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DEVELOPMENT CHARGE CREDIT REQUEST LAKEVIEW HOMES (WOODBIDGE) INC. CITY OF VAUGHAN

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report, May 5, 2005, from the Commissioner of Finance:

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize a development charge (“DC”) credit in the amount of \$117,380 for the growth-related component (development charges) and a recovery of \$32,616 for the non-growth component (tax levy) of proposed road works undertaken by Lakeview Homes (Woodbridge) Inc. in the City of Vaughan, 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 \$ 117,380 from the Regional Roads Development Charges previously collected through the buildout of the Lakeview Homes 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 Lakeview Homes (Woodbridge) Inc. on Islington Avenue at Tuscan Woods Trail in the City of Vaughan 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). Lakeview Homes (Woodbridge) Inc. has forwarded a request for the consideration of DC credits for road work improvements on Islington Avenue at Tuscan Woods Trail in the City of Vaughan (Attachment 1).

4. ANALYSIS AND OPTIONS

4.1 Development Charge Credit Request

Lakeview Homes (Woodbridge) Inc. has developed a residential subdivision in the City of Vaughan. In order to proceed with the development of the lands, the developer was required to undertake road improvements along Islington Avenue at Tuscan Woods Trail in the City of Vaughan in advance of the planned reconstruction program at an estimated cost of \$ 222,093.

5. FINANCIAL IMPLICATIONS

5.1 Development Charge Credit

The subject subdivisions benefiting from the roadworks (19T-99V11, 19T-97V07) is comprised of a total of 264 residential units. Buildout of this phase of the subdivision has resulted in regional development charges received of approximately \$ 1.7 million of which \$0.8 million pertains to the roads component of the charge.

The Regional Transportation and Works Department has reviewed the request submitted by Lakeview Homes (Woodbridge) Inc. in accordance with the approved DC credit policy, and has determined that \$ 149,996 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 \$117,380 and \$32,616 for the non-growth component. As the subdivisions have been built out, and the road DC for these subdivisions 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.

Since the Islington Avenue and Tuscan Woods Trail road works were carried out in advance of its planned construction timing 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. 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.

The combined year to date (for 2005) cumulative impact on tax levy (non-growth component) of DC Credits proposed and/or approved by Finance and Administration

Committee and Council is \$ 245,885. An amount of \$ 500,000 has been provided in the 2005 budget to fund the non growth component of such projects.

6. LOCAL MUNICIPAL IMPACT

The proposed road improvements will benefit the City of Vaughan in terms of improving traffic flow along the intersection of Islington Avenue and Tuscan Woods Trail. These improvements also facilitate the buildout of the subdivision in the City of Vaughan.

7. CONCLUSION

The DC credit request submitted by Lakeview Homes (Woodbridge) Inc. has been reviewed in accordance with the approved DC credit policy. It is proposed that, subject to satisfactory completion of the Islington Avenue and Tuscan Woods Trail works, the developer be eligible for a roads DC credit of \$117,380 funded from the Regional roads DC previously collected and a non-growth cost recovery of \$32,616 from tax levy.

The Senior Management Group has reviewed this report.

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