



VAUGHAN

memorandum

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Item #	1
Report No.	7 (F&A)
Council - May 14/2013	

May 14, 2013

To: Honourable Maurizio Bevilacqua, Mayor and Members of Council

Re: **2013 Development Charge Review Final Recommendation Report - Kirby Road from Dufferin Street to Bathurst Street**  
Finance and Administration Committee, Item 1, May 6, 2013

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**Recommendation:**

The Interim City Manager, Commissioner of Engineering & Public Works, Director of Development/Transportation Engineering and Director of Development Finance & Investments recommend:

- 1) That the draft Background Study, dated April 5, 2013 as amended on May 6, 2013, be amended before approval, without a change to the Development Charge rates, as follows:
  - a. Transfer all funding on line I1 (Kirby Road from Dufferin Street to Bathurst Street) of Table 2 of Appendix H to equally spread the total cost of the works (inclusive of the \$10.2M amount in Post Period Benefit) between 2019, 2020 and 2021; and
  - b. Transfer \$10.2M from line I3 (Kirby Road Widening from Highway 27 to Dufferin Street) to Post Period Benefit.

**Purpose & Background:**

The purpose of this memo is to recommend to Council a minor revision to the Development Charge (DC) Background Study before final approval of the study and the related City Wide DC By-law.

In the 2013 Capital Budget process a project was recognized as coming forward for approval in 2014 for an Environmental Assessment related to the extension of Kirby Road between Dufferin Street and Bathurst Street pursuant to a direction from Council on October 18, 2011 to have the works completed before 2021.

Throughout the DC review process staff engaged in extensive consultation with the development industry primarily through the Building Industry and Land Development Association (BILD). Through this process Kirby Road was identified as works that occurred much later in the Roads Related Engineering program and would likely benefit growth occurring in the later years of the program and beyond the 2031 ultimate development year ("Post Period Benefit"). Carrying large portions of Kirby Road earlier in the program would have a significant impact on the DC rate charged to current

development and therefore from both a funding and economic perspective it was believed that moving parts of Kirby road to later years was feasible. Furthermore, Kirby Road is also a candidate for possible transfer to the Regional program and therefore ultimate responsibility for construction of the road is uncertain.

Based on recent correspondence from a landowner as well a previous Council direction on October 18, 2011, staff are recommending to transfer only a portion of the Kirby Road works in to an earlier part of the program and transfer out a similar sized portion of another section of Kirby Road in to Post Period Benefit. This will not affect the rates as calculated.

It should be noted that Council's adoption of the Background Study does not preclude Council from changing the program in the future. A DC Background Study and Transportation Master Plan is completed every 5 years and capital budget projects are approved on an annual basis, both of which are opportunities for Council to re-prioritize based on the then current economic/growth climate and the financial position of the City.

Sincerely,



Barbara Cribbett  
Interim City Manager

  
Paul Jankowski

Commissioner of Engineering & Public Works

  
Andrew Pearce

Director of Development/Transportation Engineering

  
Lloyd Noronha

Director of Development Finance & Investments

c: John Henry, Acting Commissioner of Finance & City Treasurer