



# **Growth Management Implementation Strategy - 2013 Update**

**SWM Reserve Fund  
Debt Management Issue**

# Growth Management Implementation Strategy - 2013 Report

- The GMIS:
  - Aligns major servicing infrastructure with growth needs across multiple capital budgets:
    - Wastewater and Treatment Capital,
    - Water Capital, and
    - General Growth Supported Capital.
  - Allows Council to react to significant fluctuations in development charge revenues, and
  - Provides an opportunity for the development community to comment on the timing of specific infrastructure projects.

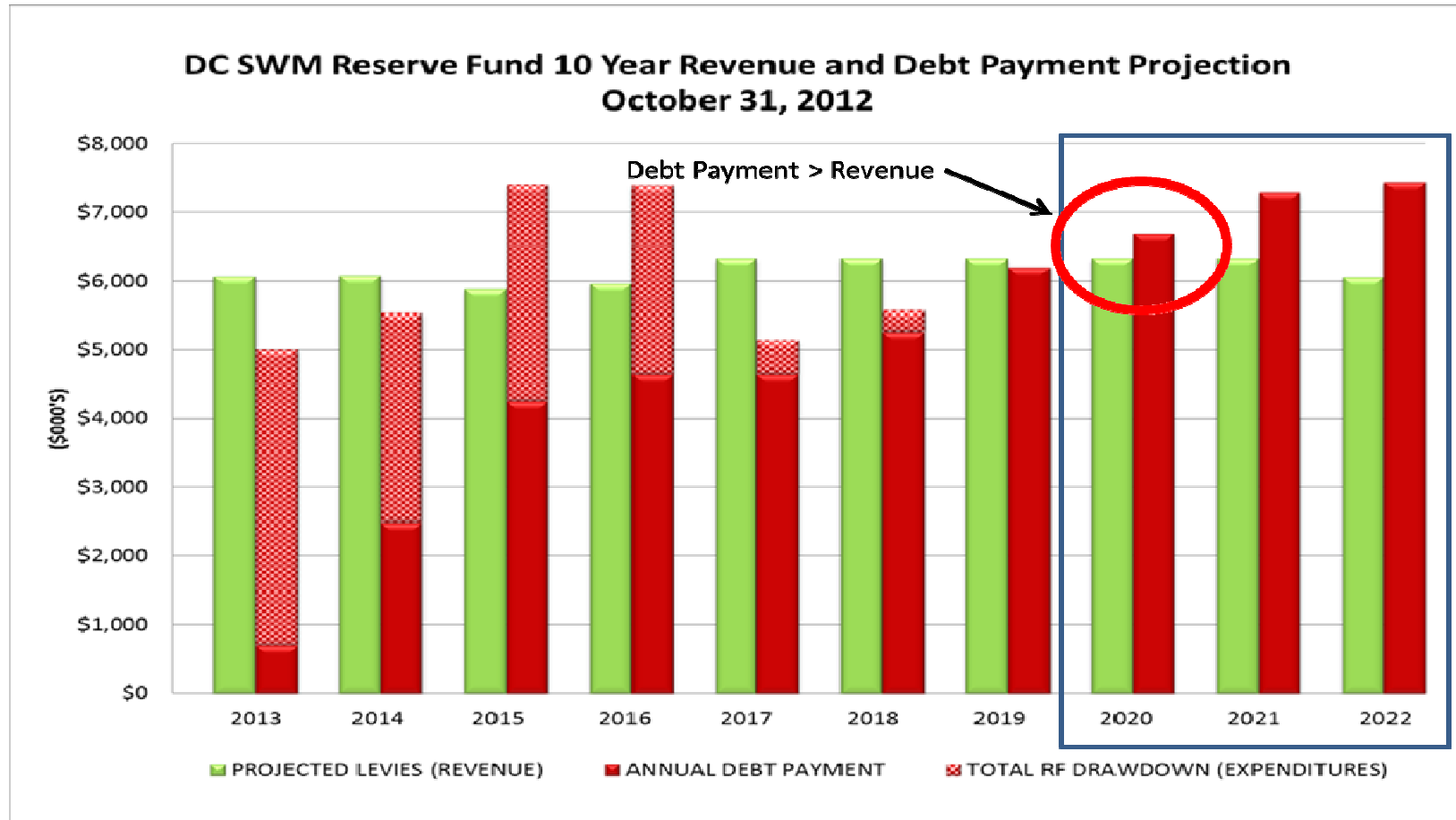
# Growth Management Implementation Strategy 2013

- 2013 GMIS Report
  - Includes a new comprehensive financial and debt analysis.

# Growth Management Implementation Strategy 2013

- The current debt position of the ten (10) reserve funds was reviewed
- Due to debt levels for approved projects, the Stormwater Management Reserve Fund is not on a sustainable path, over the long term.

# Stormwater Management Debt

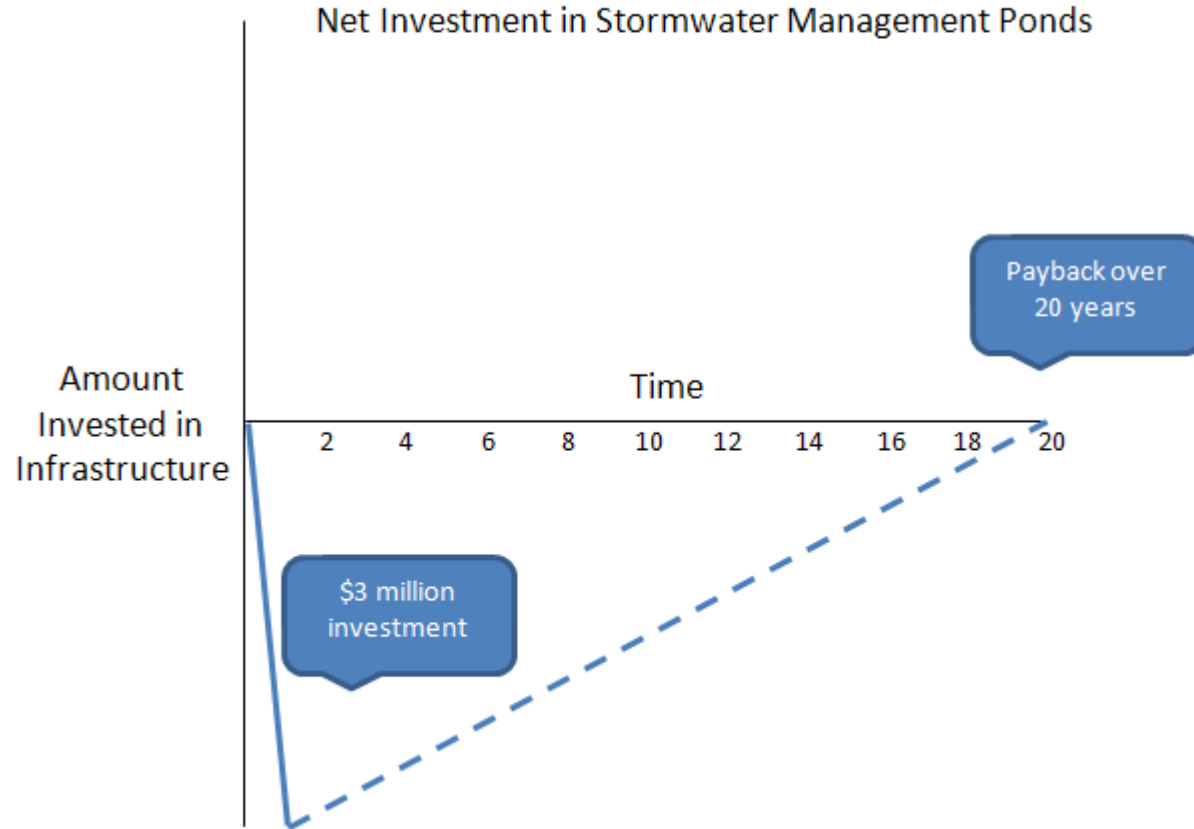


## What caused this problem?

- Total DC Revenues (from residential and non-residential construction) are approximately 16% below expectations between 2010 and 2012.
- Investments in new infrastructure are slightly higher than the pace that was forecasted in the 2009 DC study.
- The need to construct Stormwater Servicing projects prior to development proceeding.

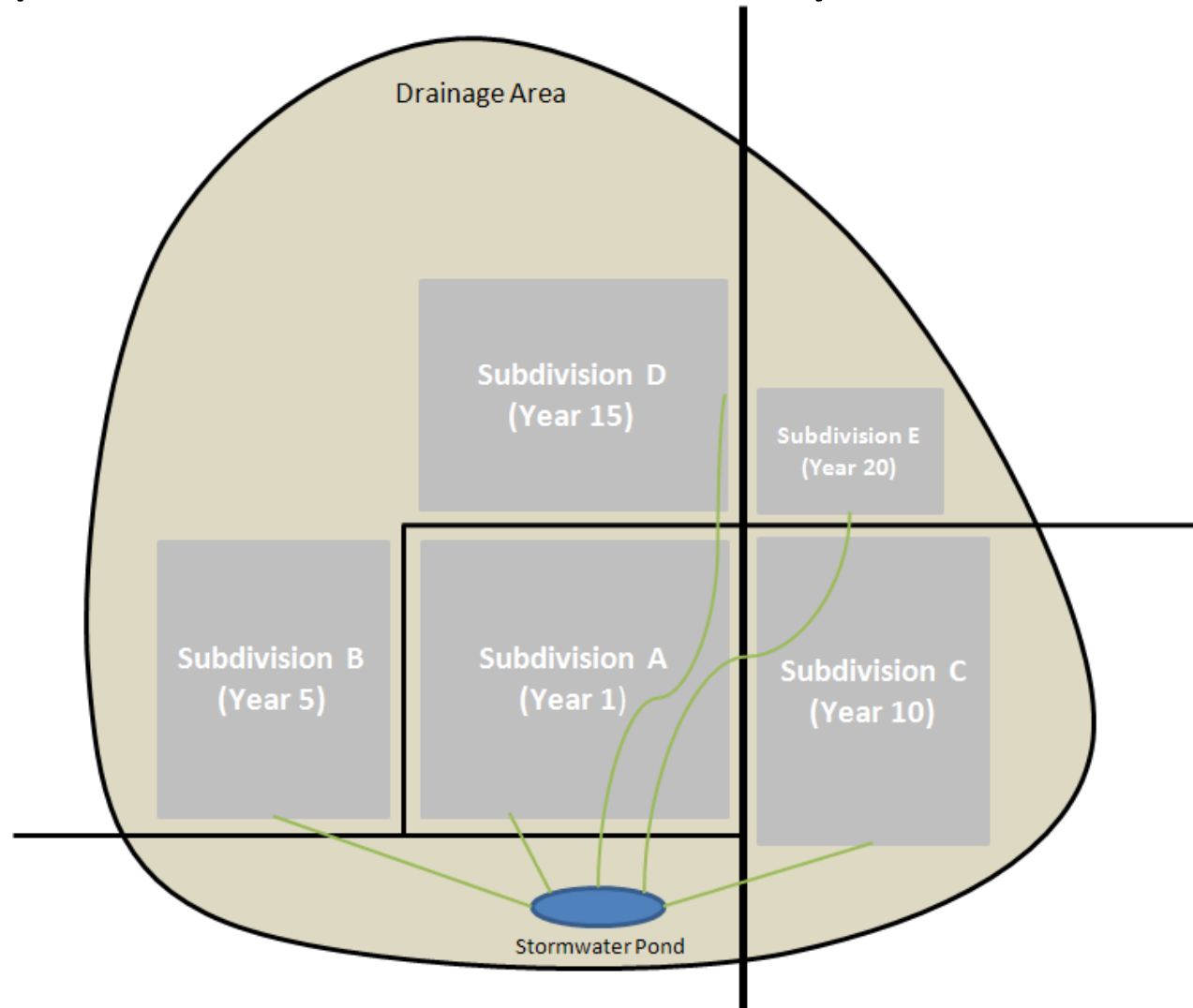
# Growth Management Implementation Strategy 2013

- Recognize cash flow pattern for some DC funded infrastructure



# Growth Management Implementation Strategy 2013

- Example : Pond construction and years of recovery





## Administrative Recommendations

- In the future carefully consider accelerating future SWM ponds;
- To manage the existing SWM debt problem, staff recommends:
  - Deferral of SWM projects in the near term; and/or
  - Change the Stormwater Management Funding approach, and/or
  - Increase the 2014 DC SWM rate.
- These recommendations to be discussed with the DC stakeholder Committee.