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Memorandum

March 24, 2022

Attention: **Scott O'Donnell**
Town of Halton Hills

Subject: **Halton Hills Development Charges Background Study**
Review of Technical Appendix

David Schaeffer Engineering Ltd. was retained by Southwest Georgetown Landowners Group Inc. to review and provide preliminary comments from the Technical Appendix materials provided at the Development Stakeholder Meeting #2 held on February 28, 2022. This memorandum summarizes comments by DSEL for consideration by the Town of Halton Hills.

1. The 2022 Development Charge transportation cost estimates in the Technical Appendix have increased and decreased from the 2017 comparable projects. Some transportation projects increase from 2017 to 2022 by the total index amount of ~ 16% (or 3%/year compounded). Other projects do not increase at all, and are the same costs carried forward from 2017. Some projects have increased significantly, and by more than the indexing amount noted above.

We request clarification from the Town of Halton Hills for the projects that have increased by more than the indexing amount, but appear to be the same project. The presentation slides indicate some of the projects have modified scope from 2017 (i.e. increased road length), and highlights two projects that fall under this category (Mountainview and Guelph Rd. Intersection improvements, and Eighth Line improvements project # 6200-16-1904). However, there are several

other projects that are not explicitly mentioned that have increased in cost, and additional information on why these costs have increased are requested.

Town project numbers listed below:

- 6200-16-2402
- 6200-16-1004
- 6200-27-0101
- 6200-16-1803

2. There are several active transportation improvement projects totaling approximately \$8.9M (~37% of which is growth related). It is difficult to verify if costing is appropriate without additional information on the individual projects. We request Halton Hills provide additional information on the active transportation projects such as a project costing sheets, and a map of the projects if applicable.
3. There are 11 projects described as Sidewalks and Pedestrian Crossings that have a growth-related cost. We request the Town of Halton Hills provide a map if these sidewalk and pedestrian crossing improvements, and the supporting calculation for Benefit to Existing (BTE) for projects No. 86 to 96.
4. Project 6200-16-1004 appears to increase by 825% from 2017 to 2022. Is this correct?
5. How were the BTE calculations for stormwater and transportation calculated – please provide calculations?

We look forward to further discussions on the Halton Hills Development Charge Background Study, and if you have any questions related to this memorandum please contact the undersigned.

Comments prepared by Ryan Kerr, P.Eng.

Sent by Email

David Schaeffer Engineering Ltd.