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DEVELOPMENT CHARGE CREDIT REQUEST BALLYMORE HOMES - BRENTWOOD SUBDIVISION

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report, November 2, 2004, from the Commissioner of Finance:

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize a development charge (“DC”) credit in the amount of \$362,701 for the growth-related component (development charges) and a recovery of \$12,640 for the non-growth component (tax levy) of proposed road works undertaken by Ballymore Development (Aurora) Corp. in the Town of Aurora, subject to completion of the works to the satisfaction of the Commissioner of Transportation and Works; and,
2. Staff be authorized to fund the growth component of the development charge credit regarding St. John’s Side Road and Bathurst Street totalling \$362,701 from the Regional roads Development Charges previously collected through the buildout of the Ballymore Homes residential subdivision.

2. PURPOSE

The purpose of this report is to authorize a development charge credit for road works performed by Ballymore Development (Aurora) Corp., along St. John’s Side Road at Cliff Trail and at Woodland Hills Blvd., and along Bathurst Street at Woodland Hills Boulevard in the Town of Aurora in advance of the construction timing projected in the Regional Roads Capital Program. This report also seeks authorization to fund credits approved by Council from road development charges previously collected from the developer through buildout of the developer’s subdivision.

3. BACKGROUND

3.1 DC Credit Policy

At its May 9th and May 23, 1996 meetings, Regional Council approved a detailed development charge credit policy for capital works undertaken by the developer in advance of the planned reconstruction program (subsequently amended June 23, 2003 as part of the passing of Regional Development Charge By-law No. DC-0005-2003-050).

Ballymore Development (Aurora) Corp. has forwarded a request for the consideration of DC credits for road intersection improvements on St. John's Side Road at Cliff Trail and at Woodland Hills Blvd. and on Bathurst Street at Woodland Hills Boulevard intersections in the Town of Aurora (Attachment 1).

4. ANALYSIS AND OPTIONS

4.1 Development Charge Credit Request

Ballymore Development (Aurora) Corp. has developed a residential subdivision in the Town of Aurora. In order to proceed with the development of the lands, the developer was required to undertake road improvements along St. John's Side Road at Cliff Trail and at Woodland Hills Boulevard in the Town of Aurora. These road improvements were not incorporated in the Region's 10 Year Capital Program.

In addition, to proceed with the development of the lands, the developer was also required to undertake road improvements along Bathurst Street at Woodland Hills Boulevard in the Town of Aurora. These road improvements have been incorporated in year 2006 of the Region's 10 year Capital Program.

All road improvements were required in advance of the planned reconstruction program at an estimated cost of \$ 584,235.

5. FINANCIAL IMPLICATIONS

5.1 Development Charge Credit

The subject subdivision (19T-00005) is comprised of 103 residential units. Buildout of this phase of the subdivision has resulted in the collection of regional development charges totalling approximately \$1.0 million, of which \$0.4 million pertains to the roads component of the charge.

The Regional Transportation and Works Department has reviewed the request submitted by Ballymore Development (Aurora) Corp. in accordance with the approved DC credit policy, and has determined that \$ 474,119 of the total value of the road works is eligible for DC credit (Attachment 2).

In accordance with the DC credit policy, the developer is responsible for the non-growth component of the St. John Side Road works in the amount of \$98,778 as the construction of the works is not included in the Region's 10 year capital program. As well, in order to advance the Bathurst Street and Woodland Hills Blvd. road works from its planned construction timing of 2006 in the Region's 10 year capital program, the developer will be responsible for a share of the non-growth component of the works. Attachment 3 outlines the non-growth discounting methodology associated with this request.

It is proposed that a DC credit be permitted for the growth-related component of the works in the amount of \$362,701, and \$ 12,640 for the non-growth component. As the road DC for this subdivision have been paid in full, it is recommended that the growth-related component (development charges) of the DC credit is to be funded from development charges collected from the developer during the buildout of the residential subdivision. The non-growth component (tax levy) of the works is provided for in the 2004 Roads Capital Budget. The developer has been contacted and is in agreement with the credit amount.

6. LOCAL MUNICIPAL IMPACT

The proposed road improvements will benefit the Town of Aurora in terms of improving traffic flow along St. John's Side Road and Bathurst Street. These improvements also facilitate the buildout of the subdivision in the Town of Aurora.

7. CONCLUSION

The DC credit request submitted by Bally Development (Aurora) Corp. has been reviewed in accordance with the approved DC credit policy. It is proposed that, subject to the satisfaction of the Commissioner of Transportation and Works, the developer be eligible for a roads DC credit of \$362,701 and a non-growth cost recovery of \$ 12,640 from tax levy.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is attached to this report.)