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DEVELOPMENT CHARGE CREDIT REQUEST PARKTRAIL INDUSTRIAL SUBDIVISION JANE STREET AND GENSAL GATE/BAGG STREET CITY OF VAUGHAN

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report, May 7, 2004, from the Commissioner of Finance:

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize a development charge (“DC”) credit in the amount of \$28,153 (76.5%) for the growth-related component (development charges) of proposed road works to be undertaken by Parktrail Industrial Subdivision in the City of Vaughan, subject to completion of the works to the satisfaction of the Commissioner of Transportation and Works.
2. Development Charge credits for the non-residential plan of subdivision will be funded from future Regional roads DC credits otherwise payable at the time of building permit issuance.

2. PURPOSE

The purpose of this report is to authorize a development charge credit for road improvements performed by Parktrail Industrial Subdivision on Jane Street and Gensal Gate/Bagg Street in the City of Vaughan in advance of the completion of the intersection works carried out by the Region.

3. BACKGROUND

3.1 DC Credit Policy

At its May 9 and May 23, 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, Parktrail Industrial Subdivision, has forwarded a request for the consideration of DC credits for road intersection improvements on Jane Street and Gensal Gate/Bagg Street in the City of Vaughan (*see Attachment 1*).

4. ANALYSIS AND OPTIONS

4.1 Development Charge Credit Request

Parktrail Industrial Subdivision is currently developing an industrial subdivision in the City of Vaughan. In order to proceed with the development of the lands, the developer is required to undertake road improvements at the intersection of Jane Street and Gensal Gate/Bagg Street in the City of Vaughan in advance of the planned reconstruction program at an estimated cost of \$43,579. The road improvements in the City of Vaughan have not been incorporated in the Region's 10 Year Capital Program.

5. FINANCIAL IMPLICATIONS

The subject subdivision (19T-99001) is comprised of approximately 93,000 square metres of industrial floor area. Buildout of the subdivision results in regional development charges payable of approximately \$2.7 million of which \$1.3 million pertains to the roads component of the charge.

The Regional Transportation and Works Department has reviewed the request submitted by Parktrail Industrial Subdivision in accordance with the approved DC credit policy, and has determined that \$36,801 of the total value of the road works is eligible for DC credit (*see Attachment 2*).

It is proposed that a DC credit be permitted for the growth-related component of the works in the amount of \$28,153. The growth-related component (development charges) of the DC credit is to be funded from future Regional roads DC Credits otherwise payable at the time of building permit issuance, subject to completion of the works to the satisfaction of the Commissioner of Transportation and Works. In accordance with the DC credit policy, the developer is responsible for the non-growth component of the works in the amount of \$8,649 as the construction of the works are not included in the Region's 10 year capital program. The developer has been contacted and is in agreement with the credit amount.

The DC credit will be subject to completion of the works to the satisfaction of the Commissioner of Transportation and Works, and will be funded from future Regional roads DC credits otherwise payable at the time of building permit issuance.

6. LOCAL MUNICIPAL IMPACT

The proposed road improvements will benefit the City of Vaughan in terms of improving traffic flow along Jane Street and Gensal Gate/Bagg Street. These improvements also facilitate the buildout of the subdivision in the City of Vaughan.

7. CONCLUSION

The DC credit request submitted by Parktrail Industrial Subdivision 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 \$28,153 to be funded from future Regional roads DC otherwise payable at the time of building permit issuance.

The Senior Management Group has reviewed this report.

(A copy of the attachments referred to in the foregoing is included with this report and is also on file in the Office of the Regional Clerk.)