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DEVELOPMENT CHARGE CREDIT REQUEST BAZIL DEVELOPMENTS LTD. - TRANQUILITY SUBDIVISION

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report, December 17, 2004, from the Commissioner of Finance:

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize a development charge (“DC”) credit in the amount of \$36,069 (76.5%) for the growth-related component (development charges) of proposed road works to be undertaken by Bazil Developments Limited in the Town of Richmond Hill, 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 Yonge Street and Regatta Avenue Intersection totalling \$36,069 from the Regional Roads Development Charges previously collected from the developer group through the buildout of the residential homes in the Tranquility subdivision.

2. PURPOSE

The purpose of this report is to authorize a development charge credit for road improvements performed by Bazil Developments Limited on Yonge Street and Regatta Avenue in the Town of Richmond Hill 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, Bazil Developments Limited, has forwarded a request for the consideration of DC credits for road intersection improvements on Yonge Street at Regatta Avenue in the Town of Richmond Hill (Attachment 1).

4. ANALYSIS AND OPTIONS

4.1 Development Charge Credit Request

Bazil Developments Limited is currently completing the buildout of a residential subdivision in the Town of Richmond Hill. In order to proceed with the development of the lands, the developer was required to undertake road improvements on Yonge Street at Regatta Avenue in the Town of Richmond Hill in advance of the planned reconstruction program at an estimated cost of \$86,036.43. The road improvements in the Town of Richmond Hill have not been incorporated in the Region's 10 Year Capital Program.

5. FINANCIAL IMPLICATIONS

5.1 Development Charge Credit

The subject subdivision (19T-95121) is comprised of 126 residential units. Buildout of this phase of the subdivision has resulted in the collection of regional development charges totalling approximately \$1.2 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 Bazil Developments Limited in accordance with the approved DC credit policy, and has determined that \$47,149 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 Yonge Street and Regatta Avenue Road works in the amount of \$11,080 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 \$36,069. 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 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 Richmond Hill in terms of improving traffic flow along Yonge Street and Regatta Avenue. These improvements also facilitate the buildout of the Tranquility subdivision in the Town of Richmond Hill.

7. CONCLUSION

The DC credit request submitted by Bazil Developments Limited 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 \$36,069, to be funded from the Regional Roads DC previously collected through the buildout of the residential subdivision in the Tranquility subdivision near the Yonge Street/Regatta Avenue intersection in the Town of Richmond Hill.

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause are attached to this report.)