



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** October 4, 2023

**Report Number:** SRCFS.23.053

**Department:** Corporate and Financial Services

**Division:** Financial Services

**Subject:** Area Specific Development Charge Payments,  
19T-11004 Montagna Capital (BT) Inc.

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### **Purpose:**

To obtain approval for timing of Area Specific Development Charge payments associated with development of Subdivision File 19T-11004.

### **Recommendation(s):**

- a) That the timing for Area Specific Development Charge payments for Subdivision File 19T-11004 be delayed until execution of site plan or subdivision agreements for development Blocks within 19T-11004 after registration of the plan for 19T-11004.
- b) That the Subdivision Agreement for 19T-11004 to be executed by the Mayor and Clerk include provisions to reflect this delayed timing for Area Specific Development Charge payments upon the written recommendation of the Director of Financial Services and Treasurer.

### **Contact Person:**

Jeff Walters, Manager Engineering Subdivisions and Infrastructure Planning, 905-747-6380.

Gigi Li, Director of Financial Services and Treasurer, 905-747-6435.

### **Report Approval:**

**Submitted by:** Sherry Adams, Commissioner of Corporate and Financial Services

**Approved by:** Darlene Joslin, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

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### Background:

The Montagna Capital (BT) Inc. Subdivision File 19T-11004 is located on the south side of Major Mackenzie Drive between Highway 404 and Leslie Street. The construction of municipal servicing is well underway within 19T-11004 based on engineering approvals through the Development Engineering and Infrastructure Planning Division. The related subdivision agreement is also being prepared for execution with Montagna Capital (BT) Inc.

The proposed 19T-11004 M-Plan for registration will create Vogell Road and development Blocks 2, 3, 4, 5, and 10. The proposed M-Plan showing the location of Vogell Road and these development Blocks has been attached as Map A. Subsequent development applications are required for each of these development Blocks to support the proposed residential development and to obtain building permits. Staff are currently processing site plan applications on Blocks 3 and 4 and a subdivision application on Block 2.

The Area Specific Development Charge bylaws applicable to this development area are By-law 33-21 (Headford Excluding Storm) and By-law 46-19 (Headford Storm North of Rouge). Staff have been in ongoing discussions with the remaining major land owners in this development area regarding these existing ASDC bylaws. These discussions have involved the possibility of updating these ASDC bylaws to reflect more current scope of required community services and related costing. More recent positive discussions have involved the option of a private cost sharing agreement between the remaining land owners and reviewing community servicing components more suitable within a City Wide DC. This option would involve the possibility of repealing the existing ASDC bylaws.

To allow Staff and the land owners time to solidify a preferred option for dealing with the existing ASDC by-laws, Montagna Capital (BT) Inc. have made a request to delay the timing of ASDC payments to the execution of subdivision or site plan agreements for the development Blocks created through the registration of 19T-11004. Staff have reviewed this request and support this timing for ASDC payments.

Our ASDC by-laws contain provisions to allow timing for ASDC payments upon the execution of a subdivision agreement and provisions to allow the City and an owner to enter into an agreement with respect to the timing of ASDC payments.

Staff are seeking Council approval for the subdivision agreement for 19T-11004 to contain provisions to allow the timing of ASDC payments to be delayed until execution of site plan or subdivision agreements for development Blocks created through the registration of 19T-11004.

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### **Financial/Staffing/Other Implications:**

The delayed timing of Area Specific Development Charge payments does not result in any financial implications to the City. Any applicable ASDC by-law payments will be payable upon execution of development agreements for Blocks within 19T-11004 to ensure adequate funding is secured for the infrastructure in this area.

### **Relationship to Council's Strategic Priorities 2020-2022:**

This timing for development charge payments supports the Council's strategic priority of balancing growth and financial responsibility.

### **Climate Change Considerations:**

Climate change considerations are not applicable to this staff report.

### **Conclusion:**

Staff recommend that the timing for ASDC payments for Subdivision File 19T-11004 be delayed until execution of site plan or subdivision agreements for development Blocks created within 19T-11004 and that the Subdivision Agreement for 19T-11004 include provisions to reflect this delayed timing for ASDC payments.

### **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Map A – M-Plan for 19T-11004

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### Report Approval Details

Document Title:	SRCFS.23.053 ASDC Timing 19T-11004 Montagna.docx
Attachments:	- SRCFS.23.053 Map A - M-Plan for 19T-11004.docx
Final Approval Date:	Sep 24, 2023

This report and all of its attachments were approved and signed as outlined below:

**Gigi Li - Sep 21, 2023 - 9:23 AM**

**Sherry Adams - Sep 21, 2023 - 11:09 AM**

**Darlene Joslin - Sep 24, 2023 - 8:15 PM**