

3

**DEVELOPMENT CHARGE CREDIT REQUEST
HALLGROVE ESTATES INC.
LESLIE STREET (NEAR DON HILLOCK DRIVE)
TOWN OF AURORA**

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report from the Commissioner of Finance.

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize a development charge (“DC”) credit in the amount of \$274,504 (88%) for the growth-related component (development charge) and a payment of \$37,432 (12%) for the non-growth component (tax levy) of the proposed road works undertaken by Hallgrove Estates Inc. in the Town of Aurora, subject to completion of the works to the satisfaction of the Commissioner of Transportation Services, and
2. The Regional Solicitor be authorized to include the development charge credit provisions in the subdivision agreement regarding the above-noted subdivision with credits to be funded from future Regional road DC Credits otherwise payable at the time of subdivision registration.

2. PURPOSE

The purpose of this report is to authorize a development charge credit for road works performed by Hallgrove Estates Inc. for the widening of Leslie Street south of Wellington Street East (from approx. 125m south of Don Hillock Drive to approx. 135 north of Don Hillock Drive) 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 collected from the developer prior to approval of the road DC credits

3. BACKGROUND

At its May 9th and May 23rd, 1996 meetings, Regional Council approved a detailed DC 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 DC By-law No. DC-0005-2003-050).

Hallgrove Estates Inc. has forwarded a request to the Regional Transportation Services Department for the consideration of DC credits for the widening of Leslie Street south of Wellington Street East (from approx. 125m south of Don Hillock Drive to approx. 135 north of Don Hillock Drive) in the Town of Aurora (Attachment 1).

4. ANALYSIS AND OPTIONS

Hallgrove Estates Inc. DC Credit request

Hallgrove Estates Inc. has developed an industrial subdivision in the Town of Aurora. In order to proceed with the development of the lands, the developer group was required to undertake road widening works at Leslie Street south of Wellington Street East (from approx. 125m south of Don Hillock Drive to approx. 135 north of Don Hillock Drive) in the Town of Aurora in accordance with the planned reconstruction program at an estimated cost of \$323,048.

Discussions as to the development charge credit amount were carried out between the client and Regional staff. The applicant has agreed to the amount and now is in a position to proceed with the DC credit process.

5. FINANCIAL IMPLICATIONS

Subdivision lands benefiting from road widening works totals 19 hectares

The subject subdivision benefiting from the road works comprised of a total of 19 hectares of which 15 hectares is developable non-residential land. Buildout of this phase of the subdivision has resulted in regional development charges of approximately \$3.9 million of which \$1.9 million pertained to the roads component of the charge.

The Regional Transportation Services Department has reviewed the request submitted by Hallgrove Estates Inc. in accordance with the approved DC credit policy, and has determined that \$311,936 of the total value of the road works is eligible for DC credit (Attachment 2).

Proposed total DC Credit of \$311,936 be permitted

It is proposed that a payment of \$311,936 be permitted to Hallgrove Estates Inc. The payment is comprised of \$274,504 for the growth component of the works and \$37,432 for the non-growth component. As the subdivision has been built out, and the road DC for these subdivisions have been paid in full, it is recommended that the growth-related component DC credit to be funded from Regional roads DC credits collected from the developer prior to approval of the road DC credits.

The road widening improvements at Leslie Street south of Wellington Street East (from approx. 125m south of Don Hillock Drive to approx. 135 north of Don Hillock Drive) in the Town of Aurora were carried out in accordance with the Region's Transportation Master Plan beyond the Ten Year Roads Program and were built to the ultimate location. As a result, the developer is entitled to recover \$37,432, which is the non-growth component of the works. The developer has been contacted and is in agreement with the credit amount.

The non-growth component (tax levy) of the works is provided for in the 2009 Roads Capital Budget. The combined year to date (for 2009) cumulative impact of the non-growth component of DC Credits proposed and/or approved by Finance and Administration Committee and Council is \$233,750.

6. LOCAL MUNICIPAL IMPACT

The proposed road improvements will benefit the Town of Aurora in terms of improving traffic flow along the roadway of at Leslie Street south of Wellington Street East (from approx. 125m south of Don Hillock Drive to approx. 135 north of Don Hillock Drive). These improvements also facilitate the buildout of the subdivision in the Town of Aurora.

7. CONCLUSION

The DC credit request submitted by Hallgrove Estates Inc. has been reviewed in accordance with the approved DC credit policy. It is proposed that subject to satisfactory completion of the road widening works on at Leslie Street south of Wellington Street East (from approx. 125m south of Don Hillock Drive to approx. 135 north of Don Hillock Drive), the developer be eligible for a roads DC credit of \$274,504 (88%) for the growth component to be funded from the Regional roads DC previously collected and a non-growth cost recovery of \$37,432 (12%) from tax levy.

For more information on this report, please contact Kelly Strueby, Director of Business Planning and Budgets at ext. 1611 or Beth Kodama, Manager of Capital and Development Financing at ext. 1699.

The Senior Management Group has reviewed this report.

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



SCHAEFFERS
CONSULTING ENGINEERS

May 9, 2007

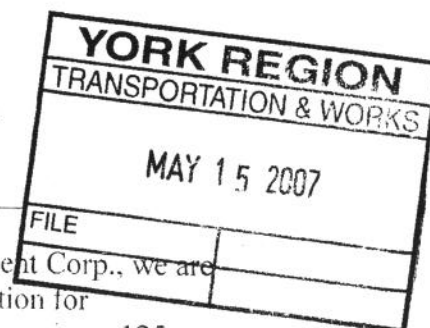
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Regional Municipality of York
Transportation and Works Department
90 Bales Drive
Sharon, Ontario
L0G 1V0

Attention: Mr. Faris Georgis, P.Eng.

Re: Application for Development Charge Credit
Leslie Street (from approx. 125m south of Don Hillock Drive
to approx. 135m north of Don Hillock Drive)
Town of Aurora, Regional Municipality of York



On behalf of our client, Hallgrove Estates Inc. c/o Trinison Management Corp., we are pleased to forward the following documentation requesting consideration for development charge credit for works completed on Leslie Street (from approx. 125m south of Don Hillock Drive to approx. 135m north of Don Hillock Drive) for the above-referenced project.

Please find enclosed the following:

1. Three copies of the new construction drawings
2. Three copies of the quantity and cost summary
3. Three copies of the earthwork quantity calculations

If you have any questions or comments regarding these matters, please do not hesitate to contact the undersigned.

Yours truly,

SCHAEFFER & ASSOCIATES LTD.

Peter Stefanovic, CET
Associate Director

Attachments

cc. Hallgrove Estates Inc. c/o Trinison Management Inc.
Attn. Mr. David Farrow

05.003.A

Schaeffers Consulting Engineers
Road Windening Works at Leslie Street near Don Hillock Drive
Town of Aurora

	Total Cost	Regional Cost (DC Credit)	Developer Cost
a) Total estimated cost of works	\$323,048		
b) Amount of works not in ultimate Regional location	\$11,112		\$11,112
c) Amount eligible for Development Charge Credit (per Development Charge Credit Policy)	\$311,936		
- development charge component 88.00%	\$274,504	\$274,504	
d) Non-growth summary			
- non-growth component 12.00%	\$37,432		
Developer share of non-growth costs			
- present value of works constructed (works included in 10 year capital forecast)	\$0		\$0
Regional share of non-growth costs	\$37,432	\$37,432	
Total Share of Capital Costs		\$311,936	\$11,112

Developer Recovery Summary:

Total growth-related credit -	\$274,504
Total non-growth reimbursement -	\$37,432
	<u>\$311,936</u>

Summary:

Total Estimated Cost of Works	\$323,048
Regional Share (DC Credit)	\$311,936
Developer Share	\$11,112