



Office of the Commissioner  
Finance Department

## MEMORANDUM

To: Regional Chair Emmerson and Members of Regional Council

From: Kelly Strueby  
Acting Commissioner of Finance and Regional Treasurer

Date: April 25, 2022

Re: Development Charge Credit Request York Downs

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### **A revision is required to the amount of the credit for the “Development Charge Credit Request York Downs” report recommended for adoption by Committee of the Whole on April 7, 2022**

On April 7, Committee of the Whole recommended adoption of the recommendation in the above-noted report, which authorized a development charge credit amount of \$6,305,395.

A revision to the amount of the credit is required. The revised amount is \$7,699,365. The revised recommendation 1 is as follows:

1. Council authorize a development charge (DC) credit of **\$7,699,365** for road works to be undertaken and completed to the satisfaction of the Commissioner of Public Works by Metropia Minto (Sixteenth) Holdings Inc. & KP Limited Partnership (York Downs Landowners) in the City of Markham.

### **The development charge credit amount was finalized after the report was brought forward to Committee**

York Downs Landowners forwarded a request to the Regional Public Works Department for consideration of DC credits in the amount of \$11,199,107 for the intersection improvements at 16th Avenue and Kennedy Road in the City of Markham. Based on the intersection credit process, staff compared the application to the approved costing model and the approved eligible expenses and determined that a DC Credit of \$7,084,713 was eligible for recovery and this amount was brought forward to Committee on April 7, 2022. After deducting the 10% non-

growth component of the works and the administration fee, the payment amount noted in the report was \$6,305,395.

Given the magnitude of the work being undertaken, meetings continued with the landowners to address more recent concerns that were brought forward around items relating to stormwater management.

**Based on a revised assessment of eligible DC recoveries, it is recommended that the final DC credit amount be increased**

Through further discussion and review of the DC Credit Policy, it was determined that the additional costs submitted by the landowners were valid and creditable. The DC rates associated with eligible stormwater management works were updated as the Region's proxy rates were not reflective of the works being undertaken by the landowners. The revised rates were based on the landowner's costs which were reviewed and deemed reasonable. This decision is consistent with the Regional DC Credit Policy and consistent with the Region's approach on other DC Credit applications.

As a result, the total DC recoverable amount for the landowners has increased from \$7,084,713 to \$8,650,972. The net payable amount will be \$7,699,365, after removing the non-growth portion and administration fee. This has been communicated and agreed to by the landowners.



Kelly Strueby  
Acting Commissioner of Finance and Regional Treasurer



Bruce Macgregor  
Chief Administrative Officer

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