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DEVELOPMENT CHARGE CREDIT REQUEST
16TH AVENUE/ROY RAINEY AVENUE & 16TH AVENUE/ALEXANDER LAWRIE
DRIVE
TOWN OF MARKHAM

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report, January 8, 2007, from the Commissioner of Finance:

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize a development charge (“DC”) credit in the amount of \$407,954 (76.5%) for the growth-related component (development charges) of proposed road works to be undertaken by 16Th & McCowan Holdings Limited and Mattamy (Robinson Creek) Developments Limited in the Town of Markham, 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 totalling \$407,954 from Regional Roads Development Charges previously collected through the buildout of the surrounding residential subdivisions prior to the approval of the road credits.

2. PURPOSE

The purpose of this report is to authorize a development charge credit for road improvements performed by 16Th & McCowan Holdings Limited and Mattamy (Robinson Creek) Developments Limited on the intersections of 16th Avenue/Roy Rainey Avenue & 16th Avenue/Alexander Lawrie Drive in the Town of Markham in advance of the completion of the road works carried out by the Region.

3. BACKGROUND

3.1 DC Credit Policy

At its May 9th and May 23rd, 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).

The developer, 16Th & McCowan Holdings Limited and Mattamy (Robinson Creek) Developments Limited, has forwarded a request for the consideration of DC credits for road intersection improvements on 16th Avenue at Roy Rainey Avenue and on 16th Avenue at Alexander Lawrie Avenue in the Town of Markham (Attachment 1).

4. ANALYSIS AND OPTIONS

4.1 Development Charge Credit Request

16Th & McCowan Holdings Limited and Mattamy (Robinson Creek) Developments Limited are part of a Developer group that are currently developing residential subdivisions in the Town of Markham in the Wismer Commons area. In order to proceed with the development of the lands, the developers are required to undertake roadwork improvements on 16th Avenue at Roy Rainey Avenue and at 16th Avenue at Alexander Lawrie Drive in the Town of Markham in advance of the planned reconstruction program at an estimated cost of \$749,762. The road improvements in the Town of Markham have not been incorporated in the Region's 10 Year Capital Program.

5. FINANCIAL IMPLICATIONS

The subject subdivisions (19T-03008.M, 19T-02011.M) are comprised of 404 residential units. Buildout of this phase of the subdivision has resulted in the collection of regional development charges totalling approximately \$6.5 million, of which \$1.9 million pertains to the roads component of the charge.

The Regional Transportation and Works Department has reviewed the request submitted by 16Th & McCowan Holdings Limited and Mattamy (Robinson Creek) Developments Limited in accordance with the approved DC credit policy, and has determined that \$ 533,273 of the total value of the road works is eligible for DC credit (Attachment 2).

In accordance with the DC credit policy, the developers are responsible for the non-growth component of the 16th Avenue and Roy Rainey/Alexander Lawrie road works in the amount of \$125,319 as the construction of the works is not included in the Region's 10 year capital program.

It is proposed that a DC credit be permitted for the growth-related component of the works in the amount of \$407,954. The developer has been contacted and is in agreement with the credit amount.

In December 2006, 16Th & McCowan Holdings Limited registered a phase of their subdivision in the amount of \$287,725.50, representing the roads portion of the development charge. Mattamy (Robinson Creek) Developments Limited also registered a phase of their development in the amount of \$34,597.50, representing the roads portion

of the development charge. In total, the road component amount of \$322,323.00 was paid to the Region in December by the two developers. In addition, other developers that form part of the Wismer Commons Developer Group paid \$405,944.00 in December 2006 representing the roads portion of development charges.

Due to servicing capacity constraints, there are no current opportunities for further development in the foreseeable future. Therefore, it is recommended that the growth-related component (development charges) of the DC credit be funded from development charges collected from the buildout of the Developer group in December 2006.

6. LOCAL MUNICIPAL IMPACT

The proposed road improvements will benefit the Town of Markham in terms of improving traffic flow along 16th Avenue at Roy Rainey Avenue and at Alexander Lawrie Drive. These improvements also facilitate the buildout of the 404 subdivision in the Town of Markham.

7. CONCLUSION

The DC credit request submitted by 16th & McCowan Holdings Limited and Mattamy (Robinson Creek) Developments Limited has been reviewed in accordance with the approved DC credit policy. It is proposed that, subject to satisfactory completion of the works, the developer be eligible for a roads DC credit of \$407,954 (76.5%), funded from the Regional roads DC previously collected.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the February 7, 2007 Committee meeting.)