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DEVELOPMENT CHARGE CREDIT REQUEST AUTUMN GROVE BUILDERS LTD., PHASE 1 TOWN OF RICHMOND HILL

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report, February 2, 2005, from the Commissioner of Finance:

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize a development charge ("DC") credit in the amount of \$66,432 for the growth-related component (development charges) and a recovery of \$20,408 for the non-growth component (tax levy) of proposed road works undertaken by Autumn Grove Builders Ltd. 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 totalling \$66,432 from the Regional Roads Development Charges previously collected through the buildout of the Autumn Grove phase I residential subdivision prior to approval of the road credits.

2. PURPOSE

The purpose of this report is to authorize a development charge credit for road works performed by Autumn Grove Builders Ltd. at Yonge St. and Tower Hill Road in the Town of Richmond Hill 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 collected from the developer prior to approval of the road DC credits.

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).

Autumn Grove Builders Ltd. has forwarded a request for the consideration of DC credits for road work improvements at Yonge St. and Tower Hill Road in the Town of Richmond Hill. (Attachment 1).

4. ANALYSIS AND OPTIONS

4.1 Development Charge Credit Request

Autumn Grove Builders Ltd. has developed 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 along the westerly leg of the intersection of Yonge St. and Tower Hill Road in the Town of Richmond Hill in advance of the planned reconstruction program at an estimated cost of \$122,337.00.

5. FINANCIAL IMPLICATIONS

5.1 Development Charge Credit

The subject subdivision (19T-89029) is comprised of a total of 152 residential units. Buildout of this phase of the subdivision has resulted in regional development charges received of approximately \$ 1.4 million of which \$0.5 million pertains to the roads component of the charge.

The Regional Transportation and Works Department has reviewed the request submitted by Autumn Grove Builders Ltd. in accordance with the approved DC credit policy, and has determined that \$ 86,840.00 of the total value of the road works is eligible for DC credit (Attachment 2).

It is proposed that a DC credit be permitted for the growth-related component of the works in the amount of \$66,432 (76.5%) and \$20,408 (23.5%) 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 prior to approval of these road DC credits. The non-growth component (tax levy) of the works is provided for in the 2005 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 Richmond Hill in terms of improving traffic flow along the intersection of Yonge St. and Tower Hill Road. These improvements also facilitate the buildout of the subdivision in the Town of Richmond Hill.

7. CONCLUSION

The DC credit request submitted by Autumn Grove Builders Ltd. has been reviewed in accordance with the approved DC credit policy. It is proposed that, subject to satisfactory completion of the Yonge St. and Tower Hill Road works, the developer be eligible for a roads DC credit of \$66,432 (76.5%) funded from the Regional roads DC previously collected and a non-growth cost recovery of \$20,408 (23.5%) from tax levy.

The Senior Management Group has reviewed this report.

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