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Communication

CW(1) – October 8, 2024

Item No. 1

DATE: October 4, 2024

TO: Mayor and Members of Council

FROM: Michael Coroneos, DCM of Corporate Services, City Treasurer and CFO;
and Vince Musacchio, DCM of Infrastructure Development

RE: COMMUNICATION – Committee of the Whole (1), October 8, 2024
Item #1, Report #32

**TESTON ROAD EAST AND WEST SANITARY INFRASTRUCTURE
AREA SPECIFIC DEVELOPMENT CHARGES PUBLIC STATUTORY
MEETING**

Recommendation

1. That the adjustments to the capital cost estimates and Area Specific Development Charge (ASDC) rate for Map 2 of the Teston Road West Sanitary Infrastructure be made in accordance with this communication and be brought forward as a part of the final Background Study to Committee of the Whole (2) on November 12, 2024.

Background

Through ongoing consultation with the landowners that will be impacted by the proposed ASDCs for the Teston Road East and West Sanitary Sewer infrastructure, staff had been provided with feedback that suggested some adjustments to the cost estimates for the Teston Road West Sanitary Sewer and Pumping Station and the Weston Road sewer would be required. These cost revisions are related to adjustments to the unit rates for tunneling segments and to the costs associated with additional tunneling sections on Weston Road per requirements of York Region to maintain a travel lane. After a review of these items staff agree that a revision to the cost estimates was warranted.

The result of these adjustments pertains to Map 2 of the Teston Road West Sanitary Infrastructure and are outlined in the table below (inclusive of financing costs):

Teston Road West Sanitary Infrastructure	Map	Net Cost	Net Developable Area	Charge Per Net Developable Hectare
Segment B - Weston/Teston Road Sewer and Pumping Station - Previous Rate	Map 2	\$ 90,716,184	731.55	\$ 124,005
Segment B - Weston/Teston Road Sewer and Pumping Station - Revised Rate	Map 2	\$ 100,942,796	731.55	\$ 137,984
Increase in Cost and Rate		\$ 10,226,612		\$ 13,979

As the ASDC benefitting map areas and associated rates impact multiple services areas depending on the service area location, lands may be impacted by more than one of the rates listed above. Below is a table that shows the total change in charge by service area:

Development	Benefitting Infrastructure	Total Applicable Charges per net ha - Based on Previous Rates	Total Applicable Charges per net ha - Based on Revised Rates	Net Change in Total Applicable Charges per net ha
Lands Located in Area 1	Segment A (Map 1)	\$ 3,748.68	\$ 3,748.68	\$ -
	TOTAL	\$ 3,748.68	\$ 3,748.68	\$ -
Lands Located in Area 2	Segment A (Map 1)	\$ 3,748.68	\$ 3,748.68	\$ -
	Segment B (Map 2)	\$ 124,005.07	\$ 137,984.40	\$ 13,979.33
	TOTAL	\$ 127,753.75	\$ 141,733.08	\$ 13,979.33
Lands Located in Area 3	Segment A (Map 1)	\$ 3,748.68	\$ 3,748.68	\$ -
	Segment B (Map 2)	\$ 124,005.07	\$ 137,984.40	\$ 13,979.33
	Segment C (Map 3)	\$ 29,084.04	\$ 29,084.04	\$ -
	TOTAL	\$ 156,837.79	\$ 170,817.12	\$ 13,979.33
Lands Located in Area 4	Segment A (Map 1)	\$ 3,748.68	\$ 3,748.68	\$ -
	Segment B (Map 2)	\$ 124,005.07	\$ 137,984.40	\$ 13,979.33
	Segment D (Map 4)	\$ 172,609.70	\$ 172,609.70	\$ -
	TOTAL	\$ 300,363.45	\$ 314,342.78	\$ 13,979.33

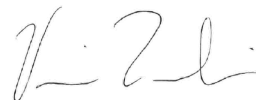
Staff will incorporate the above noted revisions along with any further revisions that may result from feedback at the Public Statutory Meeting and any additional ongoing consultation meetings that are held with the impacted landowners groups within the final draft of the ASDC Background Study that will be presented to Council on November 12, 2024.

For more information, contact Brianne Clace, Project Manager, Financial Planning and Development Finance, ext. 8284

Respectfully submitted by



Michael Coroneos
DCM of Corporate Services;
City Treasurer and CFO



Vince Musacchio
DCM of Infrastructure Development