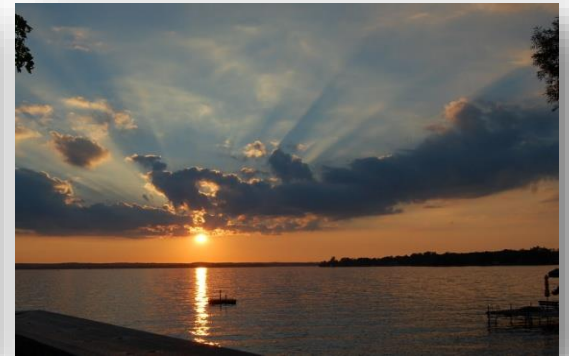


Town of Georgina 2018 Area-Specific Development Charges Study Public Meeting



Wednesday, August 15, 2018

HEMSON
Consulting Ltd.



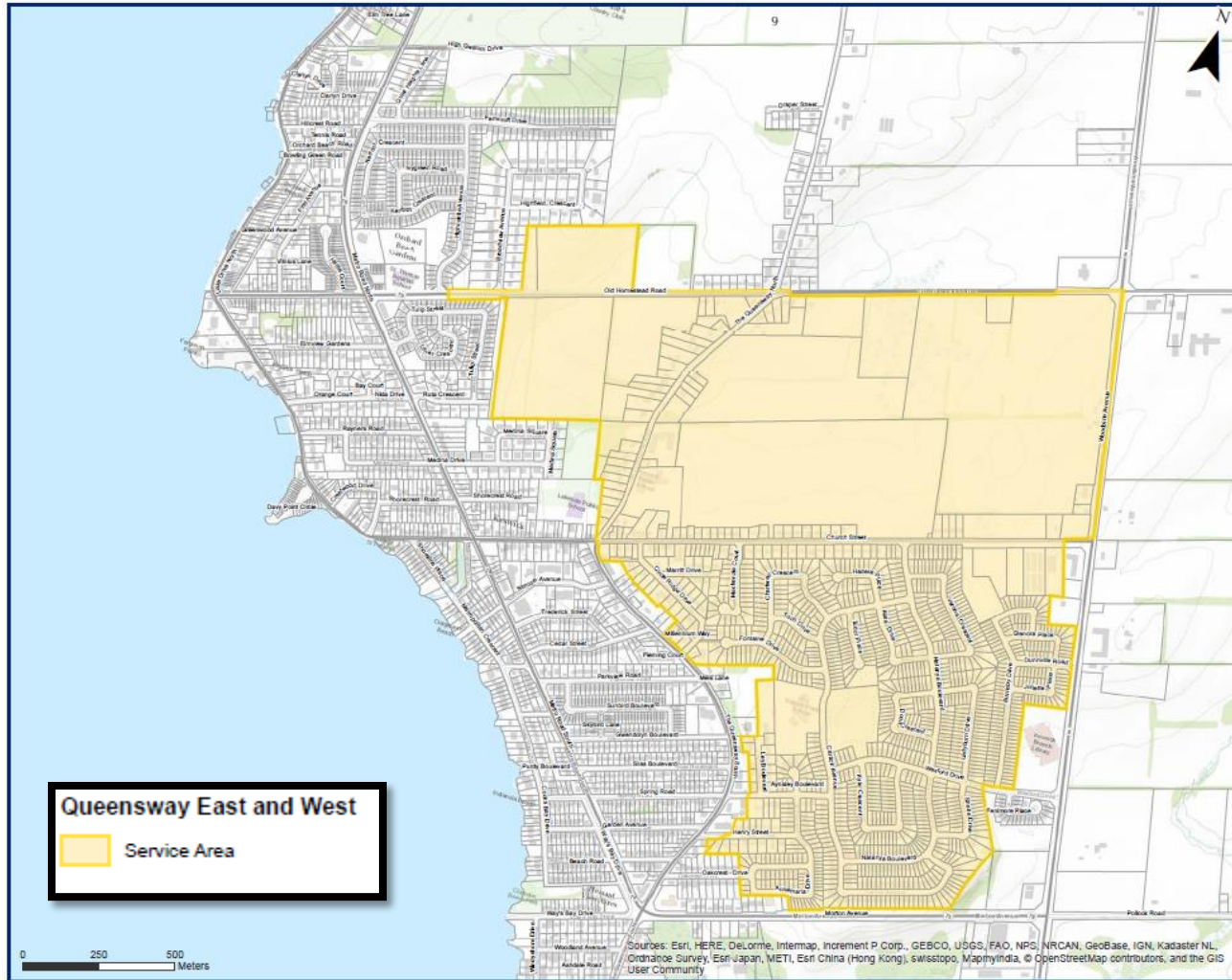
Today we will discuss...

- Background & Study Process
- Development Forecast
- Capital Program Summary
- Calculated Development Charges
- Next Steps

Background

- New development in Queensway East and West has created a need for additional water infrastructure
- New growth-related water infrastructure has driven the need for area-specific development charges
- Town Council has adopted a strategy to replace existing Wexford pumping station and related infrastructure
 - Strategy is contingent on cost sharing agreement

Queensway East and West Service Area

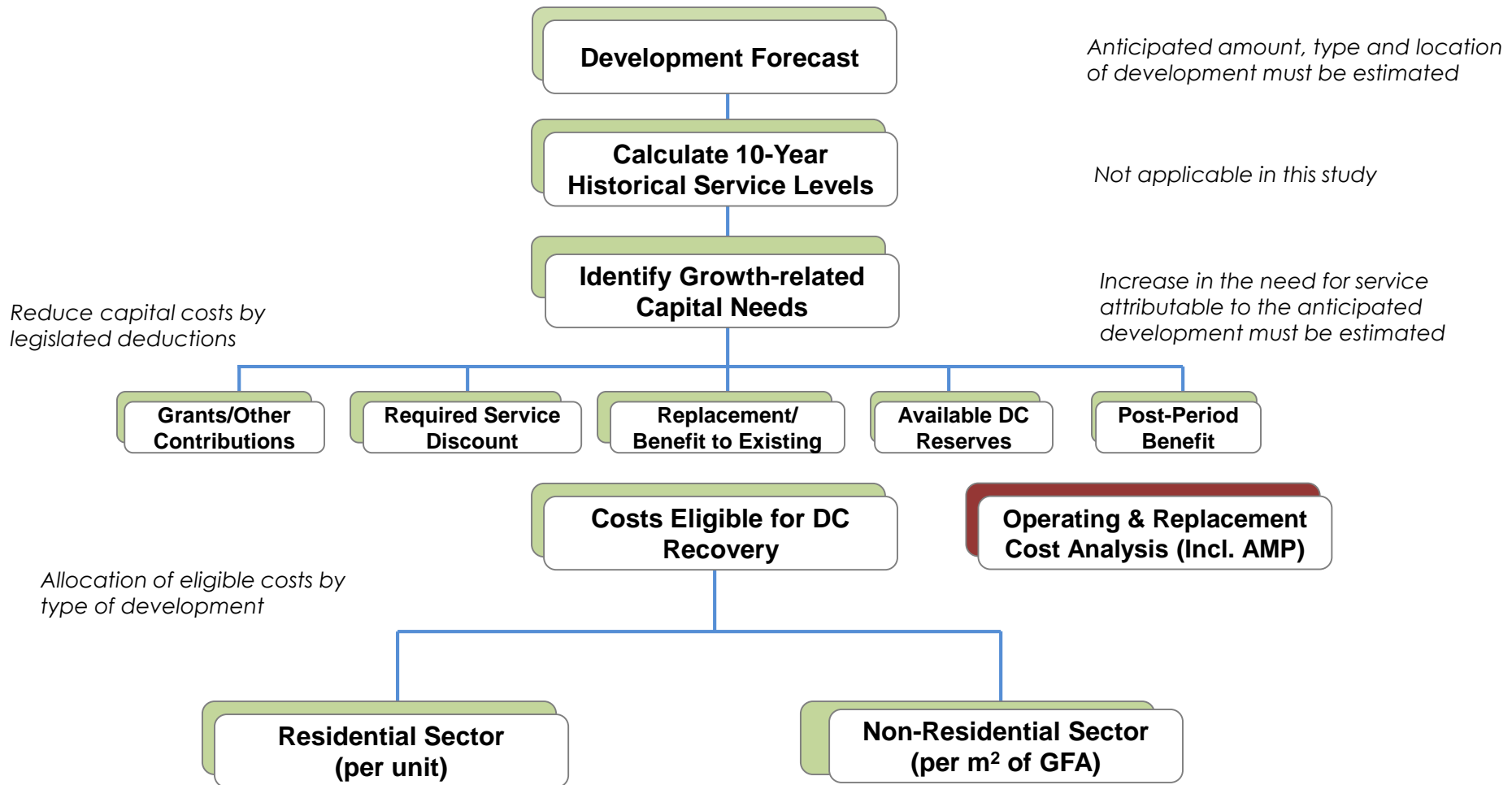


Source: GM Blue Plan

What Are Development Charges?

- Fees imposed on development to finance “growth-related” capital costs
- Pays for new infrastructure and facilities to maintain service levels
- Principle is “growth pays for growth” so that financial burden is not borne by existing tax/rate payers
- Prior to passing a by-law, Town must:
 - Undertake a background study
 - Hold at least one public meeting

Overview of Study Process



Development Forecast

- Development forecast based on GM Blue Plan Queensway East and West Technical Memo dated June 29, 2018 and Hemson estimates

Development Forecast	Planning Period 2018 - 2036
Residential	
Total Occupied Units	1,130
<i>Singles/Semis</i>	1,030
<i>Rows & Other Multiples</i>	100
<i>Apartments</i>	0
Population in New Units	3,321
Non-Residential	
Total Employment Growth	225
<i>Non-Residential Floor Area (sq.m.)</i>	9,000

Capital Programs

- Capital programs have been compiled based on the water infrastructure requirements outlined in the GM Blue Plan Technical Memo
- Capital Costs have been adjusted in accordance with DC legislation:
 - Capital grants & subsidies
 - Local service infrastructure
 - Replacement/benefit to existing shares

Water Infrastructure

Total Capital Program	Grants and Subsidies	Local Services	Replacement & Benefit to Existing	DC Recovery (2018-2036)
\$9,383,000	\$0	\$2,990,000	\$2,605,000	\$3,788,000

- 2018-2036 Capital Program:
 - Queensway East & West Development watermains \$2.99 million (local infrastructure emplaced by developer)
 - New pumping station and related infrastructure \$5.32 million (\$1.65 million benefit to existing)
 - Wexford zone expansion projects \$413,400 (\$349,000 BTE)
 - Future watermain replacement \$606,800 (all BTE)
 - DC Background Study process \$52,900

Calculated Residential and Non-Residential Rates

Residential Charges per Unit			
Singles & Semi-Detached	Rows & Other Multiples	Apartments ≥650 sq.ft.	Apartments <650 sq.ft.
\$3,194	\$2,575	\$2,243	\$1,549

Non-Residential Charge per Square Metre

\$26.71

Note: Queensway East and West charges apply in addition to existing charges under By-law 2016-0054 (AD-5).

Summary of Total Development Charges*

Residential Charges per Single/Semi-Detached Unit		
Current Total Rate in Keswick**	Calculated Queensway East & West Service Area Rate	Total Rate in Queensway East & West
\$11,245	\$3,194	\$14,439

Non-Residential Charges per Square Metre		
\$9.74	\$26.71	\$36.45

*Note: Does not include regional and education charges.

**Note: Current rate includes Town-wide rates and Keswick ASDC rates. Current Town rates effective August 1, 2018.

Moving Forward

- Calculated ASDCs expected to facilitate cost sharing and front-end funding agreements with developers
- This ASDC By-law should be reviewed again in conjunction with the Town-wide DC Study in 2021
- Calculated ASDCs apply in addition to charges under By-law 2016-0054 (AD-5)
 - Town-wide and Keswick ASDC

Next Steps

Activity	Date
Town to Draft Cost Sharing/Front-end funding Agreement	August/Sept
By-law Passage	September 26