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DEVELOPMENT CHARGE CREDIT REQUEST WISMER COMMONS DEVELOPER GROUP INC. BRAWLEY MANOR CORPORATION 16TH AVENUE AND MINGAY AVENUE TOWN OF MARKHAM

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 \$124,689 (76.5%) for the growth-related component (development charges) of proposed road works to be undertaken by Wismer Commons Developer Group Inc. – Brawley Manor Corporation in the Town of Markham, subject to completion of the works to the satisfaction of the Commissioner of Transportation and Works; and,
2. The Regional Solicitor be authorized to include the development charge credit provisions in the development charge agreement regarding the Wismer Commons residential subdivision with credits to be funded from future Regional roads 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 improvements performed by Wismer Commons Developer Group Inc. – Brawley Manor Corporation on 16th Avenue and Mingay Avenue in the Town of Markham in advance of the completion of the intersection works carried out by the Region.

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, Wismer Commons Developers Group Inc. – Brawley Manor Corporation, has forwarded a request for the consideration of DC credits for road intersection improvements on 16th Avenue and Mingay Avenue in the Town of Markham (Attachment 1).

4. ANALYSIS AND OPTIONS

4.1 Development Charge Credit Request

Wismer Commons Developers Group Inc. – Brawley Manor Corporation is currently developing a residential subdivision in the Town of Markham. In order to proceed with the development of the lands, the developer is required to undertake road improvements at the intersection of 16th Avenue and Mingay Avenue in the Town of Markham in advance of the

planned reconstruction program at an estimated cost of \$182,169. The road improvements in the Town of Markham have not been incorporated in the Region's 10 Year Capital Program.

5. FINANCIAL IMPLICATIONS

The subject subdivision (19T-95040) is comprised of approximately 255 residential units. Buildout of the subdivision results in regional development charges payable of approximately \$3 million of which \$984,000 pertains to the roads component of the charge.

The Regional Transportation and Works Department has reviewed the request submitted by Wismer Commons Developers Group Inc. – Brawley Manor Corporation in accordance with the approved DC credit policy, and has determined that \$162,992 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 \$124,689. 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 subdivision registration. The developer is responsible for the non-growth component of the works in the amount of \$38,303 as the construction of the works is not included in the Region's 10 year capital program. The developer has been contacted and is in agreement with the credit amount.

It is proposed that the Regional Solicitor be authorized to include the DC credit in the development charge agreement regarding the Wismer Commons residential subdivision. 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 subdivision registration.

6. LOCAL MUNICIPAL IMPACT

The proposed road improvements will benefit the Town of Markham in terms of improving traffic flow along 16th Avenue and Mingay Avenue. These improvements also facilitate the buildout of the subdivision in the Town of Markham.

7. CONCLUSION

The DC credit request submitted by Wismer Commons Developers Group Inc. 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 \$124,689, to be funded from future Regional roads DC otherwise payable at the time of subdivision registration.

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.)