



Community Services Levies Working Group: Recreation Preliminary Rate

July 31, 2023



Today's Agenda

1. Welcome & Agenda Overview
2. Preliminary Levy Rate
3. Methodology
4. Discussion



Meeting Norms

- **Presentations:** Please hold questions until the end.
- **Tone:** Keep a positive tone. Discuss ideas on addressing issues.
- **Listen & Respect:** Every voice is an important voice. Everyone participants, no one dominates
- **Sounds:** Mute your mic when you are not talking (online). Speak-up so that those online can hear (in-person).
- **Sights:** You are encouraged to turn on your camera if you are online.
- **Discussion:** If you would like to comment or have a question, please raise your hand (in-person/online). We will get to you in order as best as we can.



Preliminary Levy Rate

	2024 Rate (Inflation-Adjusted) (\$/ha)	Preliminary 2024 Bylaw Rate (\$/ha)	Change (%)
Recreation Levy Rate	\$52,635	\$53,069	1%



Levy Rate Model



Annual Calculation \longrightarrow
using escalation and discount rates

Starting Balance	\$	
Capital Expenditures	Minus	
Developer Contributions (levy rate x ha)	Plus	
Investment Income / (Interest expense)	Plus / (Minus)	
Ending Balance	= \$	= \$0



Major Model Assumptions

Item	Description
Planned land	<ul style="list-style-type: none"> • Includes all current ASP land • Includes all projects directly aligned with growth • Model period to 2055, plus 3 years for levy payment schedule
Land Absorption	<ul style="list-style-type: none"> • All leviable land will sign a development agreement (DA) by the end of the model period • Steady decline in DA's from 2027 to the end of the model period
Expenditures	<ul style="list-style-type: none"> • All projects will be built within the model period • Some years will have a negative levy balance • Other funding to deliver projects will be available as needed
Levy Rate	<ul style="list-style-type: none"> • Balances expenditures with revenues to achieve \$0 at the end of the model period
Incoming Levy Balance	<ul style="list-style-type: none"> • Equates to the “previously levied” land / population i.e. supports the portion of costs not being paid by the remaining leviable land



Key Model Variables

Item	Influencing Factors
Expenditures	<ul style="list-style-type: none">• Priority projects, corporate prioritization, Council approvals
Land absorption	<ul style="list-style-type: none">• Annual fluctuations
Escalation rate	<ul style="list-style-type: none">• 5-year rolling average
Discount rate	<ul style="list-style-type: none">• 5-year rolling average
Payment schedule	<ul style="list-style-type: none">• Community Services is paid in year 3

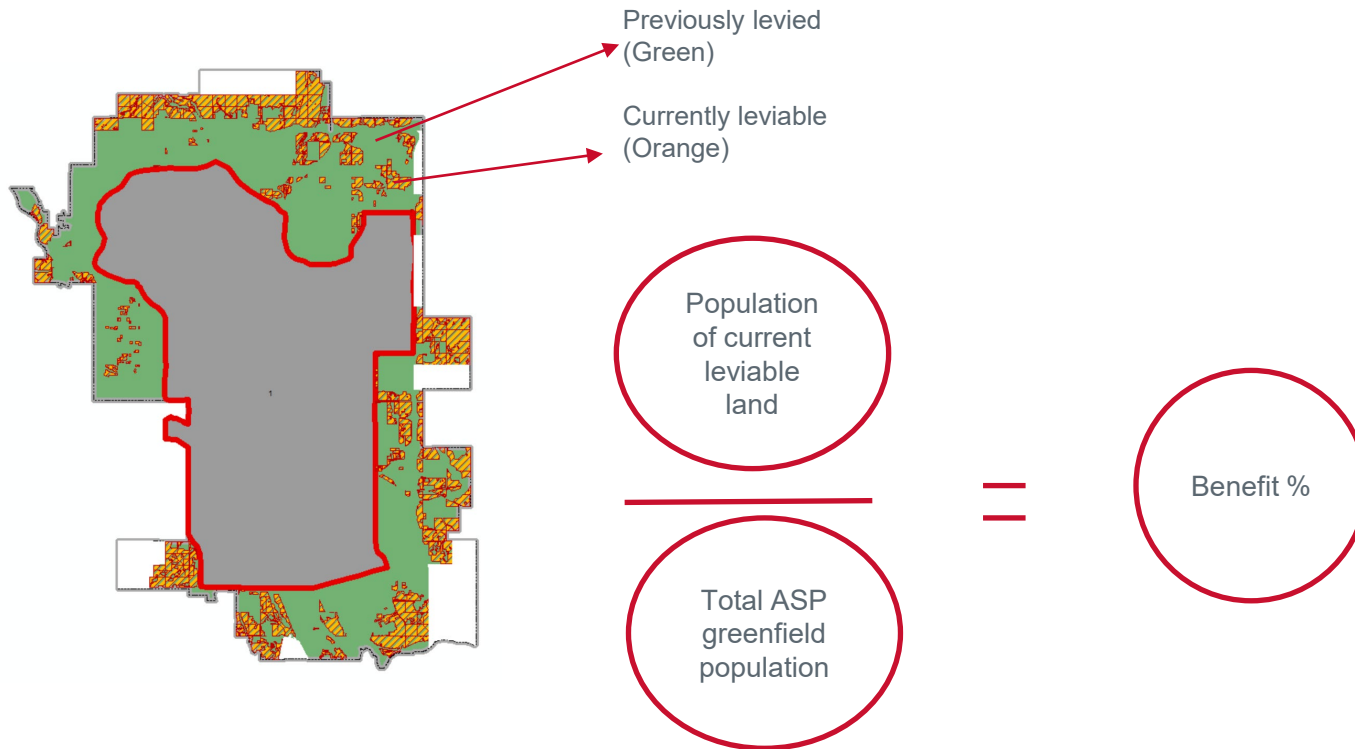


Benefit Calculation

Benefit Measurement: Benefit is measured using the share of population in benefiting areas.

Benefiting Areas include: With adequate level of service in the Established Area, 100% of benefit is assigned to the greenfield, and is split based on the forecast population in lands that have already signed development agreements and paid off-site levies (levied lands), and lands that have not yet signed development agreements and paid off-site levies (leviable lands).

Benefit Allocation Calculation $\text{Benefit} = (\text{Sum of forecast population in all leviable lands in approved ASPs}) / (\text{Sum of forecast population and in all greenfield ASP lands})$



Thank you!