

Appendix C – Alternative to Recommendation - Interim Phasing and Financing Plan

Part 1 - 235K Growth Plan Areas

- The 2014 Servicing Agreement Fee (SAF) Rate and 2014 Development Levy Rate remain unchanged and apply to 235K land only.
- The 2015 SAF Rate for the 235K lands and 2015 Development Levy Rate for the 235K lands is \$304,960 per hectare effective January 1, 2015.
- The following Employment Areas pay the 235K rate in 2014 and 2015:
 - Land bound by Diefenbaker Drive, Armour Road, Pasqua Street and Highway 11
 - Employment land within the Hawkstone, Kensington Greens, SomerSet approved concept plan areas
 - Fleet Street Business Park Phase 1

Part 2 – 300K Growth Plan Areas

- Up to 15 Net Hectares per year (based on SAF Policy) of subdivision may proceed in each of the following neighbourhoods in 2014/2015. Municipal Reserve will be allowed in addition to the 15 hectares. The developer will be permitted to request servicing agreements with the City for this amount of land, provided all prior approvals and submission requirements are met.
 - Harbour Landing West (within the approved 120 ha area only)
 - Westerra
 - North of Lakeridge
 - Coopertown
- The following areas are not allowed to proceed in 2014/2015:
 - Northridge
 - The Towns (North)
- The 2014 SAF Rate and 2014 Development Levy for the 300K lands is \$345,278 / hectare. These rates are in effect upon Council approval of the Interim Phasing and Financing Plan and Development Levy Bylaw, respectively.
- The 2015 SAF Rate and 2015 Development Levy for the 300K lands is \$359,089 / hectare. These rates are effective January 1, 2015.
- The 2014 SAF Surcharge and 2014 Development Levy Surcharge for the Coopertown lands is \$241,411 / hectare. These rates are in effect upon Council approval of the Interim Phasing and Financing Plan and Development Levy Bylaw, respectively.
- The 2015 SAF Surcharge and 2015 Development Levy Surcharge for the Coopertown lands is \$229,489 / hectare. These rates are effective January 1, 2015.

Part 3 – Conditions

- All high level planning instruments must be approved (i.e. Neighbourhood/Secondary Plan, Concept Plan) prior to rezoning and subdivision application
- All projects internal to the boundaries of 300K Neighbourhood Plans/Concept Plans will be funded by the developer in entirety and will not receive any reimbursement by the City from Servicing Agreement Fee funds or City Contributions.
- Payments for oversized infrastructure within all development lands will be made where deemed required by the Executive Director of Community Planning and Development. Payment for any approved oversize infrastructure will be included in a servicing agreement as per the *Administration of Service Agreement Fees and Development Levies* policy.
- **Harbour Landing West:**
 - No projects required for the development in 2014/2015 will receive SAF funding, except traffic signals if required.
 - All 2014/2015 water, wastewater and storm water projects required for the development are to be funded by developer, including trunks.
 - Developer must own, operate and maintain interim storm water solution until post-300K solution is implemented.
- **Westerra:**
 - SAFs will fund 100% of the cost of widening Dewdney Avenue when approved through capital budget (barring policy changes from the SAF Policy Review).
 - All 2014/2015 water, wastewater and storm water projects required for the development are to be funded by developer, including pump stations, force mains and trunks.
 - City will endeavor to assist in collecting funds from future developers utilizing the designed and constructed capacity of the wastewater pump station and force main to offset the costs.
- **North of Lakeridge:**
 - No projects required for the development in 2014/2015 will receive SAF funding.
 - All 2014/2015 water, wastewater and storm water projects required for the development are to be funded by developer, including trunks.
 - Developer must fund the downstream wastewater improvements including the cost of reconstructing McCarthy Blvd if directional boring is not feasible and utilized.
 - City will endeavor to assist in collecting funds from future developers utilizing the designed and constructed capacity of an improved downstream waste water system to offset the cost.
- **Coopertown:**
 - SAFs will fund 100% of the cost of widening Courtney Street (if triggered) when approved through capital budget (barring policy changes from the SAF Policy Review).

- All 2014/2015 water, wastewater and storm water projects required for the development are to be funded by developer, including trunks, lift stations and downstream storm water improvements, if required.
- City will endeavor to assist in collecting funds from future developers utilizing the designed and constructed capacity of the wastewater lift station.