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DEVELOPMENT CHARGE CREDIT REQUEST CEDAR AVENUE ROADWORKS BAYVIEW GLEN COMMUNITY, TOWN OF RICHMOND HILL

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report, August 22, 2003, from the Commissioner of Finance:

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize a development charge ("DC") credit in the amount of \$300,767 (76.5%) for the growth-related component (development charges) and a recovery of \$92,393 (23.5%) for the non-growth component (tax levy) of proposed road works to be undertaken by Yonge Bayview Holdings Incorporated on Cedar Avenue 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 Cedar Avenue totalling \$300,767 from the Regional roads Development Charges previously collected from payments from other owners of the benefiting mixed-use subdivision in the Bayview Glen Community.
3. Staff be authorized to fund for the growth-related component of the development charge credit in the Bayview Glen Community previously approved by Council regarding Highway 7 and Silver Linden Drive totalling \$315,847 from the Regional roads DC previously collected through the buildout of the mixed-use subdivision.

2. PURPOSE

The purpose of this report is to authorize a development charge credit for road works to be performed by Yonge Bayview Holdings Incorporated for the construction of Cedar Avenue 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 previously approved by Council from development charges collected from the developer prior to approval of the road credits.

3. BACKGROUND

3.1 DC Credit Policy

At its May 9th 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, Yonge Bayview Holdings Incorporated has forwarded a request for the consideration of DC credits for road improvements on Cedar Avenue from Langstaff Road to High Tech Road in the Town of Richmond Hill (Attachment 1).

4. ANALYSIS AND OPTIONS

4.1 Bayview Glen Community Buildout

Yonge Bayview Holdings Incorporated is currently developing a mixed-use subdivision in the Town of Richmond Hill. The subject non-residential/residential subdivision (19T-93025) is comprised of approximately 1,000,000 square feet of gross floor area and 3,500 residential units. The benefiting developments within this subdivision will have contributed approximately \$25 million in development charges of which \$10 million pertains to the roads component of the charge. To date, approximately \$7 million has been collected for roads.

Development in the subdivision has been ongoing for approximately ten years. During this time, six phases of residential development have been registered.

On September 19, 2002 (clause 3, report 6), Council authorized a development charge credit in the amount of \$412,872 for roads works undertaken by Bayview Holdings Incorporated in Bayview Glen Community on Silver Linden Drive and Highway 7 in the Town of Richmond Hill. The work was completed to the satisfaction of the Commissioner of Transportation and Works and in July 2003, a cheque was issued for the non-growth component work, totalling \$97,025. The growth component of \$315,847 was authorized to be included in the subdivision agreement regarding the Bayview Glen Community subdivision otherwise payable at the time of subdivision registration.

4.2 Development Charge Credit Request

In order to proceed with the development of the lands, the developer is required to undertake road improvements specifically, the construction of Cedar Avenue from Langstaff Road to High Tech Road in the Town of Richmond Hill.

5. FINANCIAL IMPLICATIONS

5.1 Development Charge Credits – Cedar Avenue/Silver Linden

The cost of roadworks totals \$452,283. The Regional Transportation and Works Department has reviewed the request submitted by Yonge Bayview Holdings Incorporated for Cedar Avenue in accordance with the approved DC credit policy, and has determined that \$393,160 of the total value of the road works is eligible for DC credit (Attachment 2).

Regional Transportation and Works Department has confirmed that the new road, Cedar Avenue, is constructed in its ultimate location. Accordingly, Yonge Bayview Holdings Incorporated is entitled to recover the non-growth component of the works. In accordance with the DC credit policy, it is proposed that a development charge credit for the growth component of the works in the amount of \$300,767 (76.5%), and \$92,393 (23.5%) for the non-growth component be permitted.

Council previously approved development charge credit for Silver Linden on Aug 22, 2002. In accordance with the approved DC credit policy, it has been determined that \$412,872 of the total value of the road works is eligible for DC credit. The growth component recovery of \$315,847 (76.5%) was to be recovered through Regional development charge roads credits.

5.2 Payment of Credits

Over \$7 million in roads development charges have been collected in the direct benefiting area of Cedar Avenue/Silver Linden road improvements.

As buildout of the remaining subdivision phases is not anticipated to be completed for a substantial period of time (10 year), it is proposed that the growth-related roads component for both Cedar Avenue and Silver Linden Drive be funded from the Regional roads DC

collected previously through subdivision registration. The DC credits are subject to completion of the works to the satisfaction of the Commissioner of Transportation and Works.

6. LOCAL MUNICIPAL IMPACT

The proposed road improvements will benefit the Town of Richmond Hill in terms of improving traffic flow in the surrounding area. These improvements also facilitate the buildout of the subdivision in the Town of Richmond Hill.

7. CONCLUSION

The DC credit request submitted by Yonge Bayview Holdings Incorporated has been reviewed in accordance with the approved DC credit policy. It is proposed that, subject to satisfactory completion of the Cedar Avenue works, the developer be eligible for a roads DC credit of \$300,767 (76.5%) funded from the Regional roads DC previously collected from payments from other owners of the benefiting mixed-use subdivision in the Bayview Glen Community and a non-growth cost recovery of \$92,393 (23.5%) funded from tax levy. In addition, it is proposed that the roads DC credit of \$315,847 for Highway 7 and Silver Linden Drive adopted by Council September 19, 2002 also be funded from the Regional roads DC previously collected through registration of the subdivision.

The Senior Management Group has reviewed this report.

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