

# Town of Georgina 2018 Area-Specific Development Charges Study Council Information Session



**Wednesday, July 18, 2018**

**HEMSON**  
Consulting Ltd.



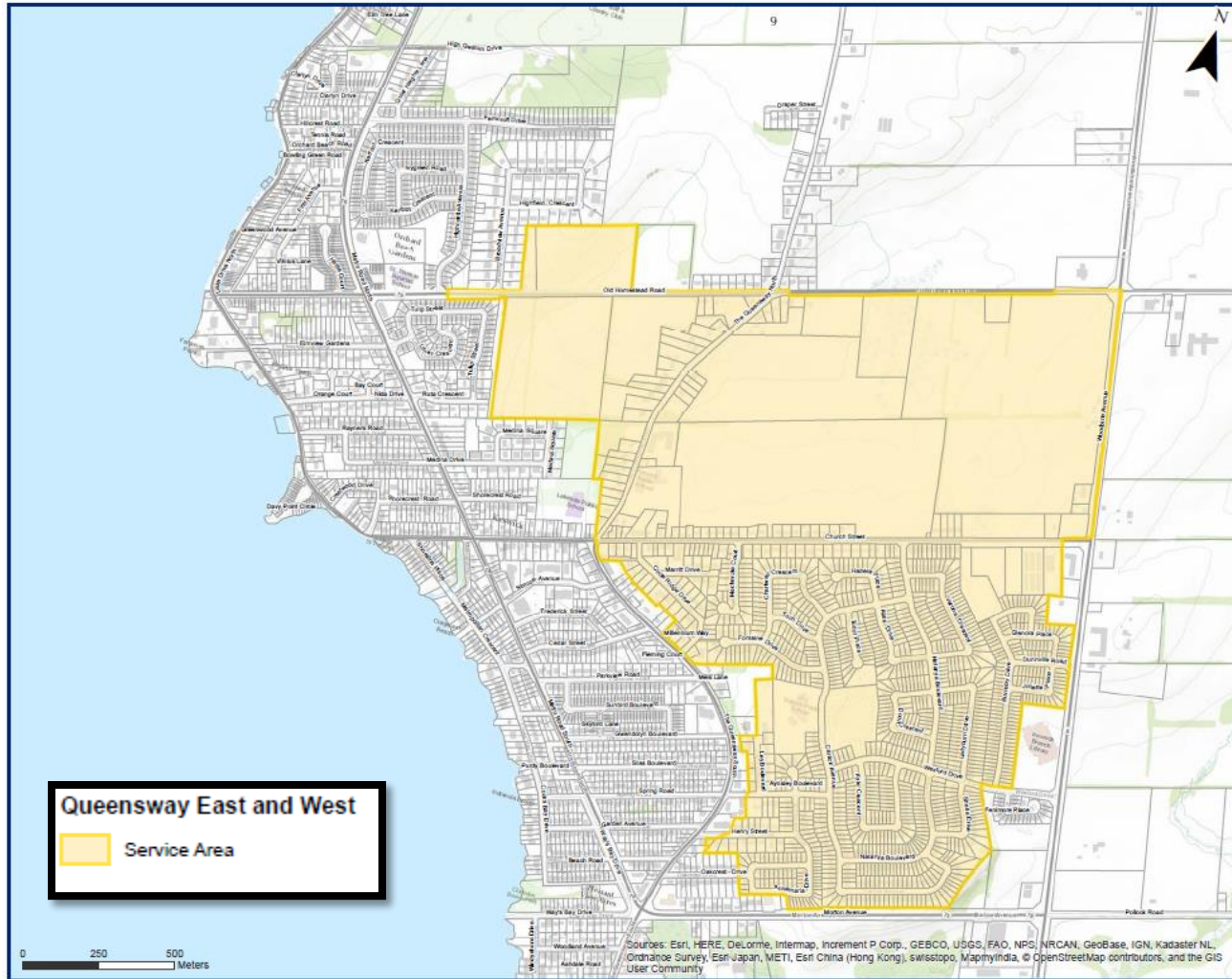
# Today we will discuss...

- 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

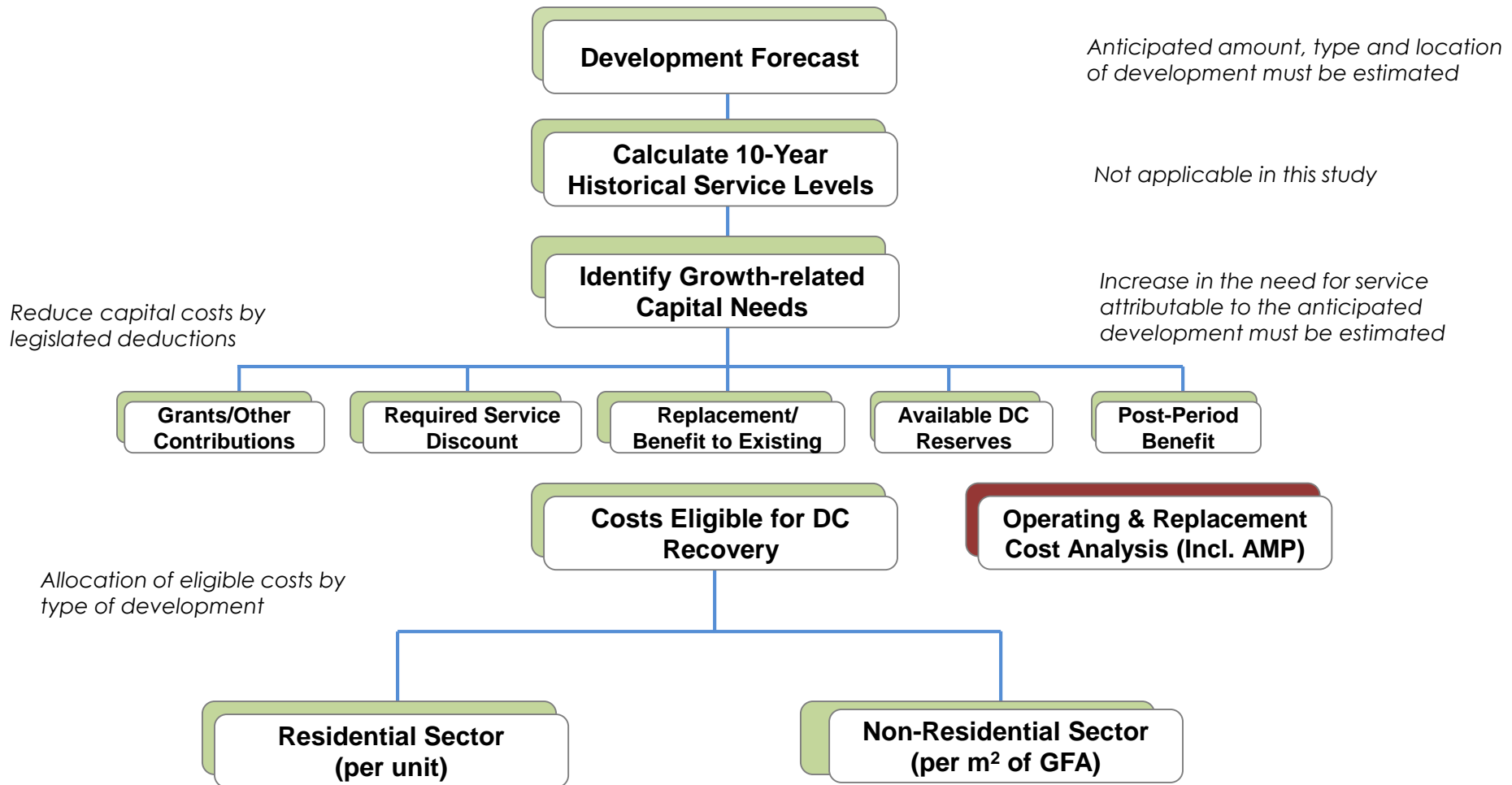


Source: GM Blue Plan

# 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

<b>Development Forecast</b>	<b>Planning Period 2018 - 2036</b>
<b>Residential</b>	
Total Occupied Units	1,130
<i>Singles/Semis</i>	1,030
<i>Rows &amp; Other Multiples</i>	100
<i>Apartments</i>	0
Population in New Units	3,321
<b>Non-Residential</b>	
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)
\$9,355,000	\$0	\$2,990,000	\$2,605,000	\$3,760,000

- 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 and contingency for legal advice \$25,000

# Calculated Residential and Non-Residential Rates

<b>Residential Charges per Unit</b>			
Singles & Semi-Detached	Rows & Other Multiples	Apartments ≥650 sq.ft.	Apartments <650 sq.ft.
<b>\$3,171</b>	<b>\$2,556</b>	<b>\$2,227</b>	<b>\$1,538</b>

<b>Non-Residential Charge per Square Metre</b>
<b>\$26.51</b>

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

# Moving Forward

- Queensway East and West charges apply in addition to existing charges imposed under By-law 2016-0054 (AD-5).
  - Both Town-wide DC and Keswick ASDC
- 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

# Next Steps

<b>Activity</b>	<b>Date</b>
Town to Draft Cost Sharing/Front-end funding Agreement	July/August
Statutory Public Meeting	August 15
Hold Developer Session	TBD
By-law Passage	September 26