

# **Growth Management**

## **Master Servicing Study**

**Development Services Committee**

**April 20, 2010**

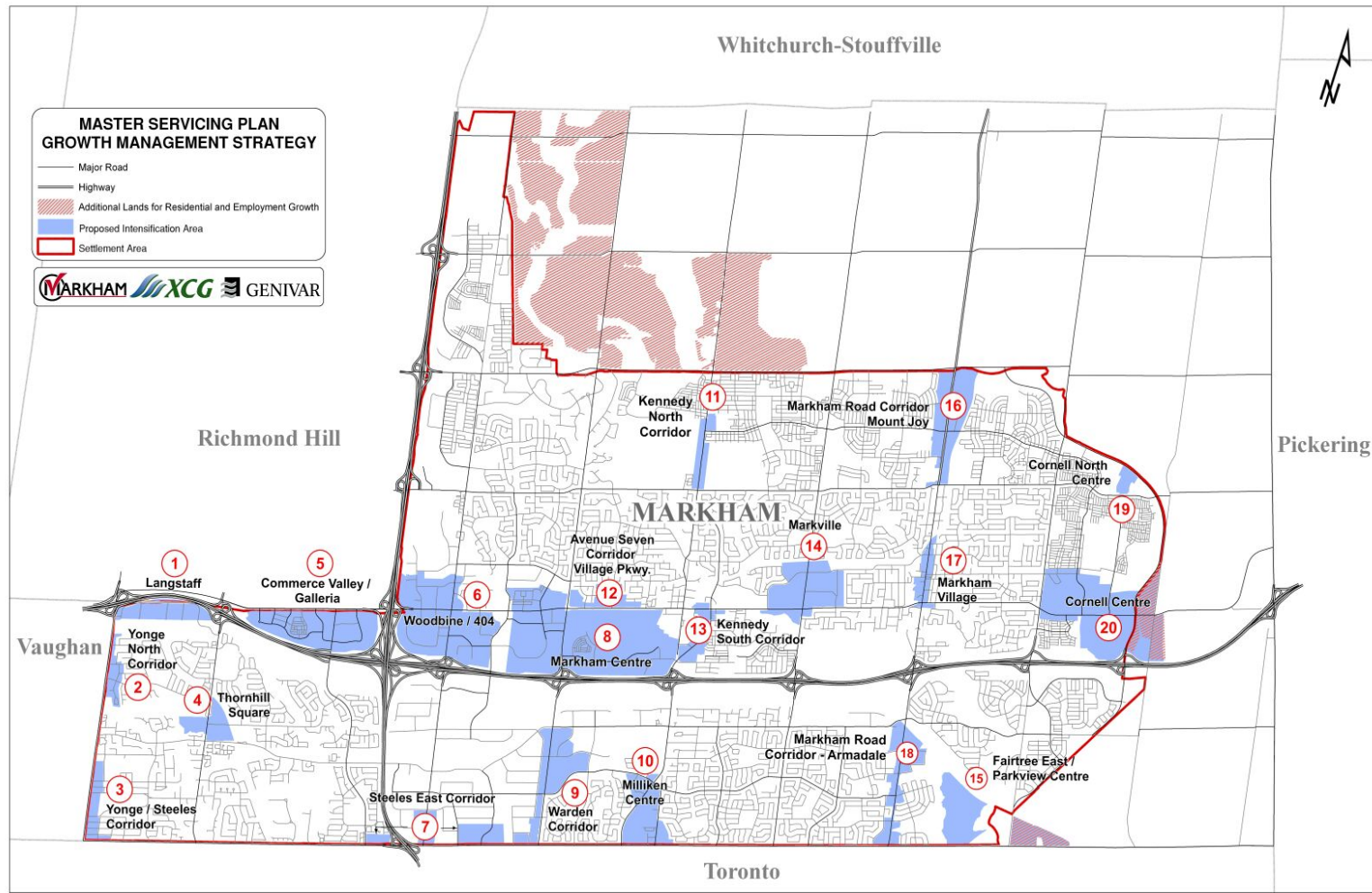
# Presentation Overview

- **Purpose**
- **Study Approach**
- **Growth Management Options**
- **Example Area 2**
  - Water
  - Sanitary
  - Stormwater
- **Conclusions**
- **Next Steps**

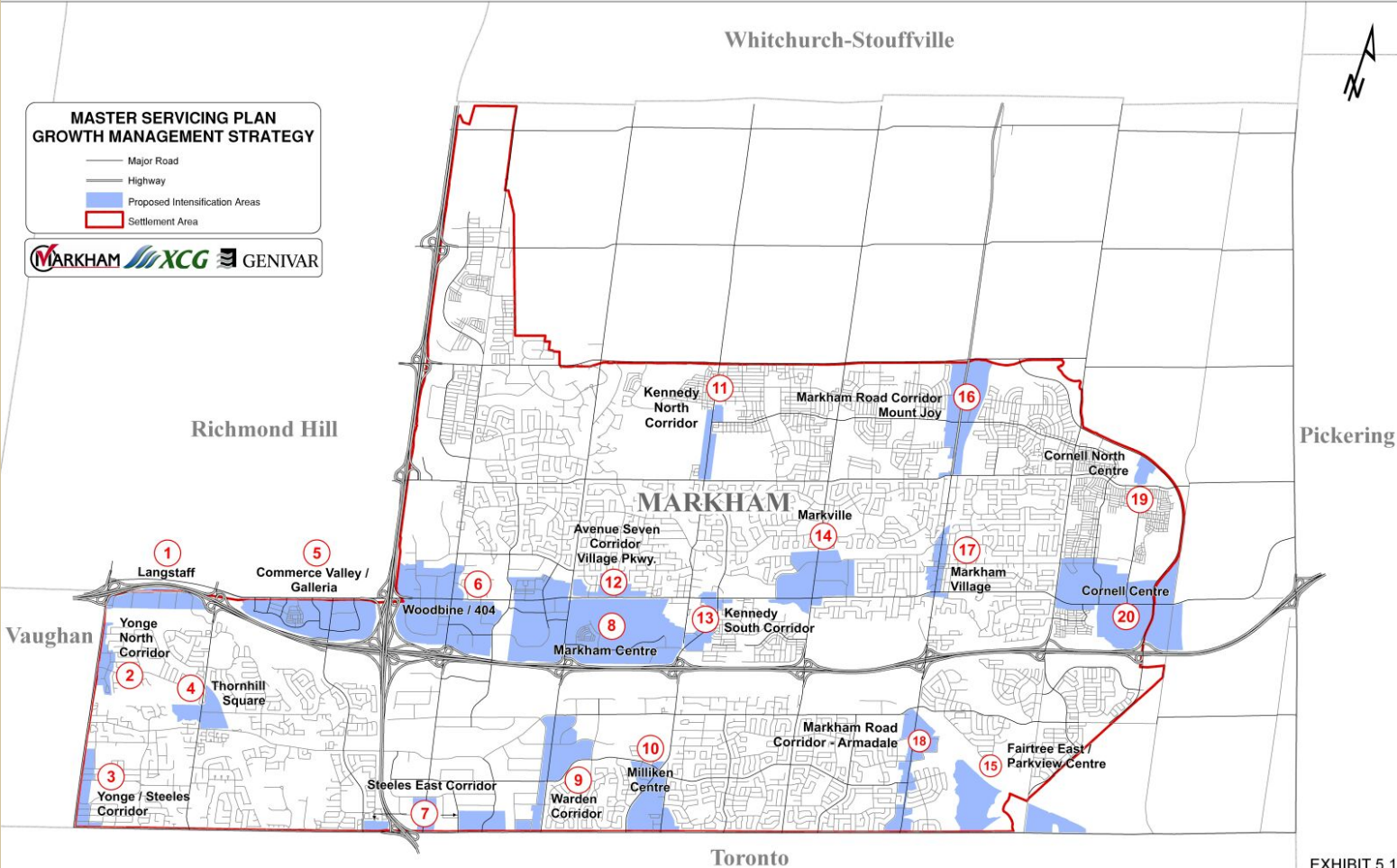
## Purpose of Presentation & Study Approach

- **The purpose of this presentation is to review the feasibility and cost implication of two growth scenarios for 2031 (52-60% vs No Urban Boundary Expansion)**
- **Assessment of existing system in Intensification Areas**
- **Growth applied to proposed Intensification Areas and additional lands north of Major Mackenzie Dr.**
- **Assessment of capacity for the proposed systems (water, sanitary & storm) for the 52-60% and No Urban Boundary Expansion growth options**
- **Identified costs to upgrade or construct new infrastructure to accommodate the two growth options**
- **Further detailed assessment of the Council's endorsed growth option to follow**

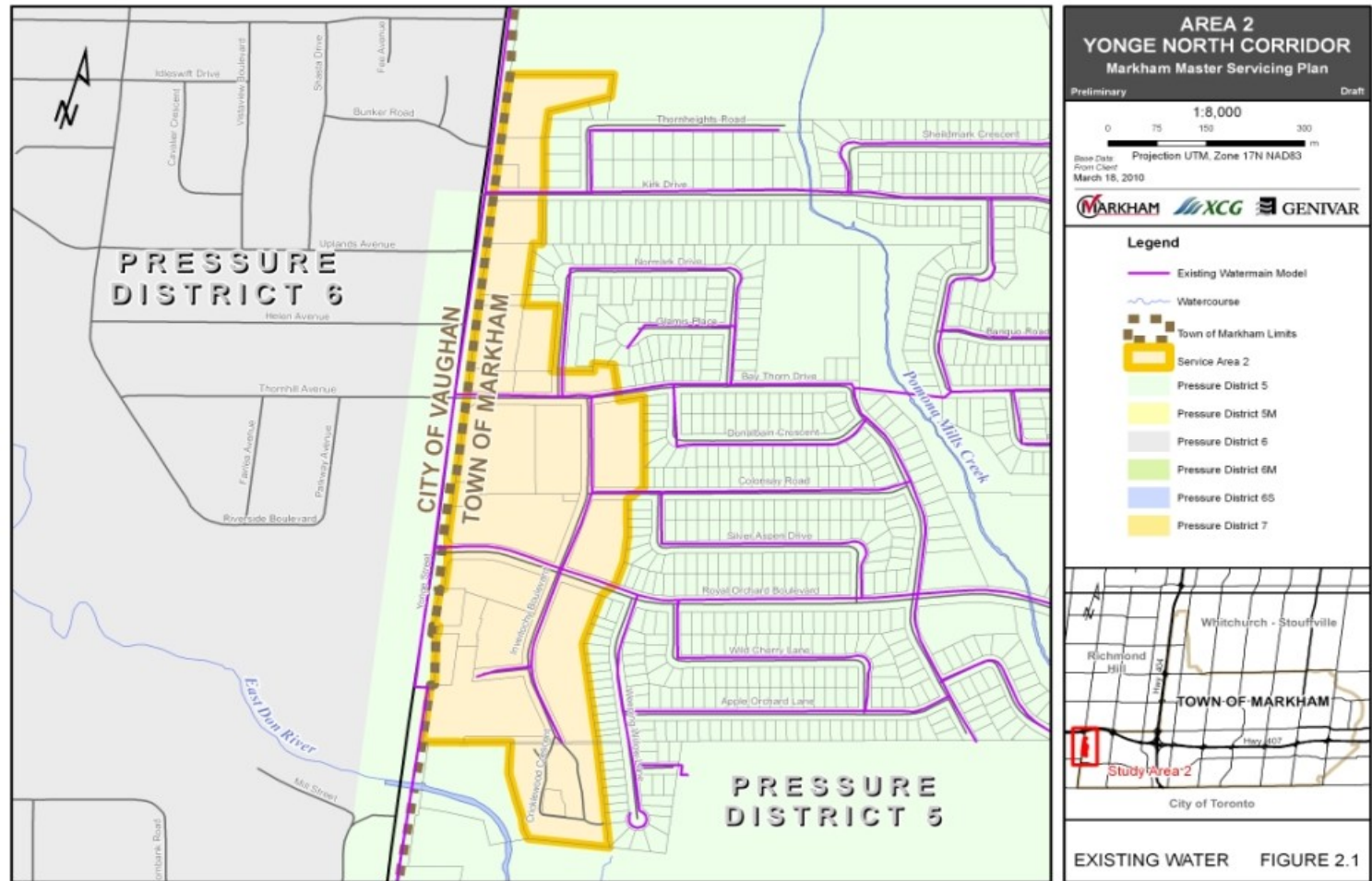
## 52 - 60% Growth Option - Study Areas



No Urban Boundary Expansion - Study Areas

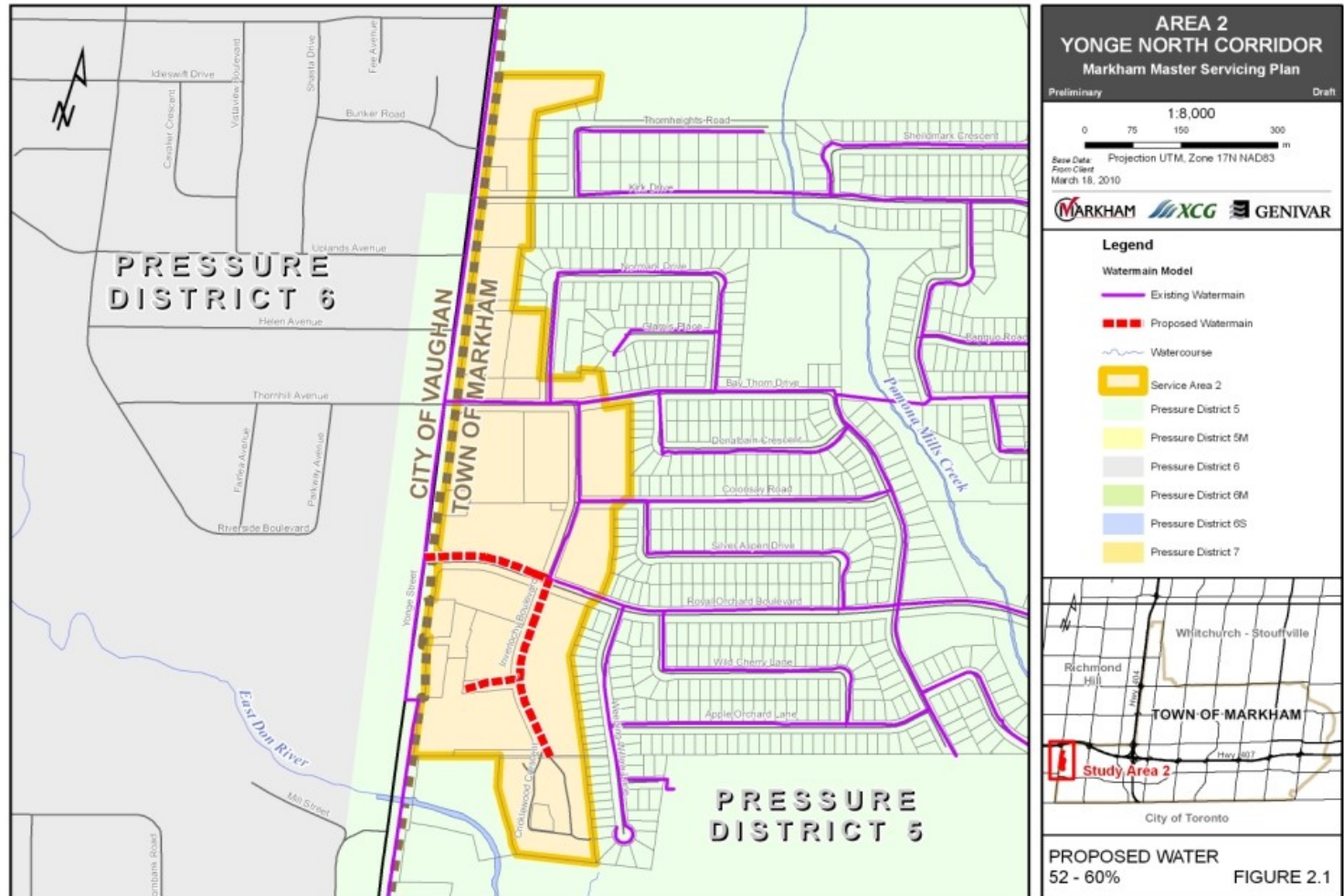


Area 2 Water - Existing

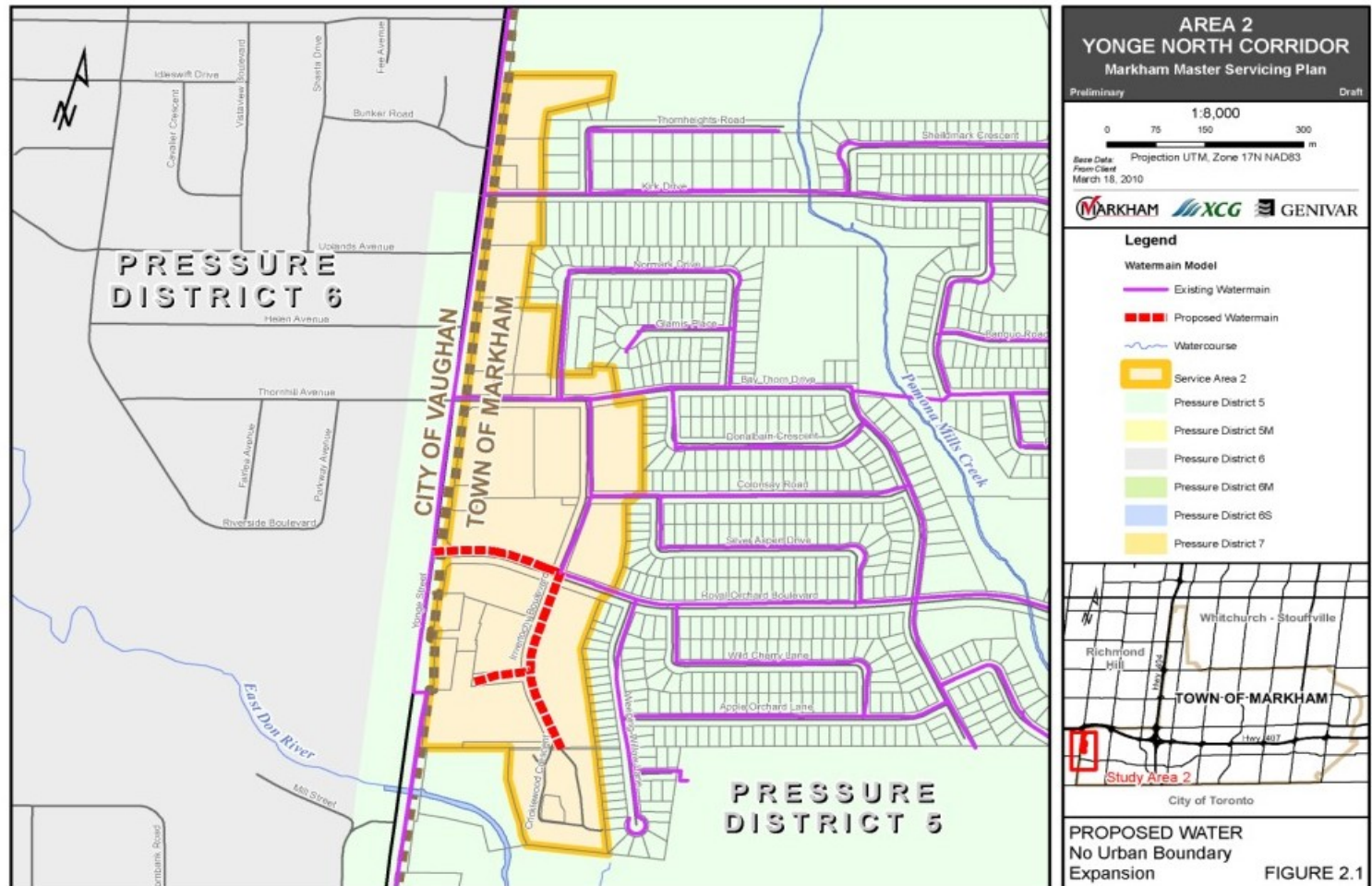




## Area 2 Water 52 - 60%

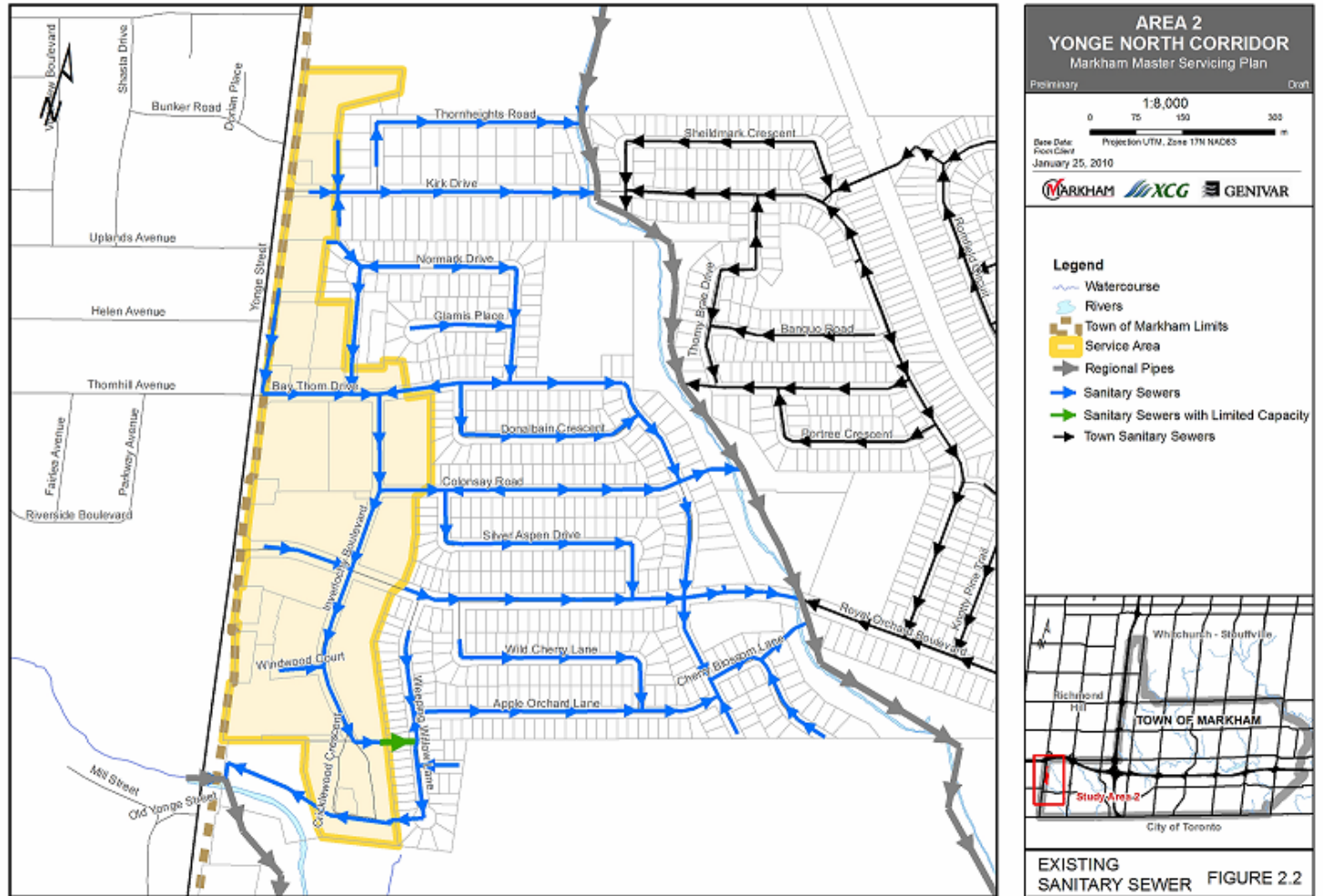


## Area 2 Water – No Urban Boundary Expansion

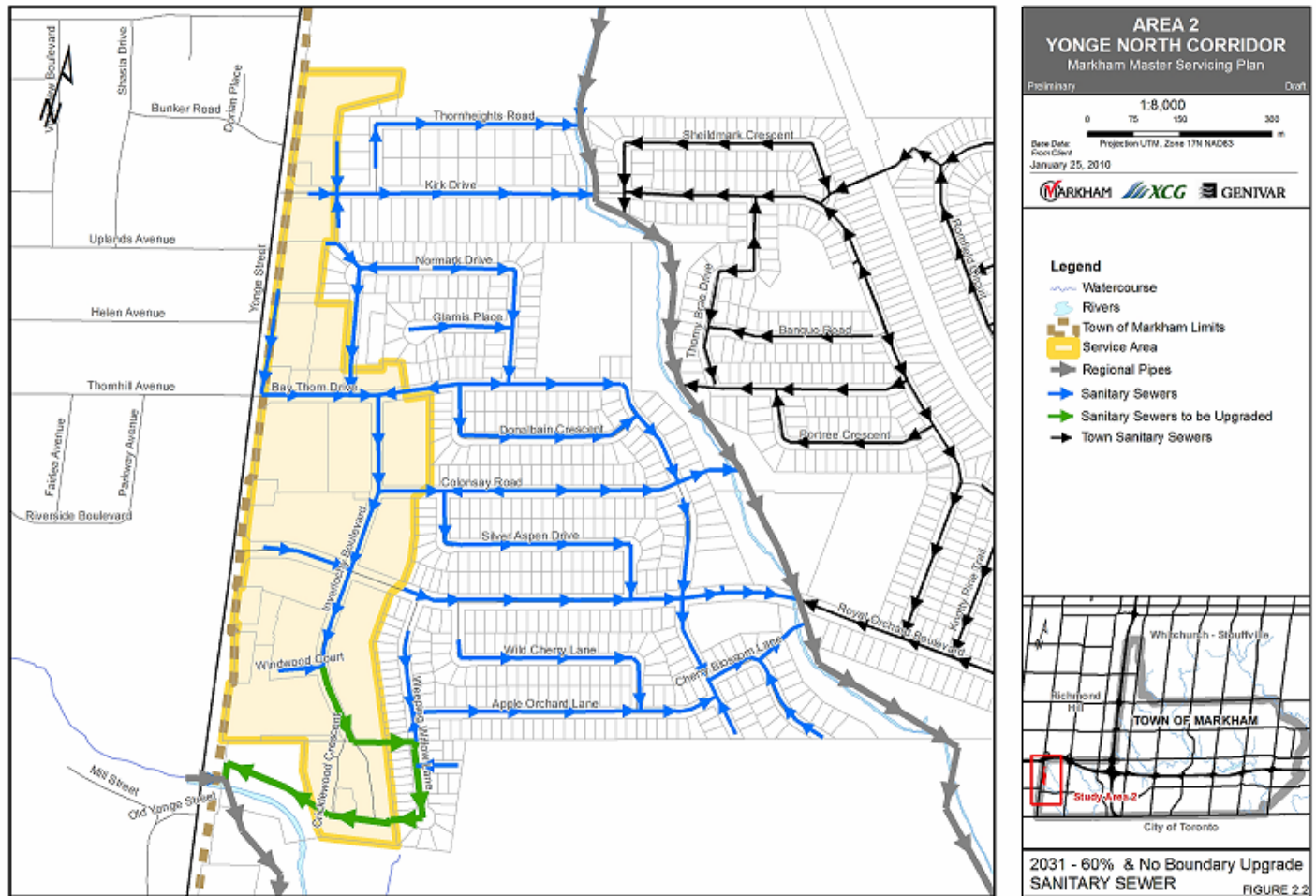




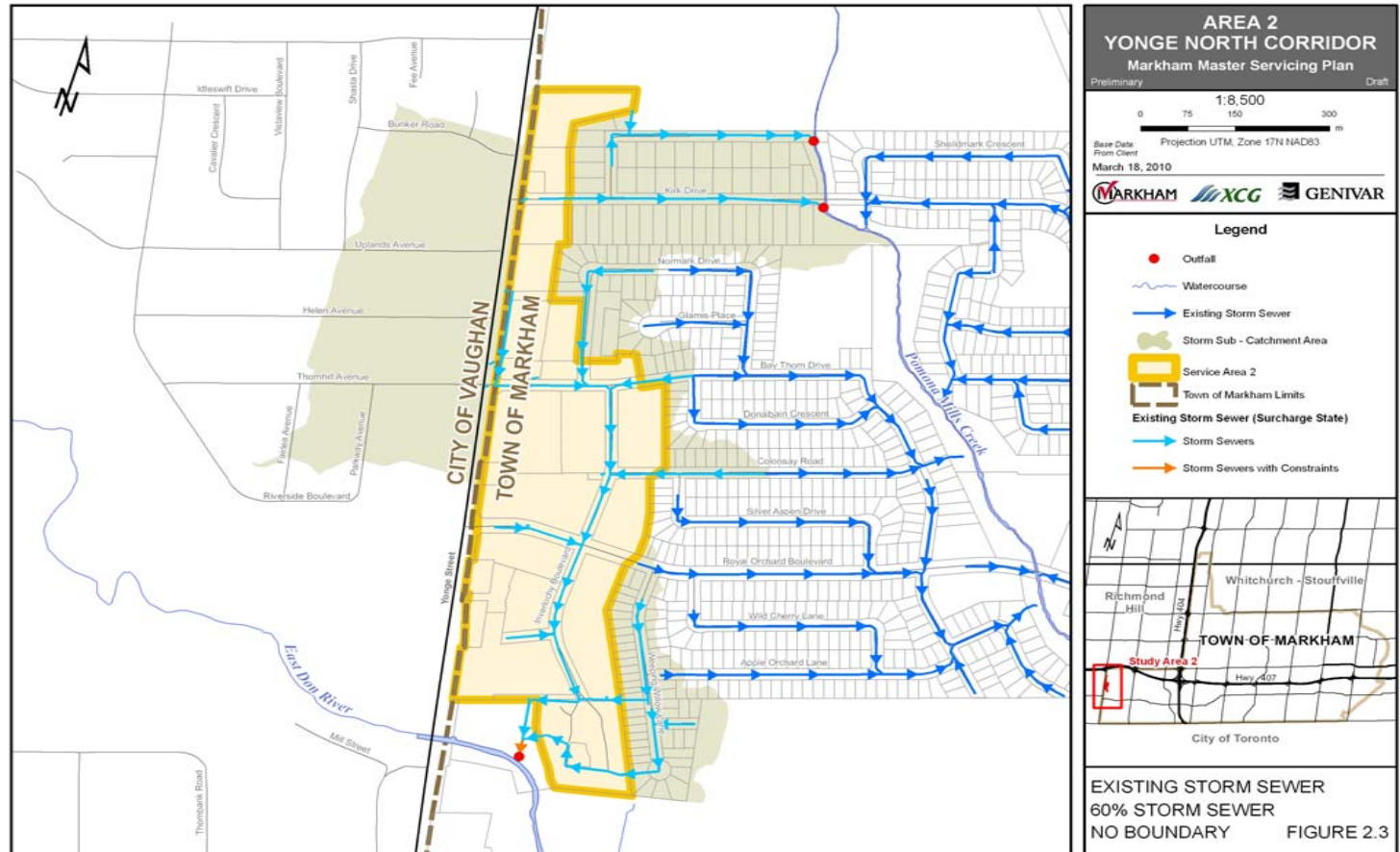
## Area 2 Sanitary - Existing



## Area 2 Sanitary 52 - 60% / NBE



## Area 2 Stormwater Existing/52-60%/NBE



## Preliminary Infrastructure Capital Costs<sup>(1)</sup>

- Funded by Development Charges
- Operation and Maintenance costs included in Finance Department's Financial Evaluation

	52-60% Growth Option DC Cost	No Urban Boundary Expansion Growth Option DC Cost
Water	\$ 9.3 million	\$ 2.8 million
Sanitary	\$ 30.4 million <sup>(2)</sup>	\$ 26.7 million <sup>(2)</sup>
Stormwater	\$ 38.0 million <sup>(2)</sup>	\$ 33.0 million <sup>(2)</sup>
<b>Total</b>	<b>\$ 77.7 million</b>	<b>\$ 62.5 million</b>

(1) Local servicing costs funded by developers and Regional servicing (sanitary & water) costs not included

(2) Growth and Non-growth costs not defined

\* Costs may change after completion of detailed assessment

# Conclusions

- **The 52-60% and the No Urban Boundary Expansion options can be serviced with appropriate infrastructure upgrades**
- **52-60% option will result in existing system upgrades in the proposed intensification areas and new infrastructure in the expansion lands north of Major Mackenzie Drive**
- **No Urban Boundary Expansion option will result in additional infrastructure beyond the 52-60% option to reinforce the servicing systems in existing communities**
- **Capital cost and municipal operational and maintenance costs are generally lower for No Urban Boundary Expansion option.**
- **Cost to service both options to be funded by developments (local services or Development Charges)**
- **Costs for both options were submitted to the Finance Department for the financial evaluation**
- **Servicing cost is only one component in the overall Growth Management Strategy to develop a sustainable growth option for the Town.**



## Next Steps

- **Finalize the study based on Council's endorsed Growth Management option**
- **Presentation of the study to Development Services Committee – May 25, 2010**
- **Provide final cost evaluation to Finance – June 2010**
- **Staff Report to Council – Fall 2010**

## Comments / Questions