be included within the Transportation Model;
- (e) The Undeveloped Lands shall be allocated a percentage factor of the total capital cost requirement as calculated by the Transportation Model and the relative use based on actual traffic counts from the GTH Lands into the Transportation Network on the west side of the City;
- (f) The Transportation Network Capital Contributions for Undeveloped Lands will be structured as a cost per hectare to be payable by the GTHA to the City; Payments made by the GTHA will be included within the model, and shall be increased by three (3%) percent per annum during the remaining Term to account for inflation
- (g) The Transportation Model shall be adjusted and updated every two (2) years during the Term to ensure accuracy and appropriateness of the Transportation Project List and costs included, as follows:
 - (i) Relative use will be calculated based on actual traffic count data collected by the City based on a four (4)-day period (excluding Fridays) between 4pm to 6pm during two (2) representative week periods for all access points into and out of the GTH Lands (including Rotary Avenue) completed within sixty (60) business days of the review;

(ii) The actual costs of the work completed from the Transportation Project List shall be included in the Transportation Model, where possible; and

(iii) The Transportation Project List shall be updated, if required; and

(h) Upon completion of the Term or expiry of the Agreement, the parties shall complete the Final Transportation Capital Contribution Adjustment in accordance with section 7.10 of this Agreement.

H2 – Transportation Capital Contribution Model

The Transportation Model shall be as set out in attached Schedule H7.

H3 – Sample Hectarage rates for full term of agreement

The following hectarage rates are included for illustration purposes of how the Transportation Model applies to the calculation of hectarage rates (and Network Capital Contributions payable) over the Term:

Calculations are based on the following assumptions:

- GTH does not exceed the limits set out in the Agreement for water, wastewater and transportation
- Assumes full build out at end of capital agreement in 2040
- Projects listed in Schedule E
- GTH compensates the City for all remaining category B lands as agreed to in the Term Sheets
- It is understood that rates will change as the Transportation Project List (Schedule E) is updated with actual project costs

TRANSPORTATION			
Starting Rate: \$23,900.18		Inflation: 3%	
YEAR	RATE	YEAR	RATE
2018	\$23,900.18	2030**	\$34,075.94
2019*	\$24,617.19	2031*	\$35,098.22
2020**	\$25,355.70	2032**	\$36,151.17
2021*	\$26,116.37	2033*	\$37,235.70
2022**	\$26,899.86	2034**	\$38,352.77
2023*	\$27,706.86	2035*	\$39,503.36
2024**	\$28,538.06	2036**	\$40,688.46
2025*	\$29,394.21	2037*	\$41,909.11
2026**	\$30,276.03	2038**	\$43,166.38
2027*	\$31,184.31	2039*	\$44,461.38
2028**	\$32,119.84	2040^	\$45,795.22
2029*	\$33,083.44		

* Amount will be based on previous years rate plus 3% inflation

** Amount will be based on an update of the capital contribution model projects and costs (bi-annual check-in meeting year)

^ Final capital contribution adjustment

H4 – Sample calculation of hectarage rate

- The following calculations (Schedule H7) are for illustration purposes only and are not an indication of project costs or estimated project completion
- The project list will be updated prior to each bi-annual check-in meeting
 - If the agreement is signed in 2018, the bi-annual check-in meetings will be held at least 45 days before the end of the fiscal period to set the hectarage rate for 2020.
 - Tab 1: Sample updated project list
 - Tab 2: Payments received from GTH

H5 – Sample payment tracking

The following payment tracking tables are (Schedule H7) for illustration purposes only and are not an actual reflection of payments made or permits issued

- The payment list will be updated when payments are received from the GTH
- There will be an updated excel file created for each check-in meeting
 - Tab 1: Updated project list
 - Tab 2: Payments received from GTH

H6 - Notes

- If the actual PM Peak changes, the GTH share per hectarage rate will change
- For payment tracking, no inflation applied in the year payment is submitted
- For project tracking, no inflation applied in the year the project is completed and list is updated with actual project costs
- Multi-year projects will be recorded with the dollar value of the project in the year completed, based on final project actual cost
 - Multi-year projects will be based on estimates until project is completed, and list updated with final cost
- Contract Update meeting and subsequent rate setting should occur prior to the end of the fiscal year
 - Fiscal period is from January 1 to December 31, but it can be changed if necessary
- Estimated project costs will be updated based on costs publicly committed to within the SAF model for each of the projects outlined in schedule E. Publicly committed costs are defined as the estimated project amounts that have been shared with the development community and general public.
- Actual project costs will be updated in the model based on actual direct costs as recorded within the dedicated project account of the projects outlined in schedule E

- In the event that a project within the model is fully funded by a developer and not paid for through SAF funds, the project would be removed from the GTH model and the GTH would not be required to contribute to this project

H7 – Sample project and payment tracking

Transportation Infrastructure							
Project Name	Agreed Upon Projects	City's Calculation of GTH Share	City's Proposed GTH Cost	City's Assumed PM Peak	Actual Projected PM Peak	Revised GTH Total Contribution	
Courtney Street Flyover at CP Mainline	\$ 20,000,000.00	6.30%	\$ 1,260,000.00	5183	1537	\$ 373,648	
(1) Total Courtney Street Connector	\$ 20,000,000.00	6.30%	\$ 1,260,000.00			\$ 373,648	
Dewdney Avenue (Twinning) - Courtney Street to Pinkie	\$ 10,395,000.00	43.90%	\$ 4,563,405.00	5183	1537	\$ 1,353,261	
Dewdney Avenue twinning (Pinkie Road to Fleming Road)	\$ 12,600,000.00	80.30%	\$ 10,117,800.00	5183	1537	\$ 3,000,397	
(2) Total Dewdney Avenue Upgrade	\$ 22,995,000.00	62.10%	\$ 14,681,205.00			\$ 4,353,659	
Pinkie Road bridge and road reconstruction (9th Avenue N. to South of Wascana Creek)	\$ 8,400,000.00	0.90%	\$ 75,600.00	5183	1537	\$ 22,419	
Pinkie Road reconstruction (Wascana Creek to Dewdney)	\$ 12,600,000.00	2.40%	\$ 302,400.00	5183	1537	\$ 89,676	
Pinkie Road widening (Dewdney Avenue to Saskatchewan Drive)	\$ 5,565,000.00	20.10%	\$ 1,118,565.00	5183	1537	\$ 331,706	
(3) Total Pinkie Road Upgrades	\$ 26,565,000.00	7.80%	\$ 1,496,565.00			\$ 443,801	
Saskatchewan Drive and Lewvan Flyover	\$ 50,000,000.00	12.50%	\$ 6,250,000.00	5183	1537	\$ 1,853,415	
Saskatchewan Drive and Lewvan Property Purchase	\$ 5,625,000.00	12.50%	\$ 703,125.00	5183	1537	\$ 208,509	
Saskatchewan Drive/13th Avenue Extension/Reconstruction (Lewvan Drive to Courtney Street)	\$ 19,175,000.00	15.50%	\$ 2,972,125.00	5183	1537	\$ 881,373	
(4) Total Saskatchewan Drive Extension	\$ 74,800,000.00	13.50%	\$ 9,925,250.00			\$ 2,943,297	
9th Avenue N Twinning (Courtney Street to Pinkie)	\$ 5,880,000.00	44.10%	\$ 2,593,080.00	5183	1537	\$ 768,969	
9th Avenue N Extension (Pinkie Road to West Regina Bypass)	\$ 4,830,000.00	57.70%	\$ 2,786,910.00	5183	1537	\$ 826,448	
9th Avenue N Twinning (Pinkie to West Regina Bypass)	\$ 2,100,000.00	57.70%	\$ 1,211,700.00	5183	1537	\$ 359,325	
(5) Total 9th Ave. Extension/Upgrades	\$ 12,810,000.00	53.17%	\$ 6,591,690.00			\$ 1,954,742	
TOTAL	\$ 157,170,000.00					\$ 10,069,147	
Up-front Payment						\$ 1,496,151	

Year: 2020

Fiscal Year: January 1, 2018 to December 31, 2018

Transportation Infrastructure									
Project Name	Agreed Upon Projects (Gross Cost 2018 - Year 1)	Completion Year	Estimated or Actual Cost (in last check)	Estimated or Actual Cost (inflated to current year at 3% per year)	City's Calculation of GTH Share	City's Proposed GTH Cost	City's Assumed PM Peak	Actual Projected PM Peak	Revised GTH Total Contribution (as of 2020)
Courtney Street Flyover at CP Mainline	\$ 20,000,000.00	2018	\$ 22,589,631.06	\$ 23,965,339.59	6.30%	\$ 1,509,816.39	5183	1537	\$ 447,731
(1) Total Courtney Street Connector	\$ 20,000,000.00				5.48%	\$ 1,509,816.39			\$ 447,731
Dewdney Avenue (Twining) - Courtney Street to Pinkie	\$ 10,395,000.00	N/A	\$ 10,395,000.00	\$ 11,028,055.50	43.90%	\$ 4,841,316.36	5183	1537	\$ 1,435,675
Dewdney Avenue Twining (Pickle Road to Fleming Road)	\$ 12,600,000.00	N/A	\$ 12,600,000.00	\$ 13,367,340.00	80.30%	\$ 10,733,974.02	5183	1537	\$ 3,183,121
(2) Total Dewdney Avenue Upgrade	\$ 22,995,000.00				68.87%	\$ 15,575,290.38			\$ 4,618,796
Pinkie Road bridge and road reconstruction (9th Avenue N. to South of Wascana Creek)	\$ 8,400,000.00	N/A	\$ 8,400,000.00	\$ 8,911,560.00	0.90%	\$ 80,204.04	5183	1537	\$ 23,784
Pinkie Road reconstruction (Wascana Creek to Dewdney)	\$ 12,600,000.00	N/A	\$ 12,600,000.00	\$ 13,367,340.00	2.40%	\$ 320,816.16	5183	1537	\$ 95,137
Pinkie Road widening (Dewdney Avenue to Saskatchewan Drive)	\$ 5,565,000.00	N/A	\$ 5,565,000.00	\$ 5,903,908.50	20.10%	\$ 1,186,685.61	5183	1537	\$ 351,907
(3) Total Pinkie Road Upgrades	\$ 26,565,000.00				30.78%	\$ 1,587,705.81			\$ 470,828
Saskatchewan Drive and Lewvan Flyover	\$ 50,000,000.00	N/A	\$ 50,000,000.00	\$ 53,045,000.00	12.50%	\$ 6,630,625.00	5183	1537	\$ 1,966,288
Saskatchewan Drive and Lewvan Property Purchase	\$ 5,625,000.00	N/A	\$ 5,625,000.00	\$ 5,967,562.50	12.50%	\$ 745,945.31	5183	1537	\$ 221,207
Saskatchewan Drive/13th Avenue Extension/Reconstruction (Lewvan Drive to Courtney Street)	\$ 19,175,000.00	N/A	\$ 19,175,000.00	\$ 20,342,757.50	15.50%	\$ 3,153,127.41	5183	1537	\$ 935,049
(4) Total Saskatchewan Drive Extension	\$ 74,800,000.00				15.85%	\$ 10,529,697.73			\$ 3,122,544
9th Avenue N Twining (Courtney Street to Pinkie)	\$ 5,880,000.00	2019	\$ 5,156,933.24	\$ 5,311,641.24	44.10%	\$ 2,342,433.79	5183	1537	\$ 694,640
9th Avenue N Extension (Pickle Road to West Regina Bypass)	\$ 4,830,000.00	N/A	\$ 4,830,000.00	\$ 5,124,147.00	57.70%	\$ 2,956,632.82	5183	1537	\$ 876,779
9th Avenue N Twining (Pickle to West Regina Bypass)	\$ 2,100,000.00	N/A	\$ 2,100,000.00	\$ 2,227,890.00	57.70%	\$ 1,285,492.53	5183	1537	\$ 381,208
(5) Total 9th Ave. Extension/Upgrades	\$ 12,810,000.00				53.17%	\$ 6,584,559.13			\$ 1,952,627
TOTAL	\$ 157,170,000.00								\$ 10,612,627
Inflated payment as of 2020 check-in									
Total balance owing									
Remaining hectares									
Rate per Hectare									

NOTES

Courtney Street Flyover at CP mainline - Inflation applied for 2019 and 2020
 9th Avenue North Twining (Courtney to Pinkie) - Inflation applied for 2020
 Remaining projects - Inflation applied for 2019 and 2020

New field added (compared to Appendix A)
 Updated to reflect actuals and/or inflation

YEAR: 2020

Fiscal Year: January 1, 2018 to December 31, 2019

Total Hectares (2018): 357.8

- Payment to City 30 days after GTH issues building/development permit and is based on the number of hectares being permitted

- If land is 36 hectares and only half is being developed, payment would be for 18 hectares

FISCAL YEAR	ADDRESS	# OF HECTARES	RATE	FEE COLLECTED	PAYMENT DATE	REQ/INVOICE #	FEE AMOUNT IN CURRENT YEAR DOLLARS (2020)
2018	123 Pintle Street	10.1	\$ 23,900.18	\$ 241,391.82	31-Jul-18	456789	\$ 256,092.58
2018	123 Sharp Bay	21.5	\$ 23,900.18	\$ 513,853.87	5-Dec-18	567890	\$ 545,147.57
2019*	456 Owens Street	15.9	\$ 24,617.19	\$ 391,413.25	17-Feb-19	678901	\$ 403,155.65
		TOTAL:		47.5			\$ 1,204,395.80

Hectares Remaining (2020): 310.3

NOTES
123 Pintle Street - Inflation applied for 2019 and 2020
123 Sharp Bay - Inflation applied for 2019 and 2020
456 Owens Street - Inflation applied for 2020

*Rate is an estimate. 2018 rate plus 3%

Year: 2022

Fiscal Year: January 1, 2018 to December 31, 2018

Transportation Infrastructure									
Project Name	Agreed Upon Projects (Gross Cost 2018 - Year 1)	Completion Year	Estimated or Actual Cost (in last fiscal year)	Estimated or Actual Cost (inflated to current year at 3% per year)	City's Calculation of GTH Share	City's Proposed GTH Cost	City's Assumed PM Peak	Actual Projected PM Peak	Revised GTH Total Contribution (as of 2022)
Courtney Street Flyover at CP Mainline	\$ 20,000,000.00	2018	\$ 22,589,631.06	\$ 25,474,828.77	6.30%	\$ 1,601,764.21	5183	1537	\$ 474,997
(1) Total Courtney Street Connector	\$ 20,000,000.00				5.48%	\$ 1,601,764.21	5183	1537	\$ 474,997
Dewdney Avenue (Twinning) - Courtney Street to Pinkie	\$ 10,395,000.00	N/A	\$ 10,395,000.00	\$ 11,699,664.08	43.90%	\$ 5,136,152.53	5183	1537	\$ 1,523,108
Dewdney Avenue twinning (Pinkie Road to Fleming Road)	\$ 12,600,000.00	N/A	\$ 12,600,000.00	\$ 14,181,411.01	80.30%	\$ 11,387,673.04	5183	1537	\$ 3,376,973
(2) Total Dewdney Avenue Upgrade	\$ 22,995,000.00				69.87%	\$ 16,523,825.57			\$ 4,900,081
Pinkie Road bridge and road reconstruction (9th Avenue N. to South of Wascana Creek)	\$ 8,400,000.00	N/A	\$ 8,400,000.00	\$ 9,454,274.00	0.90%	\$ 85,088.47	5183	1537	\$ 25,233
Pinkie Road reconstruction (Wascana Creek to Dewdney)	\$ 12,600,000.00	N/A	\$ 12,600,000.00	\$ 14,181,411.01	2.40%	\$ 340,353.86	5183	1537	\$ 100,931
Pinkie Road widening (Dewdney Avenue to Saskatchewan Drive)	\$ 5,565,000.00	2020	\$ 6,135,269.32	\$ 6,508,907.22	20.10%	\$ 1,308,290.35	5183	1537	\$ 387,969
(3) Total Pinkie Road Upgrades	\$ 26,565,000.00				10.78%	\$ 1,733,732.68			\$ 514,132
Saskatchewan Drive and Lewvan Flyover	\$ 50,000,000.00	N/A	\$ 50,000,000.00	\$ 56,275,440.50	12.50%	\$ 7,034,430.06	5183	1537	\$ 2,086,035
Saskatchewan Drive and Lewvan Property Purchase	\$ 5,625,000.00	N/A	\$ 5,625,000.00	\$ 6,330,887.06	12.50%	\$ 791,373.38	5183	1537	\$ 234,679
Saskatchewan Drive/13th Avenue Extension/Reconstruction (Lewvan Drive to Courtney Street)	\$ 19,175,000.00	N/A	\$ 19,175,000.00	\$ 21,581,631.43	15.50%	\$ 3,345,152.87	5183	1537	\$ 991,993
(4) Total Saskatchewan Drive Extension	\$ 74,800,000.00				15.95%	\$ 11,170,956.32			\$ 3,312,707
9th Avenue N Twinning (Courtney Street to Pinkie)	\$ 5,880,000.00	2019	\$ 5,156,933.24	\$ 5,635,120.19	44.10%	\$ 2,485,088.00	5183	1537	\$ 736,944
9th Avenue N Extension (Pinkie Road to West Regina Bypass)	\$ 4,830,000.00	2021	\$ 4,001,698.58	\$ 4,121,749.54	57.70%	\$ 2,376,249.48	5183	1537	\$ 705,261
9th Avenue N Twinning (Pinkie to West Regina Bypass)	\$ 2,100,000.00	N/A	\$ 2,100,000.00	\$ 2,363,568.50	57.70%	\$ 1,363,779.03	5183	1537	\$ 404,474
(5) Total 9th Ave. Extension/Upgrades	\$ 12,810,000.00				53.17%	\$ 6,227,116.51			\$ 1,846,629
TOTAL	\$ 157,170,000.00								\$ 11,048,547
Initiated payment as of 2022 check-in									
Total balance owing									
Remaining hectares									
Rate per Hectare									

NOTES

Courtney Street flyover at CP mainline - Inflation applied for 2019, 2020, 2021 and 2022
 9th Avenue North twinning (Courtney to Pinkie) - Inflation applied for 2020, 2021 and 2022
 Pinkie Road widening (Dewdney Avenue to Saskatchewan Drive) - Inflation applied for 2021 and 2022
 9th Avenue N Extension (Pinkie Road to West Regina Bypass) - Inflation applied for 2022
 Remaining projects - Inflation applied for 2019, 2020, 2021 and 2022

New field added (compared to Appendix A)
 Updated to reflect actuals and/or inflation

YEAR: 2022

Fiscal Year: January 1, 2020 to December 31, 2021

Total
 Hectares
 (2018): 357.8

- Payment to City 30 days after GTH issues building/development permit and is based on the number of hectares being permitted
 - If land is 36 hectares and only half is being developed, payment would be for 18 hectares

YEAR	ADDRESS	# OF HECTARES	RATE	FEE COLLECTED	PAYMENT DATE	REQ/INVOICE #	FEE AMOUNT IN CURRENT YEAR DOLLARS (2022)
2018	123 Pintle Street	10.1	\$ 23,900.18	\$ 241,391.82	31-Jul-18	456789	\$ 271,688.62
2018	123 Sharp Bay	21.5	\$ 23,900.18	\$ 513,853.87	5-Dec-18	567890	\$ 578,347.06
2019*	456 Owens Street	15.9	\$ 24,617.19	\$ 391,413.25	17-Feb-19	678901	\$ 427,707.82
2020**	456 Fleming Road	33.2	\$ 30,319.47	\$ 1,006,606.33	3-Aug-20	852741	\$ 1,067,908.66
2021^	789 Owens Street	19.8	\$ 31,229.05	\$ 618,335.23	17-Mar-21	963852	\$ 636,885.28
TOTAL:							\$ 2,982,537.44

Hectares
 Remaining
 (2022): 257.3

NOTES

123 Pintle Street - Inflation applied for 2019, 2020, 2021 and 2022
 123 Sharp Bay - Inflation applied for 2019, 2020, 2021 and 2022
 456 Owens Street - Inflation applied for 2020, 2021, 2022
 456 Fleming Road - inflation applied for 2021 and 2022
 789 Owens Street - inflation applied for 2022

*Rate is an estimate. 2018 rate plus 3%
 **Rate is based on actual project values from 2020 check-in. See "Sample Trans Calculation (2020)" for rate.
 ^Rate is an estimate. 2020 rate plus 3%