APPENDIX A

MARKHAM the MARK of EXCELLENCE

THE CORPORATION OF THE TOWN OF MARKHAM

EXTRACT FROM THE MINUTES OF THE COUNCIL MEETING HELD ON Apr 29, 2008
REPORT NO. 18 - GENERAL COMMITTEE (April 21, 2008)

(10) DEVELOPMENT CHARGES UPDATE (10.0)

Presentation

That the presentation regarding the Development Charges Update be received; and,

That Council directs staff to prepare the Development Charge Background Study incorporating the following:

That local services be excluded from the calculation of Development Charges;

That all capital projects required for full build-out within the current urban boundary be included;

That the limited exemption on Non-Residential Developments continue until August 31, 2009 to coincide with the natural expiry of the 2004 by-laws – ASDC By-law No. 2004-225;

That the change in calculation base be considered in the next Development Charge Background Study;

That the exemption on expansions/additions to buildings where lot levies were previously paid be discontinued;

That the exemption/credit where a change of use exists be amended to provide a credit for an amount equal to the Development Charges originally paid (unindexed);

That the following services be transferred to Town Wide Hard (TWH) where appropriate: 3rd lanes (roads), intersection improvements/signals, illumination, watermains >300mm; and further,

That staff continue to meet with representatives from the development industry to review the implementation of this by-law and if necessary after the review, the matter be brought back to General Committee; and,

That staff be further directed to:

- **Review the quantum of the internal cost recovery to the Town included in overall land acquisition costs**
- **Consider whether infrastructure currently included in the 2008 Town Wide Hard capital project list should have a portion of cost deferred as a post period benefit (future growth not included in the current growth projections)**
- **Continue to work with the developers to address credit agreement issues.**

CARRIED AS AMENDED

(See following motion to amend)

Moved by Regional Councillor G. Landon

Seconded by Regional Councillor T. Wong

That Clause (10), Report No. 18 be amended to add the following:

That staff be further directed to:

· Review the quantum of the internal cost recovery to the Town included in overall land acquisition costs

· Consider whether infrastructure currently included in the 2008 Town Wide Hard capital project list should have a portion of cost deferred as a post period benefit (future growth not included in the current growth projections)

· Continue to work with the developers to address credit agreement issues.

CARRIED

(The following paragraph was withdrawn)

Review the appropriateness of four mid block crossings over Hwy 404 being required to service the existing growth forecast to 2031 in advance of the Growth Management Strategy work currently underway.

APPENDIX B

DEVELOPMENT CHARGES BACKGROUND STUDY:

TOWN-WIDE HARD SERVICES & AREA-SPECIFIC CHARGES

Town of Markham

HEMSON Consulting Ltd.

May 2008
as amended June 2008

EXECUTIVE SUMMARY

The following summarizes the findings of the study.

(i) THE TOWN HAS A COMPLEX DEVELOPMENT CHARGES REGIME

The Town of Markham currently levies three types of development charges for the recovery of growth-related capital costs:

1. **Town-Wide Soft (TWS) Service Development Charges** — for the recovery of growth-related cost for the provision of general government, library, fire, indoor recreation, parks development and facilities, and public works (building, equipment and fleet) services.

2. **Town-Wide Hard (TWH) Service Development Charges** — for the recovery of growth-related cost for the provision of major roads and related services, including structures, sidewalks, streetlights and special traffic management and design features, as well as storm water management projects (erosion control projects), and related studies.

3. **Area-Specific Development Charges (ASDC)** — for the recovery of growth-related cost for the provision of some roads, intersection improvements, sidewalks, streetlighting, watermains, sanitary sewers and storm water management facilities (storm water ponds).

The first two types of development charges, the TWS and TWH, are levied on a uniform basis against all development in the Town. The ASDC's are levied on a planning area-specific basis. The basis for the current charges is the Town's most recent development charges background study, completed in 2004.

(ii) THE TOWN INITIATED A REVIEW OF DEVELOPMENT CHARGES POLICIES AND PRACTICES

In 2006, the Town initiated a review of the Town-wide hard and area-specific development charges projects and cost recovery approach. The review was driven by two main factors:

- the rapidly increasing cost of capital projects; and
- the fiscal soundness, equitability and complexity of the Town's current development charges regime.

(iii) THE STUDY HAS FOCUSSED ON TWO OBJECTIVES

- The Study has focussed on achieving two key objectives:
  - Update the cost of the growth-related projects and set new development charges rates to ensure that growth is fully funding all eligible growth-related costs; and
  - Examine approaches of providing a more efficient and fiscally viable method of recovering growth-related costs, while maintaining equitability, through a reduction in the number of area-specific by-laws, enhancing local service policies and recoveries, and by funding more projects through the Town-wide charges.
- The Study process has included extensive consultation with the Markham developers.

(iv) STUDY CONSISTENT WITH LEGISLATION

- This Town of Markham Development Charges Background Study is presented as part of a process to lead to the approval of new TWH and ASDC development charges by-laws in compliance with the *Development Charges Act, 1997 (DCA)* and its related regulation (*Ontario Regulation 82/98*).

- The current TWS development charges by-law and rates are not being addressed as part of this Background Study.

(v) ENGINEERED SERVICES WITH GROWTH-RELATED COSTS INCLUDED IN THE ANALYSIS

- The following Town services have been included in the development charges analysis:
  - Roads (including associated structures, sidewalks, streetlights, etc.);
  - Water distribution;
  - Sanitary sewers; and
  - Storm water management.
- The other eligible Town services, often referred to as Town-wide soft services, have not been included in this development charges analysis.

(vi) THE GROWTH FORECAST COVERS THE PERIOD 2008–2031

- As this development charges study deals only with engineered services — roads and associated works, water, sanitary sewers and storm water management programs — the longer forecast period, 2008–2031, forms the basis of the calculations.
- The forecast represents the build-out of lands currently designated under the Town's Official Plan for residential and non-residential development.
- The growth forecast used in the study is based on the forecasts prepared by Hemson in conjunction with the Town's Planning & Urban Design Department.
- The residential forecast provides for an additional 30,990 households, over the period 2008–2031, and a population in the new households of approximately 86,500.

- It is forecast that 795 hectares of additional non-residential land will be developed over the planning period.

(vii) TWO APPROACHES ARE USED TO CALCULATE DEVELOPMENT CHARGES

Town-Wide Hard Development Charges

- This approach results in uniform charges throughout the Town for each of the Town-wide soft and Town-wide hard services. The scope of works to be funded from the Town-wide hard development charges has been expanded from the Town's previous practices. The Town-wide hard services include the following:

    - roads and related infrastructure, e.g. the 3^{rd} and 4^{th} travelled lanes, sidewalks, street lights, intersection improvements, bridges, culverts, streetscape improvements, related land acquisition needs, and traffic management;

    - storm water management (watercourse improvements);

    - watermains in excess of 300 mm; and

    - studies related to the above.

- The resulting development charges for these services would be imposed against all development anywhere in the Town.

Area-Specific Development Charges

- The scope of works being recovered for under the area-specific development charges has been narrowed since the Town's 2004 Development Charges Study. Some costs previously recovered for under the area-specific charges are now proposed to be recovered through the Town-wide hard charges and as local service contributions. The area-specific charges now recover primarily for the following services:

    - sanitary sewers;

    - storm water management facilities (storm water ponds); and

- growth-related studies.

- In some situations, the area specific charges will continue to recover for some outstanding costs for projects undertaken through credit agreements with various landowners and to recovery costs for other outstanding area specific issues.

(viii) PROPOSED TOWN-WIDE HARD SERVICE CHARGES

- The following summarizes the proposed residential and non-residential charges for Town-wide hard services:

Residential Development Charges	**$/unit**
Single and Semi-Detached Units	$7,965
Townhouse and Other Multiples	$6,267
Apartments	
Large	$4,928
Small	$2,961

Non-Residential Development Charges	**$/Net Hectare**
All Non-Residential Development	$166,889

(ix) AREA-SPECIFIC CHARGES

- Area-specific development charges are recommended for sanitary sewers, storm water management facilities, growth-related studies and other outstanding area-specific growth-related costs.

- The area-specific approach more closely aligns costs and benefits for services where benefits are more localized and can be identified.

- The following summarizes the proposed area-specific development charges for various areas in the Town:

	$/Net Hectare
Area 4 - Don Mills/Browns Corner	$ 29,371
Area 5 - Armadale	$ 10,694
Area 7 - Armadale NE	$ 13,911
Area 8 - Milliken Mills	$196,289
Area 9 - PD 1 - 7	$508,403
Area 17 - Rodick/Miller Road Planning District	$293,218
Area 42A - South Unionville	$ 54,775
Area 42A-1 - South Unionville - Helen Ave	$770,062
Area 42B - Markham Centre	$ 45,474
Area 42B.2 - Markham Centre - Clegg	$ 64,003
Area 42B.4 - Markham Centre - Hotel	$848,772
Area 42B.6 - Markham Centre - South Hwy 7	$321,738
Area 42B.8 - Markham Centre - Sciberras	$541,610
Area 42B.9 - Markham Centre - East Precinct	$524,837
Area 43 - Greensborough	$ 2,736
Area 44A - Rouge North East	$ 6,892
Area 45A - Wismer	$ 6,647
Area 46 - Cathedral	$ 3,106
Area 47A - Angus Glen	$ 11,046
Area 47B - York Downs and	$ 24,175
Area 49 - 404 North	$ 17,229

(x) MODIFICATIONS TO THE TOWN'S DEVELOPMENT CHARGES BY-LAW AND LOCAL SERVICE DEFINITIONS ARE PROPOSED

- The Town is proposing to modify a few provisions of the development charges by-law. The proposed draft by-law is available, under separate cover, and all the by-law provisions are provided in the draft. Some of the changes being proposed include:
  - Definition of large and small apartments:
    - One-bedroom apartment to small apartment dwelling with a gross floor area equal to or less than 750 square feet.
    - Two-bedroom or larger to large apartment dwelling with a gross floor area of more than 750 square feet.
  - Limited exemption on non-residential developments is to continue until August 31, 2009 to coincide with the natural expiry of the 2004 by-laws.
  - The exemption on expansions/additions to buildings where lot levies were previously paid will be discontinued.
  - The exemption/credit where a change of use exists is amended to provide a credit for an amount equal to the development charges originally paid.
  - The proposed draft by-laws should be reviewed for the exact wording of the changes and all rules related to the implementation and levying of development charges in the Town of Markham.
- The Town has reviewed and updated the definition of local services.
  - The reason for establishing this definition is to determine the capital costs eligible for inclusion in the development charges calculation for the Town.
  - The functions or services deemed to be local in nature are not to be included in the determination of the development charges rates.

- The provision of local services is considered to be a direct developer responsibility under s.59 of the *DCA* and will (or may) be recovered under other agreement(s) with the landowner or developer.

- The Background Study contains details on the Town's new local service definitions and policies.

- It is recommended that Town's other practices regarding collection of development charges and by-law administration continue to the extent possible, having regard to any requirements of the *DCA*.

- It is recommended that the Town continue to actively encourage the use of front-ending agreements or developer agreements (and services-in-lieu arrangements), whichever are practical and desirable by the development industry and the Town;

- It is recommended that Council adopt "in principle" the growth-related capital forecast for Town-wide and area-specific services included in this background study, subject to annual review through the Town's normal capital budget process.

- The adoption "in principle" of the growth-related capital forecast will signify Council's intention to ensure that the increase in need for services attributable to growth will be met as required under the *DCA*, s.5.(1) 3. It is recognized, however, that specific projects and project timing as contained in the forecast included in this study may be revised from time to time at the discretion of Council.

APPENDIX C

MARKHAM

MINUTES
DEVELOPMENT CHARGES PUBLIC MEETING
2008-05-27

Attendance

Council

Mayor F. Scarpitti
Deputy Mayor J. Heath
Regional Councillor J. Jones
Regional Councillor T. Wong
Regional Councillor G. Landon
Councillor V. Burke (a: 6:32)
Councillor E. Shapero
Councillor J. Virgilio
Councillor C. Moretti (a: 6:28)
Councillor J. Webster
Councillor D. Horchik
Councillor L. Kanapathi
Councillor A. Chiu

Staff

J. Livey, Chief Administrative Officer
J. Baird, Commissioner of Development Services
A. Taylor, Commissioner of Corporate Services
P. Loukes, Acting Commissioner, Asset Management
A. Seabrooke, Acting Commissioner, Markham Public Libraries, Fire & Emergency Services, Recreation Services and Culture
C. Conrad, Town Solicitor
K. Kitteringham, Deputy Clerk
M. Visser, Manager, Strategy and Innovations
C. Raynor, Committee Clerk
B. Cribbett, Treasurer
K. Ross, Acting Manager, Development Finance
A. Cachola, Manager, Capital Administration
J. Wong, Technology Support Specialist

The public information meeting dealing with the proposed Development Charges By-law convened at 6:20 p.m., with Mayor F. Scarpitti in the Chair.

1. DEVELOPMENT CHARGES PUBLIC MEETING (7.11)

Presentation

It was noted that this Public Meeting was held under section 12 of the Development Charges Act and that Notice of the Development Charges Public Meeting for this date was published in the Markham Economist & Sun and Thornhill Liberal on May 1, 2008.

Council received a copy of a report titled DC Transition Rules that was approved by General Committee on May 26, 2008

Mr. Craig Binning, Hemson Consulting Ltd., provided a presentation on the proposed development charges by-laws. Mr. Binning provided some background on the Development

Charges Study and the proposed changes to the Development Charges framework. It was noted that only the Town Wide Hard and Area Specific Development Charges will be impacted.

Council sought clarification on the changes and were advised that some increases to the Town wide hard Developments Charges are offset by decreases in the area specific Development Charges.

2. COMMENTS FROM THE PUBLIC

Letters

Council received the following comments regarding the proposed development charges by-laws:

a) Letter dated May 12, 2008 from Matthew Nisker, IBI Group (addressed to Frank J. Spaziani, Angus Glen Development Ltd./Kylemore Communities).
b) Letter dated May 14, 2008 from Julie Bottos, SCS Consulting Group Ltd.
c) Memorandum dated May 22, 2008 from Patrick O'Hanlon, President, Angus Glen Development Ltd.
d) Letter dated May 27, 2008 from M. Filice, Liberty Development Corporation.

Mr. R. Grimes, IBI Group suggested that the changes to the Development Charges framework will increase development costs in some areas and not others. Mr. Grimes suggested that those areas that are already partially developed be grandfathered and that the new regime apply only to new developments. Additionally, he stated that the proposed financing charges were too high.

Mr. P. O'Hanlon, Angus Glen Developments, spoke to reiterate that the new regime impacts developments differently. Mr. Hanlon requested a 10 year transition plan in order to allow time for higher density development.

Mr. N. Mracic, Metrus Developments Inc., advised that analysis of the impacts of the new regime is still underway.

It was noted that the final report on the proposed Development Charges By-law will go to General Committee on June 9, 2008 and to a subsequent Council meeting for adoption.

Moved by Regional Councillor G. Landon
Seconded by Councillor J. Virgilio

That the following comments regarding the proposed development charges by-laws be received and referred to staff:

a) Letter dated May 12, 2008 from Matthew Nisker, IBI Group (addressed to Frank J. Spaziani, Angus Glen Development Ltd./Kylemore Communities);
b) Letter dated May 14, 2008 from Julie Bottos, SCS Consulting Group Ltd;
c) Memorandum dated May 22, 2008 from Patrick O'Hanlon, President, Angus Glen Development Ltd;

d) Letter dated May 27, 2008 from M. Filice, Liberty Development Corporation;
e) Deputation from Mr. R. Grimes, IBI Group, at the public meeting on May 27, 2008;
f) Deputation from Mr. P. O'Hanlon, Angus Glen Development, at the public meeting on May 27, 2008;
g) Deputation from Mr. N. Mracic, Metrus Developments Inc., at the public meeting on May 27, 2008.

CARRIED

3. ADJOURNMENT

The public information meeting adjourned at 7:13 p.m.

APPENDIX D

APPENDIX B
TABLE 1

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN-WIDE GROWTH-RELATED PROJECTS SUMMARY

Service	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs	Non-Development Charge Recoverable Costs: Non-Growth (Benefit to Existing)	Area Specific Development Charges Recovery	Town-Wide Development Charge Recoverable	Residential Share of TWH Development Charge Recoverable		Non-Residential Share of TWH Development Charge Recoverable	
		$	$	$	$	%	$	%	$
ILLUMINATION	$ 16,095,612	$ -	$ 3,036,569	$ -	$ 13,059,044	57.6%	$ 7,525,661	42.4%	$ 5,533,382
INTERSECTION	$ 26,726,680	$ 1,540,925	$ 5,488,914	$ -	$ 19,696,842	57.6%	$ 11,350,889	42.4%	$ 8,345,952
ROADS	$ 107,834,950	$ 6,222,559	$ 13,832,438	$ 15,339,492	$ 72,440,462	57.6%	$ 41,745,964	42.4%	$ 30,694,497
PROPERTIES ACQUISITION	$ 54,567,328	$ 8,455,185	$ 742,016	$ 5,078,332	$ 40,291,796	57.6%	$ 23,219,342	42.4%	$ 17,072,454
SIDEWALKS	$ 19,423,405	$ -	$ 4,791,780	$ -	$ 14,631,625	57.6%	$ 8,431,908	42.4%	$ 6,199,717
STORM WATER MANAGEMENT	$ 64,880,524	$ 14,000,023	$ 22,332,372	$ 2,561,140	$ 25,986,990	57.6%	$ 14,975,773	42.4%	$ 11,011,216
STRUCTURES	$ 195,687,777	$ 32,177,822	$ 1,925,998	$ 13,797,243	$ 146,664,712	57.6%	$ 84,519,890	42.4%	$ 62,144,822
STUDIES	$ 6,361,500	$ -	$ 72,450	$ -	$ 6,289,050	57.6%	$ 3,624,252	42.4%	$ 2,664,798
WATER	$ 20,064,515	$ -	$ 176,122	$ 5,718,038	$ 14,170,355	57.6%	$ 8,166,087	42.4%	$ 6,004,268
SPECIAL PROJECTS	$ 61,164,501	$ 16,408,160	$ 19,746,692	$ 5,519,449	$ 19,490,200	57.6%	$ 11,231,806	42.4%	$ 8,258,394
CREDIT AGREEMENT PROJECTS	$ 11,226,877	$ -	$ -	$ 4,808,284	$ 6,418,593	57.6%	$ 3,698,905	42.4%	$ 2,719,689
TOTAL	**$ 584,033,670**	**$ 78,804,674**	**$ 72,145,350**	**$ 52,821,977**	**$ 379,139,668**		**$ 218,490,477**		**$ 160,649,189**
Adjustments									
Less Existing Unallocated Reserve Fund Balances					-$ 26,193,460	57.6%	-$ 15,094,758	42.4%	-$ 11,098,702
Less Credit Agreements Paid					-$ 2,955,587	57.6%	-$ 1,703,245	42.4%	-$ 1,252,342
Projects Funded From Reserves					-$ 56,327,926	57.6%	-$ 32,460,638	42.4%	-$ 23,867,288
TOTAL TOWN-WIDE HARD DEVELOPMENT CHARGE RECOVERABLE					**$ 293,662,695**		**$ 169,231,836**		**$ 124,430,857**
RESIDENTIAL DEVELOPMENT CHARGE									
Population in New Units 2008 - 2031							86,499		
Unadjusted Development Charge Per Capita - Before Cash Flow							**$ 1,956.46**		
NON-RESIDENIAL DEVELOPMENT CHARGE									
Net Developable Non-Residential Land Area (ha)									795
Unadjusted Development Charge Per Net Hectare - Before Cash Flow									**$ 156,517**

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES Location		From / To	Timing of Project	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs Share	Local Costs Cost	Non-Growth (Benefit to Existing) Share	Non-Growth (Benefit to Existing) Cost	Town-Wide Development Charge Recoverable Share	Town-Wide Development Charge Recoverable Cost
ILLUMINATION			Level Annual 2008 to 2026							
Alden Road	N&W	Esna Park to Warden Ave.		174,636	0%	0	65%	113,546	35%	61,090
Birchmount Rd.	W.S.	14th Avenue to Royal Cres.		33,472	0%	0	65%	21,763	35%	11,709
Birchmount Rd.	E.S.	Denison St. to 14th Avenue		95,634	0%	0	65%	62,180	35%	33,454
Birchmount Rd.	B.S.	Royal Cres. To Highway 407		174,636	0%	0	0%	0	100%	174,636
Denison Street	S.S.	Birchmount Rd. to Gorvette Drive		107,588	0%	0	65%	69,953	35%	37,636
Denison Street	N.S.	Warden Ave. to Birchmount Rd.		116,424	0%	0	65%	75,698	35%	40,726
Denison Street	N.S.	Woodbine to Esna Park		128,066	0%	0	65%	83,267	35%	44,799
Denison Street	N.S.	Woodbine to Steelecase		71,726	0%	0	65%	46,635	35%	25,090
Don Mills	E.S.	N of Simonston to John Street		35,863	0%	0	65%	23,318	35%	12,545
Esna Park Road	N.S.	Alden Road to Woodbine		107,588	0%	0	65%	69,953	35%	37,636
Esna Park Road	W.S.	Steeles to Alden Road		139,709	0%	0	65%	90,837	35%	48,872
Fourteenth Avenue	N.S.	GO Rail to Kennedy Rd.		41,840	0%	0	0%	0	100%	41,840
Fourteenth Avenue	N.S.	Horstman St. To Roxbury St.		71,726	0%	0	0%	0	100%	71,726
Fourteenth Avenue	S.S.	Markham Rd. to Roxbury Street		83,680	0%	0	0%	0	100%	83,680
Fourteenth Avenue	S.S.	Noble St. to Brimley Rd.		41,840	0%	0	65%	27,204	35%	14,636
John Street	N.S.	Leslie Street to Woodbine		180,457	0%	0	65%	117,331	35%	63,126
Kennedy Road	W.S.	Highglen to Lee Avenue		47,817	0%	0	65%	31,090	35%	16,727
Kennedy Road	E.S.	Kevlin Road to N of Lee Avenue		35,863	0%	0	65%	23,318	35%	12,545
Main St. north, Markham	E.S.	Castlemore to Major Mackenzie		71,726	0%	0	35%	25,335	65%	46,391
Main Street South	W.S.	Highway 7 to Rouge River		47,817	0%	0	65%	31,090	35%	16,727
Major Mackenzie	N.S.	CNR to Markham by-pass		113,565	0%	0	0%	0	100%	113,565
Major Mackenzie	N.S.	Kennedy Rd. to McCowan Rd.		244,490	0%	0	0%	0	100%	244,490
Major Mackenzie	N.S.	McCowan Rd. to Markham Rd.		244,490	0%	0	0%	0	100%	244,490
Major Mackenzie	N.S.	OHEPC to Warden Avenue		168,815	0%	0	65%	109,761	35%	59,053
Major Mackenzie	S.S.	Warden to Glenbourne Park		47,817	0%	0	65%	31,090	35%	16,727
Major Mackenzie	S.S.	Woodbine Ave. to Warden Ave.		238,669	0%	0	65%	155,180	35%	83,489
Donald Cousens Parkway	E.S.	16th Avenue to 9th Line		232,848	0%	0	0%	0	100%	232,848
Donald Cousens Parkway	E.S.	Highway 407 N. to 16th Avenue		325,987	0%	0	0%	0	100%	325,987
Donald Cousens Parkway	E.S.	Highway 407 S. to 9th Line		349,272	0%	0	0%	0	100%	349,272
Markham Road	E.S.	James Scott Rd. to Highway 7		101,611	0%	0	65%	66,066	35%	35,545
Markham Road	E.S.	Parkway Avenue to 16th Avenue		139,709	0%	0	65%	90,837	35%	48,872
Miller Extension	B.S.	Rodick Road to Birchmount Rd.		430,769	0%	0	0%	0	100%	430,769
Ninth Line	W.S.	14th Ave. S to Markham by-pass		128,066	0%	0	65%	83,267	35%	44,799
Ninth Line	W.S.	Highway 407 to N of Church St.		128,066	0%	0	0%	0	100%	128,066
Rodick Extension	B.S.	Riviera Drive to Esna Park Drive		128,066	0%	0	35%	45,236	65%	82,831
Rodick Extension	B.S.	Yorktech Road to Miller Avenue		170,707	0%	0	35%	60,297	65%	110,409
Rodick Road	B.S.	14th Avenue to Miller Avenue		169,048	0%	0	35%	59,711	65%	109,336
Rodick Widening	B.S.	Riviera Drive to 14th Avenue		39,316	0%	0	35%	13,887	65%	25,429
Sixteenth Avenue	S.S.	Markham Rd to 300m westerly		35,863	0%	0	65%	23,318	35%	12,545
Sixteenth Avenue	S.S.	Markham Rd. to Fincham Ave.		59,771	0%	0	65%	38,863	35%	20,909
Sixteenth Avenue	N.S.	Warden Ave. to York Downs		186,278	0%	0	65%	121,116	35%	65,162
Steeles Avenue	N.S.	CNR to Old Kennedy Rd.		47,817	0%	0	0%	0	100%	47,817
Victoria Park	W.S.	Steelecase to Denison		29,886	0%	0	65%	19,431	35%	10,454
Victoria Park	E.S.	Steeles to Steelecase		107,588	0%	0	65%	69,953	35%	37,636
Warden Avenue	E.S.	16th Ave. to Major Mackenzie		227,027	0%	0	65%	147,610	35%	79,417
Warden Avenue	W.S.	Calvert Dr. to Major Mackenzie		197,921	0%	0	65%	128,686	35%	69,235

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES

Location		From / To	Timing of Project	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs		Non-Development Charge Recoverable Costs: Non-Growth (Benefit to Existing)		Town-Wide Development Charge Recoverable	
					Share	Cost	Share	Cost	Share	Cost
ILLUMINATION			Level Annual 2008 to 2026							
Woodbine Avenue	E.S.	Buttonville Crescent S to N		47,817	0%	0	65%	31,090	35%	16,727
Yorktech Drive		Rodick Rd. to Enterprise Dr.		165,322	0%	0	0%	0	100%	165,322
Castlemore /Anderson		Markham Rd. to CNR		45,426	0%	0	0%	0	100%	45,426
Clegg Road Extension		East of Rodick to Town-Centre		47,817	0%	0	0%	0	100%	47,817
Elgin Mills Road		Highway 404 to Hamlet		174,636	0%	0	0%	0	100%	174,636
Fourteenth Avenue		E of Kennedy to Noble St.		53,794	0%	0	0%	0	100%	53,794
Fourteenth Avenue		Markham by-pass to 9th by-pass		174,636	0%	0	0%	0	100%	174,636
Fourteenth Avenue		McCowan Rd to Markham Rd.		244,490	0%	0	0%	0	100%	244,490
Fourteenth Avenue		Ninth Line to Ninth Line by-pass		116,424	0%	0	0%	0	100%	116,424
Fourteenth Avenue		Roxbury St. To 9th Line		139,709	0%	0	0%	0	100%	139,709
Fourteenth Avenue		Woodbine Ave. to Rodick Road		71,726	0%	0	0%	0	100%	71,726
Fourteenth Avenue		Woodbine to W. of Hwy 404		107,588	0%	0	0%	0	100%	107,588
Highway 7		9th to Markham By-Pass		419,126	0%	0	0%	0	100%	419,126
Main St. north, Markham		N. 16th Ave to Major Mackenzie		174,636	0%	0	0%	0	100%	174,636
Main Street South		Rouge River to south end		53,794	0%	0	0%	0	100%	53,794
Major Mackenzie		CNR to Markham by-pass		59,771	0%	0	0%	0	100%	59,771
Major Mackenzie		Glenbourne to Kennedy		197,921	0%	0	0%	0	100%	197,921
Major Mackenzie		Kennedy Rd. to McCowan Rd.		244,490	0%	0	0%	0	100%	244,490
Major Mackenzie		Markham Rd. to CNR		53,794	0%	0	0%	0	100%	53,794
Major Mackenzie		Markland Street to Woodbine		59,771	0%	0	0%	0	100%	59,771
Major Mackenzie		McCowan Rd. to Markham Rd.		244,490	0%	0	0%	0	100%	244,490
Major Mackenzie		Warden Avenue to Kennedy		244,490	0%	0	0%	0	100%	244,490
Major Mackenzie		Woodbine Avenue to OHEPC		71,726	0%	0	0%	0	100%	71,726
Donald Cousens Parkway		Highway 407 N. to 16th Avenue		325,987	0%	0	0%	0	100%	325,987
Donald Cousens Parkway		Highway 407 S. to 9th Line		349,272	0%	0	0%	0	100%	349,272
Donald Cousens Parkway		Major Mackenzie to Highway 48		314,345	0%	0	0%	0	100%	314,345
Donald Cousens Parkway		Major Mackenzie to Ninth Line		174,636	0%	0	0%	0	100%	174,636
Miller Avenue		Woodbine Ave. to Rodick Road		190,935	0%	0	0%	0	100%	190,935
Ninth Line		14th Avenue to Highway 407		116,424	0%	0	0%	0	100%	116,424
Ninth Line		16th Ave. to Major Mackenzie		232,848	0%	0	0%	0	100%	232,848
Ninth Line		16th Ave. to Markham by-pass		107,588	0%	0	0%	0	100%	107,588
Ninth Line		Church St. to 16th Avenue		157,172	0%	0	0%	0	100%	157,172
Ninth Line		OHEPC to South of Highway 407		272,432	0%	0	0%	0	100%	272,432
Old Kennedy Road		Steeles Ave. to Denison St.		222,370	0%	0	0%	0	100%	222,370
Sixteenth Avenue		9th to Markham By-Pass		419,126	0%	0	0%	0	100%	419,126
Sixteenth Avenue		Bruce River to Highway 404		71,726	0%	0	0%	0	100%	71,726
Sixteenth Avenue		Woodbine to Rouge River		47,817	0%	0	0%	0	100%	47,817
Sixteenth Avenue		York Downs to Kennedy Road		59,771	0%	0	0%	0	100%	59,771
Steeles Avenue		Markham Rd. to CNR		162,994	0%	0	0%	0	100%	162,994
Warden Avenue		16th Ave. to Calvert Road		47,817	0%	0	0%	0	100%	47,817
Warden Avenue		Enterprise to Riverside Dr.		71,726	0%	0	0%	0	100%	71,726
Woodbine Avenue		N. limit of Cathedral to 19th Avenue		193,846	0%	0	0%	0	100%	193,846
Woodbine Avenue		Hamlet to N. of Cathedral		52,001	0%	0	0%	0	100%	52,001
Woodbine Avenue		Major Mackenzie to Hamlet S		151,351	0%	0	0%	0	100%	151,351
Woodbine By-pass		Lord Melborne to Existing Woodbine		186,278	0%	0	0%	0	100%	186,278
Woodbine By-pass		Elgin Mills to Lord Melborne		59,771	0%	0	0%	0	100%	59,771

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES				Non-Development Charge Recoverable Costs				Town-Wide Development Charge Recoverable	
		Timing of Project	Total Gross Cost	Local Costs		Non-Growth (Benefit to Existing)			
Location	From / To			Share	Cost	Share	Cost	Share	Cost
ILLUMINATION		Level Annual 2008 to 2026							
Woodbine By-pass	Major Mackenzie to Elgin Mills		488,981	0%	0	0%	0	100%	488,981
YMCA Boulevard	GO Station to Kennedy Road		114,096	0%	0	0%	0	100%	114,096
Church Street	Country Glen to Bur Oak		38,254	0%	0	0%	0	100%	38,254
Fourteenth Avenue	Rodick Rodick to Alden Road		139,709	0%	0	65%	90,837	35%	48,872
Donald Cousens Parkway	Steeles Ave. to OHEPC		133,888	0%	0	0%	0	100%	133,888
Donald Cousens Parkway	Steeles Ave. to OHEPC		133,888	0%	0	0%	0	100%	133,888
Nineteenth Avenue	Highway 404 to Woodbine		244,490	0%	0	0%	0	100%	244,490
Reesor Road	North to south of Highway 7		238,669	0%	0	0%	0	100%	238,669
Town-wide Illumination requests	0		1,075,000	0%	0	65%	698,953	35%	376,047
Warden Avenue Widening, illumintion I	0		125,668	0%	0	0%	0	100%	125,668
Woodbine Avenue	Through Hamlet		59,771	0%	0	65%	38,863	35%	20,909
TOTAL ILLUMINATION			**$ 16,095,612**	**0%**	**$ -**	**19%**	**$ 3,036,569**	**81%**	**$ 13,059,044**

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES

Location		From / To	Timing of Project	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs		Non-Growth (Benefit to Existing)		Town-Wide Development Charge Recoverable	
					Share	Cost	Share	Cost	Share	Cost
INTERSECTION			Level Annual 2008 to 2026							
Carlton Road	at	Manhattan Drive		209,622	0%	0	65%	136,294	35%	73,328
Commerce Valley Drive	at	Leslie Street		658,088	0%	0	65%	427,881	35%	230,207
Denison (Int. Imp.)	at	Birchmount Road		446,292	0%	0	35%	157,640	65%	288,652
Green Lane	at	Aileen / Willowbrook		446,292	0%	0	65%	290,174	35%	156,118
Henderson Street	at	John Street		209,622	0%	0	65%	136,294	35%	73,328
Henderson Street	at	Proctor Avenue		684,411	0%	0	65%	444,996	35%	239,415
Mid-block Crossing Hwy 404	0	between Elgin Mills & 19th Ave.		209,622	0%	0	0%	0	100%	209,622
Mid-block Crossing Hwy 404	0	between Highway 7 and 16th Ave.		209,622	0%	0	0%	0	100%	209,622
Rodick Road	at	Clegg Road		209,622	0%	0	0%	0	100%	209,622
Rodick Road	at	Cox Blvd.		209,622	0%	0	0%	0	100%	209,622
Rodick Road	at	Macrill / Rachel		209,622	0%	0	0%	0	100%	209,622
Town Centre Blvd.	at	Apple Creek Blvd.		446,292	0%	0	65%	290,174	35%	156,118
Birchmount Extension	at	Miller Avenue		209,622	0%	0	0%	0	100%	209,622
Brimley Road	at	Winston / Wilcay		209,622	0%	0	35%	74,043	65%	135,579
Bur Oak Avenue	at	Alford Paterson Drive		209,622	0%	0	0%	0	100%	209,622
Bur Oak Avenue	at	Church Street		209,622	0%	0	0%	0	100%	209,622
Bur Oak Avenue	at	Mingay Avenue		209,622	0%	0	0%	0	100%	209,622
Bur Oak Avenue	at	Roy Raney Avenue		209,622	0%	0	0%	0	100%	209,622
Bur Oak Avenue	at	Stonebridge Drive		209,622	0%	0	0%	0	100%	209,622
Bur Oak Avenue	at	The Bridlewalk		209,622	0%	0	0%	0	100%	209,622
Bur Oak Avenue	at	White's Hill Avenue		209,622	0%	0	0%	0	100%	209,622
Bur Oak Avenue	at	Williamson Road		209,622	0%	0	0%	0	100%	209,622
Carlton Road	at	Village Parkway		209,622	0%	0	0%	0	100%	209,622
Castlemore Avenue	at	Delray Drive		209,622	0%	0	0%	0	100%	209,622
Castlemore Avenue	at	Mingay Avenue		209,622	0%	0	0%	0	100%	209,622
Castlemore Avenue	at	Roy Raney Avenue		209,622	0%	0	0%	0	100%	209,622
Castlemore Avenue	at	Stonebridge Drive		209,622	0%	0	0%	0	100%	209,622
Castlemore Avenue	at	The Bridlewalk		209,622	0%	0	0%	0	100%	209,622
Elson Street	at	Coppard Avenue		209,622	0%	0	50%	104,811	50%	104,811
Elson Street	at	Coxworth Avenue		209,622	0%	0	50%	104,811	50%	104,811
Enterprise Drive	at	Birchmount Extension		209,622	0%	0	0%	0	100%	209,622
Enterprise Drive	at	Main Street south, Unionville		209,622	0%	0	0%	0	100%	209,622
Enterprise Drive	at	Rivas Drive		209,622	0%	0	0%	0	100%	209,622
Enterprise Drive	at	Sciberras Road		209,622	0%	0	0%	0	100%	209,622
Enterprise Drive	at	West Valley Road		209,622	0%	0	0%	0	100%	209,622
Fourteenth Avenue	at	Highway 48		675,632	0%	0	0%	0	100%	675,632
Fourteenth Avenue	at	Rivera Drive (east of Rodick)		209,622	0%	0	0%	0	100%	209,622
Helen Avenue	at	East side of Kennedy Road								
Highway 7		Between 9th Line and Markham by-pass		612,021	0%	0	0%	0	100%	612,021
Main Street, Markham	at	Bur Oak Avenue		209,622	0%	0	0%	0	100%	209,622
Main Street, Markham	at	Castlemore Avenue		251,419	0%	0	0%	0	100%	251,419
Markham Centre Turning Lane & Unionville Traffic Calming				545,000	0%	0	0%	0	100%	545,000
Markland	at	Hillmount Road		209,622	0%	0	0%	0	100%	209,622
Midland Avenue	at	Old Kennedy Road		209,622	0%	0	0%	0	100%	209,622
Rivas Drive	at	YMCA Blvd.		175,309	0%	0	0%	0	100%	175,309
Riverside Drive	at	Birchmount Extension		209,622	0%	0	0%	0	100%	209,622

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES Location		From / To	Timing of Project	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs Share	Local Costs Cost	Non-Growth (Benefit to Existing) Share	Non-Growth (Benefit to Existing) Cost	Town-Wide Development Charge Recoverable Share	Town-Wide Development Charge Recoverable Cost
INTERSECTION			Level Annual 2008 to 2026							
Riverside Drive	at	Sciberras Road		209,622	0%	0	0%	0	100%	209,622
Riverside Drive	at	Verclair Gate		209,622	0%	0	0%	0	100%	209,622
Riverwalk Drive	at	Fieldside Street		209,622	0%	0	0%	0	100%	209,622
Riverwalk Drive	at	Oakbrook Drive		209,622	0%	0	0%	0	100%	209,622
Steeles Avenue	at	Irenemount Crescent		256,956	0%	0	0%	0	100%	256,956
Steeles Avenue	at	Shadlock Street		256,956	0%	0	0%	0	100%	256,956
Town Centre Blvd.	at	Clegg Road		209,622	0%	0	0%	0	100%	209,622
Village Gate	at	Calvert Road		209,622	0%	0	0%	0	100%	209,622
White's Hill Avenue	at	Existing Markham by-pass		209,622	0%	0	0%	0	100%	209,622
Woodbine Avenue	at	Stony Hill Blvd.		209,622	0%	0	0%	0	100%	209,622
Woodbine Avenue	at	Vinecliff Blvd.		209,622	0%	0	0%	0	100%	209,622
404 North employment Land N-S Road Internal Traffic Signals (3)				612,021	0%	0	0%	0	100%	612,021
Alden Road	at	Bentley Street		209,622	0%	0	65%	136,294	35%	73,328
Aldergrove Drive	at	Old Kennedy Road		209,622	0%	0	65%	136,294	35%	73,328
Birchmount (Int. Imp.)	at	McNabb		446,292	0%	0	35%	157,640	65%	288,652
Brimley Road	at	Cardiff / Worthing		209,622	0%	0	35%	74,043	65%	135,579
Brimley Road	at	Randall		209,622	0%	0	35%	74,043	65%	135,579
Bur Oak Avenue	btwn	Bridle Walk and Glenbrook (IPS)		83,318	0%	0	50%	41,659	50%	41,659
Bur Oak Avenue	at	Country Glen Road		209,622	0%	0	0%	0	100%	209,622
Bur Oak Avenue	at	Dog Wood		209,622	0%	0	0%	0	100%	209,622
Bur Oak Avenue	at	East-west Road		209,622	0%	0	0%	0	100%	209,622
Bur Oak Avenue	at	GO Station, east of HWY 48		209,622	0%	0	65%	136,294	35%	73,328
Bur Oak Avenue	at	Greensborough Village Cir. (IPS)		83,318	0%	0	50%	41,659	50%	41,659
Carlton Road	at	Main Street, Unionville		209,622	0%	0	65%	136,294	35%	73,328
Church Street	at	Country Glen Road		209,622	0%	0	0%	0	100%	209,622
Church Street	at	Wooten Way		209,622	0%	0	65%	136,294	35%	73,328
Fairburn Drive	at	First Markham Place		209,622	0%	0	65%	136,294	35%	73,328
Fourteenth Avenue	at	Mid Block (east of Woodbine)		209,622	0%	0	0%	0	100%	209,622
Fourteenth Avenue	at	Rodick Road		209,622	0%	0	65%	136,294	35%	73,328
Highway 7	at	Main Street, Markham		1,947,094	50%	973,547	33%	632,989	17%	340,558
Hood Road	at	McPherson Road		209,622	0%	0	65%	136,294	35%	73,328
Joseph / Washington / George intersection improvements				446,292	0%	0	65%	290,174	35%	156,118
Mid-block Crossing Hwy 404	0	between Major Mac. & Elgin Mills.		209,622	0%	0	0%	0	100%	209,622
Middlefield (Int. Imp.)	at	Elson Street		446,292	0%	0	50%	223,146	50%	223,146
Midland Avenue	at	Steeles Avenue		209,622	0%	0	0%	0	100%	209,622
Ramona Blvd.	at	Wooten Way		209,622	0%	0	65%	136,294	35%	73,328
Rizal Avenue	at	Copper Creek		209,622	0%	0	0%	0	100%	209,622
Rizal Avenue	at	Riverwalk Drive		209,622	0%	0	0%	0	100%	209,622
Rodick Road	at	East-west collection (Miller)		209,622	0%	0	0%	0	100%	209,622
Rodick Road	at	Miller Avenue		209,622	0%	0	0%	0	100%	209,622
Rodick Road	at	Yorktech Road		209,622	0%	0	0%	0	100%	209,622
Sixteenth Avenue	at	Main Street, Markham		1,234,878	46%	567,378	19%	235,525	35%	431,975
Town Centre Blvd.	at	Cedarland Drive		209,622	0%	0	0%	0	100%	209,622
Town-wide Intersection Improvements				686,042	0%	0	0%	0	100%	686,042
Victoria Park and Steelcase intersection Improvements				446,292	0%	0	35%	157,640	65%	288,652
Honda Blvd.	at	19th Avenue		209,622	0%	0	0%	0	100%	209,622

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES					Non-Development Charge Recoverable Costs				Town-Wide Development Charge Recoverable	
			Timing of Project	Total Gross Cost	Local Costs		Non-Growth (Benefit to Existing)			
Location		From / To			Share	Cost	Share	Cost	Share	Cost
INTERSECTION			Level Annual 2008 to 2026							
Carlton Road	at	West of Manhattan (IPS)		83,318	0%	0	100%	83,318	0%	0
John Street	at	West of Don Mills (IPS)		83,318	0%	0	100%	83,318	0%	0
Main Street, Markham	at	Edward Jefferys Avenue		209,622	0%	0	0%	0	100%	209,622
TOTAL INTERSECTION				**$ 26,726,680**	**6%**	**$ 1,540,925**	**21%**	**$ 5,488,914**	**74%**	**$ 19,696,842**

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES

Location	From / To	Timing of Project	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs Share	Local Costs Cost	Non-Growth (Benefit to Existing) Share	Non-Growth (Benefit to Existing) Cost	Town-Wide Development Charge Recoverable Share	Town-Wide Development Charge Recoverable Cost
ROADS									
14th Avenue Reconstruction	Town settlement with Cedarland	2008	270,500	0%	0	0%	0	100%	270,500
Birchmount Road	Relocation of Concanmar Pond	2008	4,728,914	0%	0	0%	0	100%	4,728,914
Birchmount Road	N. limit CNR to N.limit Hwy 407	2008	1,784,489	0%	0	0%	0	100%	1,784,489
Birchmount Road	S of CNR to S of 14th Avenue	2009	1,206,041	0%	0	0%	0	100%	1,206,041
Birchmount Road, 4th lane	Enterprise to Rouge River	2008	1,182,500	0%	0	0%	0	32%	382,250
Birchmount Road, 4th lane	Highway 7 to Rouge River	2012	1,067,485	0%	0	0%	0	32%	345,070
Birchmount Road, 4th lane	Hwy 407 to Enterprise Drive	2008	1,338,366	0%	0	0%	0	32%	432,634
Bur Oak Avenue, 4th lane	Riverlands Ave. to Michilina Terrace	2008	2,648,166	0%	0	0%	0	32%	856,036
Cedar Avenue Extension	Langstaff Rd to Richmond Hill	2015	1,531,338	50%	765,669	0%	0	50%	765,669
Commerce Valley Drive East Widening to 4 lanes		2010	1,887,378	0%	0	0%	0	100%	1,887,378
Commerce Valley Drive West Widening to 4 lanes		2010	1,209,375	0%	0	0%	0	100%	1,209,375
Enterprise Drive, 4th lane	Rivas Road to GO Line	2008	1,067,976	0%	0	0%	0	32%	343,491
Enterprise Drive, 4th lane	Sciberras to CNR	2008	565,399	0%	0	0%	0	32%	181,848
Enterprise Drive, 4th lane (3m)	Rivas Road to Main Street S	2009	2,172,736	0%	0	0%	0	32%	698,813
Enterprise Drive, 4th lane (3m)	Warden to Sciberras	2008	2,970,000	0%	0	0%	0	32%	960,070
Main St. North, Markham	16th Ave. to Major Mackenzie Drive	2011	6,039,880	0%	0	10%	603,988	90%	5,435,892
Main St. South, Markham	Highway 407 to Highway 7	2012	3,294,617	0%	0	10%	329,462	90%	2,965,155
Miller (2) / Yorktech (2)	Rodick Road to Birchmount Rd.	2016	5,586,889	0%	0	0%	0	100%	5,586,889
Rivas Drive (N-S Connection Road), 4th Lane		2008	565,399	0%	0	0%	0	32%	182,768
Riverside Drive, 4th lane	Warden to Birchmount	2012	1,988,800	100%	1,988,800	0%	0	0%	0
Rodick (2 to 4 lanes)	14th Avenue to Miller Avenue	2009	2,322,136	0%	0	35%	820,228	65%	1,501,908
Rodick Extension	Riviera Drive to Esna Park Drive	2009	5,068,093	0%	0	0%	0	100%	5,068,093
Rodick Widening	Riviera Drive to 14th Avenue	2009							
South Unionville, 4th lane	Kennedy Rd / Town Owned ROW	2010	869,000	68%	588,090	0%	0	32%	280,910
Town Centre Blvd. widening	Highway 7 to Cedarland Drive	2010	549,081	0%	0	0%	0	100%	549,081
Town-wide Soil Decommission / Demolitions		2012	2,150,000	0%	0	0%	0	100%	2,150,000
Unionville Gate widening	Main Street S to Kennedy Road	2009	3,562,654	0%	0	0%	0	100%	3,562,654
YMCA Boulevard	GO Station to Kennedy Road	2008	1,554,847	0%	0	0%	0	100%	1,554,847
16th Avenue	Warden Avenue to 9th Line	2012	8,005,459	23%	1,880,000	42%	3,355,677	35%	2,769,781
Birchmount Road, 3rd lane	Enterprise to Rouge River	2008	Included Above						
Birchmount Road, 3rd lane	Highway 7 to Rouge River	2012	Included Above						
Birchmount Road, 3rd lane	Hwy 407 to Enterprise Drive	2008	Included Above						
Bur Oak Avenue, 3rd lane	Riverlands Ave. to Michilina Terrace	2008	Included Above						
Clegg Road Ext. (3rd lane)	Town-Centre to Warden Ave.	2008	2,422,510	0%	0	1%	35,870	5.88%	142,509
Enterprise Drive, 3rd lane	Rivas Road to GO Line	2008	Included Above	0%					
Enterprise Drive, 3rd lane	Sciberras to CNR	2008	Included Above	0%					
Enterprise Drive, 3rd lane(3m)	Rivas Road to Main Street S	2009	Included Above	0%					
Enterprise Drive, 3rd lane(3m)	Warden to Sciberras	2008	Included Above	0%					
Existing Markham by-pass		2009	4,946,763	20%	1,000,000	42%	2,091,785	37%	1,854,978
Kirkham Drive	Marachi Drive to S limit Lot 4, Con. 8	2012	1,433,988	0%	0	0%	0	100%	1,433,988
Midland Avenue	Steeles Ave. to 120m north of Steeles	2009	321,989	0%	0	0%	0	100%	321,989
Ninth Line improvements		2017	1,752,384	0%	0	75%	1,314,288	25%	438,096
Rivas Drive (N-S Connection Road), 3rd Lane		2008	Included Above	0%					
Riverside Drive, 3rd lane	Warden to Birchmount	2012	0	0%					
Sciberras Drive, 3rd lane	Highway 7 to Rouge River	2015	962,677	0%	0	0%	0	56%	542,677
South Unionville, 3rd lane	Kennedy Rd / Town Owned ROW	2010	Included Above	0%					

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES		Timing of Project	Total Gross Cost	Non-Development Charge Recoverable Costs					Town-Wide Development Charge Recoverable	
				Local Costs			Non-Growth (Benefit to Existing)			
Location	From / To			Share	Cost		Share	Cost	Share	Cost
ROADS										
Village Parkway Realignment	Highway 7 to Buchanan Drive	By the local Developer		0%						
Woodbine urbanize - By-pass to Hamlet (S end)		2015	1,841,498	0%		0	10%	184,150	90%	1,657,348
Woodbine urbanize - Hamlet (N end) to by-pass		2015	1,274,883	0%		0	10%	127,488	90%	1,147,395
Woodbine urbanize - Thought Hamlet		2015	861,782	0%		0	100%	861,782	0%	0
Centurion Drive Reconstruction	Allstate Parkway to Woodbine	2010	2,101,007	0%		0	0%	0	100%	2,101,007
Church Street	Ninth Line to Bur Oak Blvd.	2013	1,181,318	0%		0	0%	0	100%	1,181,318
Miller Reconstruction	Woodbine Avenue to Rodick Road	2010	2,511,394	0%		0	0%	0	100%	2,511,394
Main Street South, Unionville Reconstruction, south of Highway 7		2009	934,539	0%		0	100%	934,539	0%	0
Main Street, Markham	Highway 7 to 16th Avenue	2012	3,173,181	0%		0	100%	3,173,181	0%	0
Elign Mills Reconstruction	Woodbine by-pass to Woodbine	Region of York DC project								
Nineteenth Ave. Reconstruction	Highway 404 to Woodbine Avenue	2010	2,824,274	0%		0	0%	0	100%	2,824,274
Reesor Reconstruction	North to south of Highway 7	2016	5,437,118	0%		0	0%	0	100%	5,437,118
Honda Boulevard	Woodbine By-pass to 19th Avenue	2009	2,956,250	0%		0	0%	0	16%	470,313
Street I	Woodbine Avune to Honda Blvd.	2011	1,182,500	0%		0	0%	0	16%	188,125
Town-wide Road Projects		2009	500,000	0%		0	0%	0	100%	500,000
South Unionville, local ROW (Holdout Property)		2010	726,630	0%		0	0%	0	100%	726,630
Copper Creek Drive, 4th lane	9th Line to 9th Line By-pass		0	0%		0		0	100%	0
Copper Creek Drive, 4th lane	9th Line By-pass to Markham By-pass	2009	1,300,750	0%		0	0%	0	100%	1,300,750
TOTAL ROADS			**$ 107,834,950**	**6%**	**$**	**6,222,559**	**13% $**	**13,832,438**	**67% $**	**72,440,462**

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES				Non-Development Charge Recoverable Costs					
		Timing of Project	Total Gross Cost	Local Costs		Non-Growth (Benefit to Existing)		Town-Wide Development Charge Recoverable	
Location	From / To			Share	Cost	Share	Cost	Share	Cost
PROPERTIES ACQUISITION									
A - ROADS PROPERTIES ACQUISITION									
Birchmount Road ROW	CNR to N. limit Hwy 407	2008	2,216,100	0%	0	0%	0	100%	2,216,100
Birchmount Road ROW	South of 14th Avenue to CNR	2009	838,902	0%	0	0%	0	100%	838,902
Birchmount Road, 4th ROW	Hwy 407 to Rouge River	2008	625,064	0%	0	0%	0	100%	625,064
Birchmount Road, 6m ROW	Highway 7 to Rouge River	2012	432,700	0%	0	0%	0	100%	432,700
Box Grove temporary Markham by-pass, properties (20m ROW)		2009	4,484,078	0%	0	0%	0	100%	4,484,078
Bur Oak Avenue, 4th ROW	Riverlands Ave. to Michilina Terrace	2008	379,232	0%	0	0%	0	100%	379,232
Cedar Avenue Extension	Property	2015	2,258,130	50%	1,129,065	0%	0	50%	1,129,065
Enterprise, Property (over 26m)	Quan Property	2008	7,428,765	0%	0	0%	0	61%	4,546,124
Enterprise Drive, 4th lane (3m)	Sciberras to CNR	2008	135,174	0%	0	0%	0	100%	135,174
Enterprise Drive, 4th lane (3m)	Warden to Sciberras	2008	900,680	0%	0	0%	0	100%	900,680
Main St. North, properties	16th Ave. to Markham By-pass	2011	625,690	0%	0	10%	62,569	90%	563,121
Main St. south, Markham additional ROW		2012	1,956,558	0%	0	0%	0	100%	1,956,558
Miller / Yorktech (ROW)	Rodick Road to Birchmount Rd.	2016	8,656,235	0%	0	0%	0	100%	8,656,235
Riverside Drive, 4th lane (3m)	Warden to Birchmount	0	0	0%	0		0	0%	0
South Unionville, 4th lane (3m)	Kennedy Rd / Town Owned ROW	2010	263,532	0%	0	0%	0	100%	263,532
Birchmount Road, 3rd ROW	Highway 7 to Rouge River	2012	216,350	0%	0	0%	0	100%	216,350
Birchmount Road, 3rd ROW	Hwy 407 to Rouge River	2008	625,064	0%	0	0%	0	100%	625,064
Bur Oak Avenue, 3rd ROW	Riverlands Ave. to Michilina Terrace	2008	379,232	0%	0	0%	0	100%	379,232
East Precinct Property	GIC Holding	2008	3,009,000	0%	0	0%	0	38%	1,158,159
Enterprise Drive, 3rd lane (3m)	Quan Property	2008	Included Above	0%					
Enterprise Drive, 3rd lane (3m)	Sciberras to CNR	2008	135,174	0%	0	0%	0	100%	135,174
Enterprise Drive, 3rd lane(3m)	Warden to Sciberras	2008	900,680	0%	0	0%	0	100%	900,680
Riverside Drive, 3rd lane (3m)	Warden to Birchmount	2008	0	0%					
Rodick Extension Properties	14th Avenue to Esna Park Drive	2009	412,720	0%	0	0%	0	100%	412,720
South Unionville, 3rd lane (3m)	Kennedy Rd / Town Owned ROW	2010	263,532	0%	0	0%	0	100%	263,532
Centurion Drive Reconstruction		2010	117,920	0%	0	0%	0	100%	117,920
Commerce Valley Drive-ROW requirements		0	0	0%					
Midland Avenue (over local ROW requirement) - Property		2009	1,304,338	0%	0	0%	0	100%	1,304,338
Town-wide properties Acquisition request and Business Loses		2011	1,618,769	0%	0	0%	0	100%	1,618,769
Unionville Gate widening - property requirements		0	0	0%					
Honda Boulevard R.O.W. (6m)	Woodbine By-pass to 19th Avenue	2009	144,035	0%	0	0%	0	100%	144,035
Street I R.O.W. (6m)	Woodbine Avune to Honda Blvd.	2011	58,581	0%	0	0%	0	100%	58,581
Copper Creek Drive, 4th Lane Property	Tributary B to Donald Cousens Parkw	2009	314,547	0%	0	0%	0	100%	314,547
B - PROPERTIES ACQUISITION for SIDEWALKS									
R.O.W. requisition for sidewalks construction		2008 - 2026	1,045,000	0%	0	65%	679,447	35%	365,553
C - PROPERTIES ACQUISITION for 2004 STRUCTURE PROJECTS									
Mid-block Crossing Hwy 404 property - Hwy 7 to 16th Avenue		2009	4,851,712	67%	3,234,475	0%	0	33%	1,617,237
Mid-block Crossing Hwy 404 property - Major Mac. to Elgin Mills		2018	2,758,800	67%	1,839,200	0%	0	33%	919,600
C - NEW PROPERTIES ACQUISITION		0							
Fourteenth Avenue Grade Separation, Property		2013	525,776	0%	0	0%	0	100%	525,776
Mid-block Crossing Hwy 404 Easements - Hwy 7 to 16th Avenue		2009	1,309,568	67%	873,045	0%	0	33%	436,523
Mid-block Crossing Hwy 404 property - 16th avenue to Major Mackenize		0	Subject to Feasibility Study						
Mid-block Crossing Hwy 404 property - Elgin Mills to 19th Avenue		2020	2,069,100	67%	1,379,400	0%	0	17%	344,850
Ramps to Hwy 404 Property	Elgin Mills Road	2010	1,306,591	0%	0	0%	0	100%	1,306,591
Ramps to Hwy 404 Property	Highway 7	0	Dedicates under Planning Act						
Ramps to Hwy 404 Property	Major Mackenzie Drive	0	Dedicates under Planning Act						
TOTAL PROPERTIES ACQUISITION			**$ 54,567,328**	**15%**	**$ 8,455,185**	**1%**	**$ 742,016**	**74%**	**$ 40,291,796**

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES			Timing of Project	Total Gross Cost	Non-Development Charge Recoverable Costs				Town-Wide Development Charge Recoverable	
					Local Costs		Non-Growth (Benefit to Existing)			
Location		From / To	Level Annual		Share	Cost	Share	Cost	Share	Cost
SIDEWALKS										
Bayview Ave.	E.S.	Green Line to Willowbrook Rd	2008 - 2026	90,399	0%	0	65%	58,777	35%	31,623
Birchmount Rd.	B.S.	Royal Cres. To N. limit of Hwy 407		172,431	0%	0	0%	0	100%	172,431
Don Mills	E.S.	Simonston Blvd. S to N		105,466	0%	0	35%	37,253	65%	68,213
Fourteenth Avenue	N.S.	Birchmount Rd to Kennedy Rd		190,756	0%	0	35%	67,379	65%	123,377
Fourteenth Avenue	S.S.	Boxwood Cres. To 9th Line		97,933	0%	0	65%	63,675	35%	34,258
Highway 7	N.S.	Kennedy Rd. to Bullock Dr		146,735	0%	0	0%	0	100%	146,735
Highway 7	S.S.	W of Swansea to Oakcrest Rd.		60,266	0%	0	65%	39,184	35%	21,082
Highway 7	N.S.	W. of Warden to Verclaire		22,600	0%	0	65%	14,694	35%	7,906
Highway 7	S.S.	Yonge St. to Bayview Ave.		293,471	0%	0	65%	190,811	35%	102,659
Kennedy Road	W.S.	Denby Crt. To 16th Avenue		218,413	0%	0	65%	142,009	35%	76,403
Kennedy Road	E.S.	Highway 407 Crossing		117,388	0%	0	65%	76,325	35%	41,064
Main St. north, Markham	E.S.	N. 16th Ave to Major Mackenzie		293,471	0%	0	35%	103,660	65%	189,811
Major Mackenzie	S.S.	Markham Rd. to CNR		53,115	0%	0	65%	34,535	35%	18,580
Major Mackenzie	S.S.	Warden to Glenbourne Park		47,213	0%	0	65%	30,698	35%	16,516
Major Mackenzie	S.S.	Woodbine to Warden Avenue		235,656	0%	0	65%	153,221	35%	82,435
Donald Cousens Parkway	W.S.	Highway 407 Crossing (north)		60,266	0%	0	0%	0	100%	60,266
Donald Cousens Parkway	W.S.	Highway 407 Crossing (south)		60,266	0%	0	0%	0	100%	60,266
Markham Road	W.S.	Princess Rd. to Highway 7		132,062	0%	0	65%	85,865	35%	46,197
Miller Extension	1	Rodick Road to Birchmount Rd.		212,665	0%	0	0%	0	100%	212,665
Ninth Line	E.S.	Highway 407 Crossing (north)		60,266	0%	0	0%	0	100%	60,266
Ninth Line	E.S.	Highway 407 Crossing (south)		60,266	0%	0	0%	0	100%	60,266
Ninth Line	W.S.	Highway 407 to 16th Avenue		304,628	0%	0	65%	198,066	35%	106,562
Rodick Extension	B.S.	Riviera Drive to Esna Park Drive		86,812	0%	0	35%	30,664	65%	56,148
Rodick Extension	B.S.	Yorktech Road to Miller Avenue		151,952	0%	0	35%	53,673	65%	98,279
Rodick Road	W.S.	14th Avenue to Miller Avenue		89,773	0%	0	35%	31,710	65%	58,063
Rodick Widening	B.S.	Riviera Drive to 14th Avenue		25,956	0%	0	65%	16,876	35%	9,080
Sidewalks construction crossing Highway / water course				1,612,500	0%	0	65%	1,048,429	35%	564,071
Sixteenth Avenue	N.S.	Warden Ave. to York Downs		234,777	0%	0	65%	152,649	35%	82,128
Steeles Avenue	N.S.	CNR to Old Kennedy Rd.		30,133	0%	0	0%	0	100%	30,133
Warden Avenue	E.S..	16th Ave. to Major Mackenzie		308,144	0%	0	65%	200,352	35%	107,792
Warden Avenue	W.S..	Calvert Dr. to Major Mackenzie		249,450	0%	0	65%	162,190	35%	87,261
Woodbine Ave	E.S.	Highway 407 Crossing		117,388	0%	0	35%	41,464	65%	75,924
Woodbine Ave	W.S.	Highway 407 Crossing		117,388	0%	0	35%	41,464	65%	75,924
Woodbine Ave	W.S..	Hooper Rd to Rouge River		52,733	0%	0	65%	34,286	35%	18,447
Woodbine Ave	E.S.	Personna to Major Mackenzie		117,388	0%	0	65%	76,325	35%	41,064
Yorktech Drive	1	Rodick Rd. to Warden Road		163,235	0%	0	0%	0	100%	163,235
Alden Road	N.S.	Esna Park to Warden Ave.		220,103	0%	0	65%	143,108	35%	76,995
Birchmount Rd.	B.S.	14th Avenue to Royal Cres.		84,373	0%	0	65%	54,858	35%	29,515
Castlemore /Anderson	B.S.	Markham Rd. to CNR		114,506	0%	0	0%	0	100%	114,506
Denison St.	N.S.	E of Clayton to Milliken Meadows		42,186	0%	0	0%	0	100%	42,186
Denison St.	S.S.	Victoria Park to Esna Park		108,479	0%	0	100%	108,479	0%	0
Denison St.	N.S.	Warden Ave. to E of Clayton Dr		220,103	0%	0	100%	220,103	0%	0
Denison St.	S.S.	Woodbine to Steelecase		90,399	0%	0	100%	90,399	0%	0

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES			Timing of Project	Total Gross Cost	Non-Development Charge Recoverable Costs				Town-Wide Development Charge Recoverable	
					Local Costs		Non-Growth (Benefit to Existing)			
Location		From / To			Share	Cost	Share	Cost	Share	Cost
SIDEWALKS			Level Annual							
Elgin Mills Road	B.S.	Highway 404 to Hamlet		183,926	0%	0	0%	0	100%	183,926
Esna Park Road	W.S.	IBM to Alden Road		176,082	0%	0	100%	176,082	0%	0
Esna Park Road	N.S.	Woodbine to 550 m westerly		82,866	0%	0	100%	82,866	0%	0
Fourteenth Avenue	N.S.	Brimley Road to McCowan Rd		105,466	0%	0	0%	0	100%	105,466
Fourteenth Avenue	N.S.	McCowan Rd to Markham Rd.		45,200	0%	0	0%	0	100%	45,200
Fourteenth Avenue	B.S.	Ninth Line to Markham by-pass		287,385	0%	0	0%	0	100%	287,385
Fourteenth Avenue	N.S.	Roxbury St. To 9th Line		183,419	0%	0	0%	0	100%	183,419
Fourteenth Avenue	S.S.	Woodbine Ave. to Alden Road		264,124	0%	0	35%	93,294	65%	170,830
Fourteenth Avenue	S.S.	Woodbine to W. of Hwy 404		132,062	0%	0	0%	0	100%	132,062
Highway 7	B.S.	9th to Markham By-Pass		413,834	0%	0	0%	0	100%	413,834
Highway 7	S.S.	Fairburn Dr. to Rodick Road		82,866	0%	0	50%	41,433	50%	41,433
Highway 7	N.S.	Montgomery Dr. to Rodick Rd.		82,866	0%	0	50%	41,433	50%	41,433
Highway 7	N.S.	Rodick Road to Warden Ave.		146,735	0%	0	0%	0	100%	146,735
Highway 7	S.S.	Rodick Road to Warden Ave.		146,735	0%	0	0%	0	100%	146,735
Highway 7	N.S.	Verclaire to Sciberras		161,409	0%	0	0%	0	100%	161,409
Highway 7	S.S.	Warden Avenue to CNR		249,450	0%	0	0%	0	100%	249,450
Kennedy Road	E.S.	Highway 407 to Castan Avenue		70,820	0%	0	0%	0	100%	70,820
Main St. north, Markham	W.S.	N. 16th Ave to Major Mackenzie		212,665	0%	0	0%	0	100%	212,665
Main Street South	W.S..	Rouge River to S end		75,333	0%	0	0%	0	100%	75,333
Main Street South	E.S.	Rouge River to S end		75,333	0%	0	100%	75,333	0%	0
Major Mackenzie	S.S.	CNR to Markham by-pass		183,926	0%	0	0%	0	100%	183,926
Major Mackenzie	S.S.	Glenbourne to Kennedy		195,422	0%	0	0%	0	100%	195,422
Major Mackenzie	S.S.	McCowan Rd. to Markham Rd.		241,403	0%	0	0%	0	100%	241,403
Major Mackenzie	N.S.	Warden Avenue to Kennedy		241,403	0%	0	0%	0	100%	241,403
Major Mackenzie	N.S.	Woodbine Avenue to OHEPC		70,820	0%	0	0%	0	100%	70,820
Major Mackenzie	N.S.	Woodbine to Highway 404		120,702	0%	0	0%	0	100%	120,702
Donald Cousens Parkway	W.S.	Highway 407 N. to 9th Line		551,779	0%	0	0%	0	100%	551,779
Donald Cousens Parkway	W.S.	Highway 407 S. to 9th Line		344,862	0%	0	0%	0	100%	344,862
Donald Cousens Parkway	N.S.	Major Mackenzie to Ninth Line		195,422	0%	0	0%	0	100%	195,422
Markham Road	E.S.	S limit of Area 7 to 200m north		30,133	0%	0	0%	0	100%	30,133
McCowan Road	E.S.	Bur Oak to Major Mackenzie		154,072	0%	0	0%	0	100%	154,072
McCowan Road	W.S.	Bur Oak to Major Mackenzie		154,072	0%	0	0%	0	100%	154,072
Ninth Line	E.S.	16th Ave. to Burr Oak Avenue		48,653	0%	0	0%	0	100%	48,653
Ninth Line	W.S.	16th Ave. to Major Mackenzie		229,908	0%	0	0%	0	100%	229,908
Ninth Line	E.S.	Burr Oak to Markham by-pass		49,468	0%	0	0%	0	100%	49,468
Ninth Line	E.S.	Highway 407 to Church St.		160,936	0%	0	0%	0	100%	160,936
Ninth Line	E.S.	OHEPC to Highway 407		268,992	0%	0	50%	134,496	50%	134,496
Ninth Line By-Pass	B.S.	Markham by-pass to Ninth Line		333,367	0%	0	0%	0	100%	333,367
Old Kennedy	B.S.	Steeles Ave. to Denison St.		275,276	0%	0	0%	0	100%	275,276
Rodick Road	E.S.	14th Avenue to Miller Avenue		89,773	0%	0	65%	58,369	35%	31,404
Sixteenth Avenue	B.S.	Bur Oak to Markham By-Pass		413,834	0%	0	0%	0	100%	413,834
Sixteenth Avenue	N.S.	Kennedy to The Bridle Walk		183,419	0%	0	0%	0	100%	183,419
Sixteenth Avenue	N.S.	McCowan Rd to Mingay Ave.		149,440	0%	0	0%	0	100%	149,440

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES Location		From / To	Timing of Project	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs		Non-Development Charge Recoverable Costs: Non-Growth (Benefit to Existing)		Town-Wide Development Charge Recoverable	
			Level Annual		Share	Cost	Share	Cost	Share	Cost
SIDEWALKS										
Sixteenth Avenue	N.S.	York Downs to Kennedy Road		60,266	0%	0	0%	0	100%	60,266
Reesor Road	W.S.	North to south of Highway 7		235,656	0%	0	0%	0	100%	235,656
Warden Avenue	E.S..	14th Ave. to Highway 407		60,266	0%	0	70%	42,186	30%	18,080
Warden Avenue	W.S..	16th Ave. to Calvert Dr.		60,266	0%	0	0%	0	100%	60,266
Warden Avenue	W.S..	Alden Rd. to Highway 407		60,266	0%	0	70%	42,186	30%	18,080
Warden Avenue	W.S..	Gibson Drive / Denison St.		45,200	0%	0	0%	0	100%	45,200
Woodbine Ave	E.S.	14th Ave to OHEPC		139,399	0%	0	0%	0	100%	139,399
Woodbine Ave	W.S..	Highway 7 to Hooper Rd		176,082	0%	0	0%	0	100%	176,082
Woodbine Avenue	W.S.	Hamlet to 19th Avenue		53,115	0%	0	0%	0	100%	53,115
Woodbine Avenue	W.S.	Hamlet to N. of Cathedral		53,115	0%	0	0%	0	100%	53,115
Woodbine Avenue	E.S.	Through Hamlet		90,399	0%	0	65%	58,777	35%	31,623
Woodbine Avenue	E.S.	Woodbine By-pass to Hamlet		149,440	0%	0	0%	0	100%	149,440
Woodbine By-pass	B.S.	Lord Melborne to Existing Woodbine		183,926	0%	0	0%	0	100%	183,926
Woodbine By-pass	B.S.	Elgin Mills to N. of Cathedral		106,230	0%	0	0%	0	100%	106,230
Woodbine By-pass	B.S.	Major Mackenzie to Lord Melbrone		581,749	0%	0	0%	0	100%	581,749
YMCA Boulevard	B.S.	GO Station to Kennedy Road		119,224	0%	0	0%	0	100%	119,224
Church Street	N.S.	9th Line to Country Glen		25,967	0%	0	65%	16,884	35%	9,084
Church Street	S.S.	9th Line to Country Glen		25,967	0%	0	65%	16,884	35%	9,084
Church Street	S.S.	Country Glen to Bur Oak		37,771	0%	0	0%	0	100%	37,771
Major Mackenzie	N.S.	OHEPC to Warden Avenue		166,683	0%	0	65%	108,376	35%	58,308
Major Mackenzie	N.S.	Warden Avenue to Kennedy		241,403	0%	0	0%	0	100%	241,403
Miller Avenue	B.S.	Woodbine to Rodick		197,502	0%	0	0%	0	100%	197,502
Nineteenth Avenue	B.S.	Highway 404 to Woodbine Aveune		241,403	0%	0	0%	0	100%	241,403
Miscellanies new sidewalks	0	0		1,075,000	0%	0	0%	0	100%	1,075,000
Sixteenth Ave	N.S.	9th Line to Bur Oak Ave		97,933	0%	0	0%	0	100%	97,933
TOTAL SIDEWALKS				**$ 19,423,405**	**0%**	**$ -**	**25%**	**$ 4,791,780**	**75%**	**$ 14,631,625**

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES		Timing of Project	Total Gross Cost	Non-Development Charge Recoverable Costs				Town-Wide Development Charge Recoverable	
				Local Costs		Non-Growth (Benefit to Existing)			
Location	From / To	Level Annual		Share	Cost	Share	Cost	Share	Cost
STORM WATER MANAGEMENT									
Don Mills Industrial Drainage Ditch Improvements		2008 - 2028	2,512,233	0%	0	65%	1,633,425	35%	878,808
Enterprise water course crossing at Tributary # 4 (over local)			1,716,000	0%	0	0%	0	32%	549,120
Glynnwood Pond Improvements			827,310	0%	0	65%	537,907	35%	289,403
Town's Watercourses			57,077,611	25%	14,000,023	35%	20,161,040	40%	22,916,548
Wismer, Culvert Crossing Highway 48 south of Major Mackenzie			397,901	0%	0	0%	0	100%	397,901
Woodbine Culvert			249,961	0%	0	0%	0	100%	249,961
Miller Avenue Storm	Woodbine to Rodick		1,094,823	0%	0	0%	0	17%	180,646
Rodick Road Storm	Miller to 14th Avenue		1,004,685	0%	0	0%	0	52%	524,603
TOTAL STORM WATER MANAGEMENT			**$ 64,880,524**	**22%**	**$ 14,000,023**	**34%**	**$ 22,332,372**	**40%**	**$ 25,986,990**

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES Location		From / To	Timing of Project	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs Share	Local Costs Cost	Non-Growth (Benefit to Existing) Share	Non-Growth (Benefit to Existing) Cost	Town-Wide Development Charge Recoverable Share	Town-Wide Development Charge Recoverable Cost
STRUCTURES										
Birchmount Overpass	at	Rouge River	2012	14,967,222	0%	0	0%	0	100%	14,967,222
Birchmount Underpass	at	CNR	2009	10,390,634	0%	0	0%	0	100%	10,390,634
Cedar Avenue Underpass	at	Highway 7 and Highway 407	2015	4,986,000	83%	4,155,000	0%	0	17%	831,000
Enterprise Underpass	at	CNR	2008	12,920,592	8%	1,006,935	0%	0	92%	11,913,658
Main St. South, Markham widening	at	Rouge River	2012	8,071,476	0%	0	10%	807,148	90%	7,264,328
Markland Avenue	at	Rouge River	2011	6,807,219	0%	0	0%	0	100%	6,807,219
Mid-block Crossing Hwy 404		between Highway 7 and 16th Ave.	2009	14,103,287	67%	9,402,192	0%	0	33%	4,701,096
Mid-block Crossing Hwy 404		Crossing Improvements	2018	9,714,821	67%	6,476,547	0%	0	8%	809,568
Miller Aveune	at	Warden Avenue	2019	7,233,308	0%	0	0%	0	100%	7,233,308
Rodick Overpass	at	Beaver Crossing Structure	2009	3,381,227	0%	0	0%	0	100%	3,381,227
Rodick Overpass	at	Highway 407	2008	9,573,282	33%	3,191,094	0%	0	67%	6,382,188
Rodick Overpass	at	CNR	2009	5,973,990	0%	0	0%	0	100%	5,973,990
Sciberras Crossing	at	Rouge River	2015	8,030,295	0%	0	0%	0	100%	8,030,295
404 access ramp modification	at	Elgin Mills Road	2010	2,234,361	0%	0	0%	0	100%	2,234,361
404 access ramp modification	at	Highway 7	2010	2,923,463	0%	0	0%	0	100%	2,923,463
404 access ramp modification	at	Major Mackenzie Drive	2010	2,234,361	0%	0	0%	0	100%	2,234,361
Fourteenth Avenue	at	CNR	2013	17,336,857	0%	0	0%	0	100%	17,336,857
Main Street South, Unionville, Rouge River Structure Rehabilitation			2009	1,118,851	0%	0	100%	1,118,851	0%	0
Mid-block Crossing Hwy 404		between 16th Ave. to Major Mac.	2014	10,491,264	0%	0	0%	0	17%	1,748,544
Mid-block Crossing Hwy 404		between Elgin Mills & 19th Ave.	2020	10,503,270	67%	7,002,180	0%	0	8%	875,272
Miller Avenue	at	Crossing Rouge River Tributary	2016	1,058,663	0%	0	0%	0	100%	1,058,663
Yorktech Drive Crossing	at	Beaver Creek	2016	3,288,895	0%	0	0%	0	100%	3,288,895
Verclaire Crossing / Town Centre Blvd. Crossing			2013	9,265,725	0%	0	0%	0	100%	9,265,725
404 access ramp	at	19th Avenue	2018	18,000,000	0%	0	0%	0	94%	16,877,999
9th Line Tributary Crossings (3 Locations)			2009	1,078,715	88%	943,875	0%	0	13%	134,839
TOTAL STRUCTURES				**$ 195,687,777**	**16%**	**$ 32,177,822**	**1%**	**$ 1,925,998**	**75%**	**$ 146,664,712**

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES		Timing of Project	Total Gross Cost	Non-Development Charge Recoverable Costs				Town-Wide Development Charge Recoverable	
				Local Costs		Non-Growth (Benefit to Existing)			
Location	From / To	Level Annual		Share	Cost	Share	Cost	Share	Cost
STUDIES									
Don Mills Channel Study		2008 - 2018	80,500	0%	0	90%	72,450	10%	8,050
Markham Centre Transportation Studies			336,000	0%	0	0%	0	100%	336,000
Markham Transportation Planning Study			545,000	0%	0	0%	0	100%	545,000
Town Wide Studies - Trans., Servicing, Environmental...etc.			5,400,000	0%	0	0%	0	100%	5,400,000
TOTAL STUDIES			**$ 6,361,500**	**0%**	**$ -**	**1%**	**$ 72,450**	**99%**	**$ 6,289,050**

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES		Timing of Project	Total Gross Cost	Non-Development Charge Recoverable Costs				Town-Wide Development Charge Recoverable	
				Local Costs		Non-Growth (Benefit to Existing)			
Location	From / To	Level Annual		Share	Cost	Share	Cost	Share	Cost
WATER									
E.P. Phase I, Enterprise, Rivas & YMCA Blvd. (300 to 400mm)		2008 - 2018	841,693	0%	0	0%	0	34%	282,417
Enterprise Drive (300 to 400mm)	Sciberras Road to CNR		127,269	0%	0	0%	0	100%	127,269
Enterprise Drive (300 to 400mm)	Warden to Sciberras Road		687,500	0%	0	0%	0	9%	62,190
Enterprise, Phase II (300 to 400mm)	Rivas Rd. to Main Street S		429,192	0%	0	0%	0	39%	166,673
Fourteenth Ave. (400mm)	Markham Rd. to Boxwood Cres.		1,351,911	0%	0	0%	0	100%	1,351,911
Fourteenth Ave. (600mm)	McCowan Rd to Markham Rd		5,227,949	0%	0	0%	0	100%	5,227,949
Karachi Drive, 19T-05017	Markham Rd to Kirkham Drive		552,552	0%	0	0%	0	28%	156,648
Kennedy Road (400mm)	16th Ave. to Major Mackenzie Dr.		711,258	0%	0	0%	0	50%	354,945
Kirkham Drive (300 to 400mm)	N limit Lot 4, Con. 8 to Markham by-pass		579,117	0%	0	0%	0	28%	164,180
Kirkham Drive (400mm)	Karachi Drive to S limit Lot 4, Con.8		484,546	0%	0	0%	0	100%	484,546
Kirkham Drive (400mm)	through Golf Course to 9th line		769,398	0%	0	0%	0	100%	769,398
Ninth Line (300 to 400mm)	Cornell South to Church Street		775,913	0%	0	0%	0	26%	199,520
Ninth Line North (400mm)	Church Street to 16th Avenue		500,000	0%	0	0%	0	10%	50,000
Ninth Line South (400mm)	14th Avenue to Highway 407		1,096,333	0%	0	0%	0	79%	860,697
Realignment of PD 5 and PD 6	0		460,000	0%	0	0%	0	24%	112,416
Rodick Road (400mm)	Miller Avenue to 14th Avenue		579,117	0%	0	0%	0	100%	579,117
Rodick Road (400mm)	Yorktech Drive to Miller Avenue		1,206,598	0%	0	0%	0	100%	1,206,598
Sixteenth Avenue East	Mintleaf Gate to 9th Line		0	0%	0		0	0%	0
Warden Ave. (600/400mm)	14th Avenue to Highway 7		Project Completed by CP # 4717						
Woodbine Avenue	Burr Cres / Millbrook Gate		221,923	0%	0	0%	0	100%	221,923
Woodbine by-pass (400mm)	Elgin Mills to Lord Melbrone		212,520	0%	0	0%	0	15%	31,878
Woodbine by-pass (400mm)	Lord Melbrone to Woodbine Avenue		552,552	0%	0	0%	0	15%	82,883
Woodbine Avenue (400mm)	Woodbine By-pass to 19th Avenue		992,772	0%	0	0%	0	15%	148,916
Unionville Gate Trunk Recovery to Fre	0		84,314	0%	0	0%	0	100%	84,314
Church St. Watermain replacement	Ninth Line to Country Glen Road		64,009	0%	0	0%	0	100%	64,009
Church Street Watermain	Country Glen Road to Bur Oak		113,344	0%	0	0%	0	100%	113,344
Miller Road (200mm to 400mm)	Woodbine to Rodick Road		678,394	0%	0	26%	176,122	74%	502,273
Steeles Avenue	Turff Avenue to Midland Avenue		247,940	0%	0	0%	0	100%	247,940
404 North Watermain Oversizing	19th Ave, Honda Blvd. & Woodbine by-pass		414,300	0%	0	0%	0	100%	414,300
Boxgrove Watermain Oversizing	Rizal, Rouge Bank & Ninth Line		102,101	0%	0	0%	0	100%	102,101
TOTAL WATER			**$ 20,064,515**	**0%**	**$ -**	**1%**	**$ 176,122**	**71%**	**$ 14,170,355**

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES				Non-Development Charge Recoverable Costs				Town-Wide Development Charge Recoverable	
Location	From / To	Timing of Project	Total Gross Cost	Local Costs		Non-Growth (Benefit to Existing)			
		Level Annual		Share	Cost	Share	Cost	Share	Cost
SPECIAL PROJECTS	ENGINEERING								
Bike Lanes on Town, Regional and Developers		2008 - 2018	26,042,500	60%	15,570,000	26%	6,808,592	14%	3,663,908
Town-wide Street Safety and Traffic Calming, various locations			4,837,500	0%	0	65%	3,145,286	35%	1,692,214
Travel Demand Management			2,687,500	0%	0	0%	0	100%	2,687,500
	STREETSCAPE								
Birchmount Overpass	Rouge River		169,665	0%	0	0%	0	54%	91,619
Birchmount Road	Hwy 407 to Rouge River		1,311,260	0%	0	0%	0	25%	327,815
Birchmount Road	Hwy 7 to Rouge River		823,230	0%	0	0%	0	25%	155,808
Clegg Road Extension	Town-Centre to Warden Ave.		577,667	0%	0	0%	0	25%	144,417
Commerce Valley Drive East Widening			220,944	0%	0	25%	55,236	75%	165,708
Commerce Valley Drive West Widening			149,009	0%	0	25%	37,252	75%	111,757
Denison Street	Markham Road to Golf Course		158,307	0%	0	25%	39,577	50%	79,153
Rivas Road	Enterprise Drive to YMCA Blvd.		290,307	25%	72,577	25%	72,577	25%	72,577
Enterprise Drive	Main Street S to NS Collector		565,062	0%	0	25%	141,266	25%	141,266
Enterprise Drive	NS Collector to GO Line		503,468	0%	0	25%	125,867	25%	125,867
Enterprise Drive	Sciberras to CNR		315,922	0%	0	25%	78,981	25%	78,981
Enterprise Drive	Warden to Sciberras		1,839,075	0%	0	25%	409,769	25%	409,769
Existing Cedarland Drive	Town-Centre to Warden Ave.		107,681	0%	0	25%	26,920	25%	26,920
Existing Ninth Line improvements			480,939	0%	0	50%	240,469	50%	240,469
Highway 7	Rodick to E of Sciberras		4,507,456	0%	0	50%	2,253,728	50%	2,253,728
Kirkham Drive	Markham Road to Denison St.		246,635	0%	0	25%	61,659	50%	123,318
Main St. north, Markham	16th Ave. to Markham By-pass		538,487	0%	0	25%	134,622	75%	403,865
Markham Road	Steeles to 14th Ave		411,059	0%	0	25%	102,765	75%	308,294
Markland Extension (Woodbine North)			86,524	0%	0	25%	21,631	75%	64,893
Ramps to Hwy 404			115,096	0%	0	25%	28,774	75%	86,322
Riverside Drive	W. end Area 42b.8 to Sciberras		153,834	0%	0	25%	38,459	25%	38,459
Riverside Drive	Warden to Birchmount		252,705	0%	0	25%	63,176	25%	63,176
Riverside Drive	Birchmount to east end Area 42B.6		71,355	0%	0	25%	17,839	25%	17,839
Sciberras Crossing	Rouge River		38,597	0%	0	25%	9,649	54%	20,842
Sciberras Drive	Highway 7 to Rouge River		90,816	0%	0	0%	0	25%	22,704
Streetscape Woodbine - Thought Hamlet			123,318	0%	0	65%	80,180	35%	43,138
Unionville Gate widening	Main Street S to Kennedy Road		418,383	0%	0	50%	209,192	50%	209,192
Verclaire Extension	Highway 7 to Rouge River		585,473	0%	0	25%	146,368	25%	146,368
Village Parkway Realignment	Highway 7 to Landmark Crt.		394,851	0%	0	25%	98,713	50%	197,425
Warden Avenue	Highway 407 to Highway 7		1,602,982	0%	0	25%	450,746	50%	901,491
Warden Avenue	Highway 7 to Applecreek		664,778	0%	0	65%	432,231	35%	232,547
YMCA Boulevard	GO Station to Kennedy Road		814,353	0%	0	25%	203,589	50%	407,177
Yorktech Drive	Rodick Rd. to Enterprise Dr.		298,018	0%	0	0%	0	25%	74,505
Yorktech Drive Crossing	Rodick Rd. to Enterprise Dr.		298,018	0%	0	0%	0	54%	160,930
Yorktech Drive Crossing	Beaver Creek		16,883	0%	0	0%	0	54%	9,117
Verclaire Crossing	Rouge River		192,508	0%	0	0%	0	54%	103,954
Regional Road Streetscape			5,300,000	0%	0	65%	3,445,998	35%	1,854,002
Highway 7 at	9th Line to Markham By-pass		2,950,335	25%	737,584	25%	737,584	50%	1,475,167
Enhanced Streetscapes (Midland, Gorvette & Old Kennedy)			112,000	25%	28,000	25%	28,000	50%	56,000
TOTAL SPECIAL PROJECTS			**$ 61,164,501**	**27%**	**$ 16,408,160**	**32%**	**$ 19,746,692**	**32%**	**$ 19,490,200**

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES Location		From / To	Timing of Project	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs Share	Local Costs Cost	Non-Growth (Benefit to Existing) Share	Non-Growth (Benefit to Existing) Cost	Town-Wide Development Charge Recoverable Share	Town-Wide Development Charge Recoverable Cost
			Level Annual 2008 - 2017							
PROJECTS undertaken by CREDIT AGREEMENT										
ROADS										
South Unionville Avenue (4th lane)		McCowan to w of Oakcrest Ave.		64,833	0%	0	0%	0	100%	64,833
South Unionville Avenue		Additional R.O.W. for 4th lane		134,612	0%	0	0%	0	100%	134,612
Burr Oak Avenue		At Grade crossing @ CNR		200,000	0%	0	0%	0	100%	200,000
Burr Oak Avenue		CNR to Anderson Avenue		138,968	0%	0	0%	0	100%	138,968
Anderson Avenue widening		east of Highway 48		102,706	0%	0	0%	0	100%	102,706
PROJECTS undertaken by CREDIT AGREEMENT, 3a										
ILLUMINATION										
Woodbine Avenue	W.S.,	Hooper Road / 16th Avenue		0	0%	0	0%	0	0%	0
SIDEWALKS										
Woodbine Avenue	E.S.,	Rouge River / 16th Ave.		0	0%	0	0%	0	0%	0
Woodbine Avenue	W.S.,	Rouge River / 16th Ave.		0	0%	0	0%	0	0%	0
PROJECTS undertaken by CREDIT AGREEMENT, 41										
ILLUMINATION										
Church Street	S.S.,	Ninth Line / 250 m east of 9th Line		41,097	0%	0	0%	0	100%	41,097
INTERSECTION										
Intersection Improvement	at	Church Street and Hospital entrance		50,000	0%	0	0%	0	100%	50,000
ROADS										
Church Street Widening		Ninth Line / 250 m east of 9th Line		103,103	0%	0	0%	0	100%	103,103
SIDEWALKS										
Church Street	N.S.,	Ninth Line / 250 m east of 9th Line		33,475	0%	0	0%	0	100%	33,475
WATER										
Realignment of PD 5 and PD 6				460,000	0%	0	0%	0	31%	143,868
Ninth Line North (400mm)		Church Street to 16th Avenue		500,000	0%	0	0%	0	90%	450,000
Sixteenth Avenue East		Mintleaf Gate to 9th Line		1,000,000	0%	0	0%	0	61%	612,900
Church Street		E of Ninth Line / Part Lot 4		28,119	0%	0	0%	0	100%	28,119
PROJECTS undertaken by CREDIT AGREEMENT, 42a										
INTERSECTION										
Highway 7 (Right in and right out)		at Oakcrest Street		100,000	0%	0	0%	0	100%	100,000
ROADS										
South Unionville Avenue (3rd la	0	McCowan to w of Oakcrest Ave.		124,419	0%	0	0%	0	100%	124,419
South Unionville Avenue	0	Additional R.O.W. for 3rd lane		258,331	0%	0	0%	0	100%	258,331
N-S Connector Road	0	Minor Collector to Avoca Drive		72,000	0%	0	0%	0	100%	72,000

APPENDIX B
TABLE 2

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
TOWN - WIDE GROWTH-RELATED PROJECTS

TOWN -WIDE HARD CHARGES		Timing of Project	Total Gross Cost	Non-Development Charge Recoverable Costs				Town-Wide Development Charge Recoverable	
				Local Costs		Non-Growth (Benefit to Existing)			
Location	From / To			Share	Cost	Share	Cost	Share	Cost
PROJECTS undertaken by CREDIT AGREEMENT		Level Annual 2008 - 2017							
PROJECTS undertaken by CREDIT AGREEMENT, 43									
PROJECTS undertaken by CREDIT AGREEMENT Phase I									
ROADS									
Burr Oak Avenue	At-Grade Crossing at CNR		400,000	0%	0	0%	0	50%	200,000
Burr Oak Avenue	Anderson Ave. / C.N.R.		277,936	0%	0	0%	0	50%	138,968
North Collector Road, Design Only	Anderson Ave. / C.N.R.		55,678	0%	0	0%	0	100%	55,678
North Collector Road, Design Only	C.N.R. at Grade Crossing		30,000	0%	0	0%	0	100%	30,000
SIDEWALKS									
16th Avenue N.S.	Ninth Line to 285m westerly		17,225	0%	0	0%	0	100%	17,225
WATER									
Realignment of PD 5 and PD 6			460,000	0%	0	0%	0	20%	90,868
Sixteenth Avenue East	Mintleaf Gate to 9th Line		1,000,000	0%	0	0%	0	39%	387,100
ROADS									
North Collector Road, construction	Anderson Ave. / C.N.R.		1,055,884	0%	0	0%	0	100%	1,055,884
North Collector Road, construction	C.N.R. at Grade Crossing		573,549	0%	0	0%	0	100%	573,549
North Collector Road (Property)	23m Right of Way		506,094	0%	0	0%	0	100%	506,094
PROJECTS undertaken by CREDIT AGREEMENT, 44a									
WATER									
Ninth Line South (400mm)	14th Avenue to Highway 407		1,096,333	0%	0	0%	0	21%	235,636
PROJECTS undertaken by CREDIT AGREEMENT, 45b									
WATER									
Realignment of PD 5 and PD 6 0	0		460,000	0%	0	0%	0	21%	95,899
Kennedy Road (400mm) 0	16th Ave. to Major Mackenzie Dr.		711,258	0%	0	0%	0	43%	302,794
PROJECTS undertaken by CREDIT AGREEMENT, 47a									
WATER									
Realignment of PD 5 and PD 6			460,000	0%	0	0%	0	4%	16,950
Kennedy Road (400mm)	16th Ave. to Major Mackenzie Dr.		711,258	0%	0	0%	0	8%	53,519
TOTAL			**$ 11,226,877**	**0%**	**$ -**	**0%**	**$ -**	**57%**	**$ 6,418,593**

APPENDIX C
TABLE 3

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 4: DON MILLS / BROWNS CORNER INDUSTRIAL

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs Share	Local Costs Cost	Non-Growth (Benefit to Existing) Share	Non-Growth (Benefit to Existing) Cost	ASDC Recoverable In AREA 4: DON MILLS / BROWNS CORNER INDUSTRIAL Share	ASDC Recoverable Cost	Other Area Specific or TWH Development Charge Recoverable Share	Other Cost	Project Shared With Area
STORM WATER MANAGEMENT											
General Servicing Improvements		1,500,000	0%	0	0%	0	100%	1,500,000	0%	0	
SANITARY SEWERS											
Don Mills Sanitary Sewer Improvements (north of Steeles Ave.)		8,729,259	0%	0	90%	7,856,333	10%	872,926	0%	0	NG (Water Rate)
Rodick Road Sanitary Sewer		103,459	0%	0	0%	0	25%	25,865	75%	77,594	17
Rodick Road Sanitary Sewer		462,869	0%	0	0%	0	25%	115,717	75%	347,151	17
STUDIES											
No Projects											
SPECIAL PROJECTS											
No Projects											
PROJECTS undertaken by CREDIT AGREEMENT											
No Projects											
TOTAL AREA 4: DON MILLS / BROWNS CORNER INDUSTRIAL		**$ 10,795,586**		**$ -**		**$ 7,856,333**		**$ 2,514,508**		**$ 424,745**	

Adjustments

Balance in Reserve Fund as at December 31, 2007	-$	283,966
Credit as per Agreement	$	-
Projects Funded from Reserve	-$	11,640

ASDC for AREA 4: DON MILLS / BROWNS CORNER INDUSTRIAL

Total Recoverable Growth-Related Costs	$	2,218,902
Net Developable Land Area (ha)		75.5478
Area Specific Development Charge per Net Hectare	**$**	**29,371**

APPENDIX C
TABLE 4

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 5 : ARMADALE

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs		Non-Growth (Benefit to Existing)		ASDC Recoverable In AREA 5 : ARMADALE		Other Area Specific or TWH Development Charge Recoverable		
			Share	Cost	Share	Cost	Share	Cost	Share	Cost	Project Shared With Area
STORM WATER MANAGEMENT											
Armadale SWM S Pond	SWM E of Hwy 48 pt. lot 1 Con. 8	374,917	0%	0	0%	0	62%	233,831	38%	141,086	16
SANITARY SEWERS											
Replace of existing Walford Road Sanitary sewer		34,500	0%	0	0%	0	100%	34,500	0%	0	
STUDIES											
No Projects											
SPECIAL PROJECTS											
No Projects											
PROJECTS undertaken by CREDIT AGREEMENT											
Armadale SWM N Pond	SWM E of Hwy 48 pt. lot 3 Con. 8	5,676,382	56%	3,156,233	0%	0	17%	980,000	27%	1,540,150	7 10 16
TOTAL AREA 5 : ARMADALE		**$ 6,085,799**		**$ 3,156,233**		**$ -**		**$ 1,248,331**		**$ 1,681,235**	

Adjustments

Balance in Reserve Fund as at December 31, 2007	-$	479,086
Credit as per Agreement	-$	293,988
Projects Funded from Reserve	$	-

ASDC for AREA 5 : ARMADALE

Total Recoverable Growth-Related Costs	$	475,258
Net Developable Land Area (ha)		44.44
Area Specific Development Charge per Net Hectare	**$**	**10,694**

APPENDIX C
TABLE 5

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 7 : ARMADALE NE

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs		Non-Development Charge Recoverable Costs: Non-Growth (Benefit to Existing)		ASDC Recoverable In AREA 7 : ARMADALE NE		Other Area Specific or TWH Development Charge Recoverable		
			Share	Cost	Share	Cost	Share	Cost	Share	Cost	Project Shared With Area
STORM WATER MANAGEMENT											
Armadale SWM N Pond	SWM E of Hwy 48 pt. lot 3 Con. 8	5,676,382	8%	467,835	0%	0	9%	521,486	83%	4,687,061	5 10 16
SANITARY SEWERS											
No Projects											
STUDIES											
No Projects											
SPECIAL PROJECTS											
No Projects											
PROJECTS undertaken by CREDIT AGREEMENT											
No Projects											
TOTAL AREA 7 : ARMADALE NE		**$ 5,676,382**		**$ 467,835**		**$ -**		**$ 521,486**		**$ 4,687,061**	

Adjustments

Balance in Reserve Fund as at December 31, 2007	-$	48,917
Credit as per Agreement	$	-
Projects Funded from Reserve	$	-

ASDC for AREA 7 : ARMADALE NE

Total Recoverable Growth-Related Costs	$	472,569
Net Developable Land Area (ha)		33.97
Area Specific Development Charge per Net Hectare	**$**	**13,911**

APPENDIX C
TABLE 6

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 8 : MILLIKEN MILLS

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs Share	Local Costs Cost	Non-Growth (Benefit to Existing) Share	Non-Growth (Benefit to Existing) Cost	ASDC Recoverable In AREA 8 : MILLIKEN MILLS Share	ASDC Recoverable In AREA 8 : MILLIKEN MILLS Cost	Other Area Specific or TWH Development Charge Recoverable Share	Other Area Specific or TWH Development Charge Recoverable Cost	Project Shared With Area
ROADS											
Old Kennedy Road improvements		705,775	0%	0	0%	0	100%	705,775	0%	0	
Midland Avenue - Property		795,662	0%	0	0%	0	100%	795,662	0%	0	
STORM WATER MANAGEMENT											
Recovery to Wu International		50,000	0%	0	0%	0	100%	50,000	0%	0	
SANITARY SEWERS											
No Projects											
STUDIES											
Steeles Avenue Sanitary Trunk Sewer, Capacity Study		112,000	0%	0	0%	0	100%	112,000	0%	0	
SPECIAL PROJECTS											
Traffic Calming, Existing Residential area east Main St., Milliken		336,000	0%	0	0%	0	100%	336,000	0%	0	
PROJECTS undertaken by CREDIT AGREEMENT											
No Projects											
TOTAL AREA 8 : MILLIKEN MILLS		$ 1,999,437		$ -		$ -		$ 1,999,437		$ -	

Adjustments

Balance in Reserve Fund as at December 31, 2007	$	139,009
Credit as per Agreement	$	-
Projects Funded from Reserve	$	-

ASDC for AREA 8 : MILLIKEN MILLS

Total Recoverable Growth-Related Costs	$	2,138,446
Net Developable Land Area (ha)		10.89
Area Specific Development Charge per Net Hectare	$	**196,289**

APPENDIX C
TABLE 7

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 9 : PD 1-7 (Reference to Markham Centre Sub-Area 5)

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs Share	Local Costs Cost	Non-Growth (Benefit to Existing) Share	Non-Growth (Benefit to Existing) Cost		ASDC Recoverable In AREA 9 : PD 1-7 (Reference to Markham Centre Sub-Area 5) Share	ASDC Cost	Other Area Specific or TWH Development Charge Recoverable Share	Other Cost	Project Shared With Area
STORM WATER MANAGEMENT												
Birchmount Storm Sewer		1,378,824	0%	0	0%	0	9	91%	1,254,729	9%	124,094	42b.6
East Highway 7 Stormwater Management Facilities (Pond # 2)		2,623,298	0%	0	0%	0	9	53%	1,390,348	47%	1,232,950	42b.6 42b.8
Property Pond # 2	at Sheridan Property	2,948,648	0%	0	0%	0	9	53%	1,562,783	47%	1,385,864	42b.6 42b.8 ROY
Property Pond # 2	at Lonsmount's property	1,920,438	0%	0	0%	0	9	53%	1,017,832	47%	902,606	42b.6 42b.8 ROY
Highway 7 Storm Sewer	west of Birchmount	178,631	0%	0	0%	0	9	100%	178,631	0%	0	
Highway 7 Storm Sewer	east of Birchmount	626,839	0%	0	0%	0	9	100%	626,839	0%	0	
Sheridan Storm Sewer		1,261,037	0%	0	0%	0	9	62%	781,843	38%	479,194	42b.6
Village Parkway Local Storm		242,939	100%	242,939	0%	0	9	0%	0	0%	0	
SANITARY SEWERS												
Highway 7 Sanitary Sewer		6,659,723	0%	0	0%	0	9	20%	1,331,945	80%	5,327,778	42b.6 42b.8
Village Parkway Sanitary, north Highway 7		286,760	100%	286,760	0%	0		0%	0	0%	0	
STUDIES												
No Projects												
SPECIAL PROJECTS												
No Projects												
PROJECTS undertaken by CREDIT AGREEMENT												
No Projects												
TOTAL AREA 9 : PD 1-7 (Reference to Markham Centre Sub-Area 5)		$ 18,127,135		**$ 529,699**		$ -			**$ 8,144,950**		**$ 9,452,486**	

Adjustments

Balance in Reserve Fund as at December 31, 2007	$	935,237
Credit as per Agreement	$	-
Projects Funded from Reserve	-$	1,730,202

ASDC for AREA 9 : PD 1-7 (Reference to Markham Centre Sub-Area 5)

Total Recoverable Growth-Related Costs	$	7,349,985
Net Developable Land Area (ha)		14.46
Area Specific Development Charge per Net Hectare	$	**508,403**

APPENDIX C
TABLE 8

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 17 : RODICK ROAD / MILLER ROAD PLANNING DISTRICT

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs		Non-Growth (Benefit to Existing)		ASDC Recoverable In AREA 17 : RODICK ROAD / MILLER ROAD PLANNING DISTRICT		Other Area Specific or TWH Development Charge Recoverable		
			Share	Cost	Share	Cost	Share	Cost	Share	Cost	Project Shared With Area
STORM WATER MANAGEMENT											
Miller / Rodick SWM pond and Channel improvements		566,331	0%	0	0%	0	100%	566,331	0%	0	
Miller Avenue Local Storm		1,094,823	0%	0	0%	0	84%	914,177	17%	180,646	TW
Rodick Road Local Storm		1,004,685	0%	0	0%	0	48%	480,082	52%	524,603	TW
Miller / Rodick SWM pond property		2,888,753	0%	0	0%	0	100%	2,888,753	0%	0	
SANITARY SEWERS											
Rodick Road Sanitary Sewer	Yorktech to Miller	103,459	0%	0	0%	0	75%	77,594	25%	25,865	4
Rodick Road Sanitary Sewer	Miller Avenue to 14th Avenue	462,869	0%	0	0%	0	75%	347,151	25%	115,717	4
Miller Avenue Sanitary Sewer	Woodbine to Rodick	719,760	0%	0	0%	0	100%	719,760	0%	0	
STUDIES											
No Projects											
SPECIAL PROJECTS											
No Projects		-									
PROJECTS undertaken by CREDIT AGREEMENT											
No Projects											
TOTAL AREA 17 : RODICK ROAD / MILLER ROAD PLANNING DISTRIC'		**$ 6,840,680**		**$ -**		**$ -**		**$ 5,993,849**		**$ 846,830**	

Adjustments

Balance in Reserve Fund as at December 31, 2007	$	133,229
Credit as per Agreement	$	-
Projects Funded from Reserve	$	-

ASDC for AREA 17 : RODICK ROAD / MILLER ROAD PLANNING DISTRICT

Total Recoverable Growth-Related Costs	$	6,127,078
Net Developable Land Area (ha)		20.90
Area Specific Development Charge per Net Hectare	**$**	**293,218**

APPENDIX C
TABLE 9

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 42A : SOUTH UNIONVILLE

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs		Non-Development Charge Recoverable Costs: Non-Growth (Benefit to Existing)			ASDC Recoverable In AREA 42A : SOUTH UNIONVILLE		Other Area Specific or TWH Development Charge Recoverable		
			Share	Cost	Share	Cost		Share	Cost	Share	Cost	Project Shared With Area
STORM WATER MANAGEMENT												
South Unionville West SWM Construction, Property and Oulet Sewer		3,713,118	0%	0	0%	0	42a	100%	3,713,118	0%	0	
SANITARY SEWERS												
No Projects												
STUDIES												
Secondary Plan Studies		850,000	0%	0	0%	0	42a	27%	225,335	73%	624,665	42b
SPECIAL PROJECTS												
No Projects												
PROJECTS undertaken by CREDIT AGREEMENT												
Traffic Calming - Swansea / Avoca		100,000	0%	0	0%	0	42a	100%	100,000	0%	0	
Storm Water Facility SWM	Pond # 7	2,070,506	0%	0	0%	0	42a	100%	2,070,506	0%	0	
Swansea/Avoca Traffic Calming Study		10,300	0%	0	0%	0	42a	100%	10,300	0%	0	
Stormwater and Floodplain Mgmt Study		125,000	0%	0	0%	0	42a	28%	34,675	72%	90,325	42B
Outlet Sewer to Y.D.S.S.	Campbell Ct. to Y.D.S.S.	307,920	0%	0	0%	0	42a	100%	307,920	0%	0	
Outlet Sewer to Y.D.S.S.	Kennedy Road to Y.D.S.S.	266,461	0%	0	0%	0	42a	100%	266,461	0%	0	
Local sewer improvements		500,000	0%	0	0%	0	42a	100%	500,000	0%	0	
Helen Avenue	Stage IV and V sanitary sewer	222,379	0%	0	0%	0	42a	38%	84,048	62%	138,332	42a.1
Helen Avenue Sanitary	East end to 697m westerly	281,787	0%	0	0%	0	42a	59%	165,952	41%	115,835	42a.1
TOTAL AREA 42A : SOUTH UNIONVILLE		$ **8,447,472**		$ -		$ -			$ **7,478,315**		$ **969,157**	

Adjustments

Balance in Reserve Fund as at December 31, 2007	-$	3,060,033
Credit as per Agreement	-$	3,539,862
Projects Funded from Reserve	$	-

ASDC for AREA 42A : SOUTH UNIONVILLE

Total Recoverable Growth-Related Costs	$	878,420
Net Developable Land Area (ha)		16.04
Area Specific Development Charge per Net Hectare	$	**54,775**

APPENDIX C
TABLE 10

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 42A-1 : HELEN AVENUE

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs Share	Local Costs Cost	Non-Growth (Benefit to Existing) Share	Non-Growth (Benefit to Existing) Cost	ASDC Recoverable in AREA 42A-1 : HELEN AVENUE Share	ASDC Recoverable in AREA 42A-1 : HELEN AVENUE Cost	Other Area Specific or TWH Development Charge Recoverable Share	Other Area Specific or TWH Development Charge Recoverable Cost	Project Shared With Area
ROADS											
Helen Avenue, IV & V	N.S. Relocation of existing poles	42,199	0%	0	0%	0	100%	42,199	0%	0	
Helen Ave. urbanize including sidewalk on N.S. Stage IV & V		661,875	0%	0	17%	111,199	83%	550,676	0%	0	NG
Urbanize existing Helen Avenue (east of Kennedy Road)		163,141	0%	0	17%	27,409	83%	135,732	0%	0	NG
STORM WATER MANAGEMENT											
Helen Local Storm sewer	Stage IV & V	484,693	34%	166,668	0%	0	66%	318,025	0%	0	
SANITARY SEWERS											
Helen Avenue	Stage IV and V sanitary sewer	222,379	0%	0	0%	0	62%	138,332	38%	84,048	42a
Helen Avenue Sanitary	Kennedy To 255m easterly	202,492	0%	0	0%	0	100%	202,492	0%	0	
STUDIES											
No Projects											
SPECIAL PROJECTS											
No Projects											
PROJECTS undertaken by CREDIT AGREEMENT											
Helen Avenue	N.S. Relocation of existing poles	83,441	0%	0	0%	0	100%	83,441	0%	0	
Urbanize existing Helen Avenue including sidewalk on north side		652,724	0%	0	17%	109,661	83%	543,063	0%	0	NG
Helen Local Storm sewer	Stages I, II & III	756,544	34%	260,147	0%	0	66%	496,397	0%	0	
Helen Avenue Sanitary	East end to 697m westerly	281,787	0%	0	0%	0	41%	115,835	59%	165,952	42a
Existing Helen Avenue Watermain Looping		51,700	0%	0	0%	0	100%	51,700	0%	0	
TOTAL AREA 42A-1 : HELEN AVENUE		**$ 3,602,974**		**$ 426,815**		**$ 248,269**		**$ 2,677,891**		**$ 250,000**	

Adjustments

Balance in Reserve Fund as at December 31, 2007	$	297,206
Credit as per Agreement	-$	1,103,847
Projects Funded from Reserve	$	-

ASDC for AREA 42A-1 : HELEN AVENUE

Total Recoverable Growth-Related Costs	$	1,871,250
Net Developable Land Area (ha)		2.43
Area Specific Development Charge per Net Hectare	**$**	**770,062**

APPENDIX C
TABLE 11

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 42B : MARKHAM CENTRE

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs		Non-Development Charge Recoverable Costs: Non-Growth (Benefit to Existing)		ASDC Recoverable In AREA 42B : MARKHAM CENTRE		Other Area Specific or TWH Development Charge Recoverable		
			Share	Cost	Share	Cost	Share	Cost	Share	Cost	Project Shared With Area
STORM WATER MANAGEMENT											
No Projects											
SANITARY SEWERS											
No Projects											
STUDIES											
Secondary Plan Studies		850,000	0%	0	0%	0	73%	824,665	27%	225,335	42a
Stormwater and Floodplain Mgmt Study		125,000	72%	90,325	0%	0	0%	0	28%	34,675	42a
SPECIAL PROJECTS	**STREETSCAPE**										
Birchmount Overpass	Rouge River	169,665	0%	0	0%	0	46%	78,046	54%	91,619	TW
Birchmount Road	Hwy 407 to Rouge River	1,311,260	0%	0	25%	327,815	25%	327,815	50%	655,630	TW 42b.7 NG
Birchmount Road	Hwy 7 to Rouge River	623,230	0%	0	25%	155,807	25%	155,807	50%	311,615	TW 42b.6 NG
Clegg Road Extension	Town-Centre to Warden Ave.	577,667	0%	0	25%	144,417	25%	144,417	50%	288,834	TW 42b.2 NG
Rivas Road		290,307	0%	0	25%	72,577	25%	72,577	50%	145,153	TW 42b.9 NG
Enterprise Drive	Warden to Sciberras	1,639,075	0%	0	25%	409,769	25%	409,769	50%	819,537	TW 42b.7 NG
Enterprise Drive	Sciberras to CNR	315,922	0%	0	25%	78,961	25%	78,981	50%	157,961	TW 42b.7 NG
Enterprise Drive	Main Street S to NS Collector Rd.	565,062	0%	0	25%	141,265	25%	141,265	50%	282,531	TW 42b.9 NG
Enterprise Drive	NS Collector Rd. S to GO Line	503,768	0%	0	25%	125,942	25%	125,942	50%	251,884	TW 42b.9 NG
Existing Cedarland Drive	Town-Centre to Warden Ave.	107,681	0%	0	25%	26,920	25%	26,920	50%	53,841	TW NG 42b.2
Highway 7	Rodick to E of Sciberras	4,507,456	0%	0	25%	1,126,864	25%	1,126,864	50%	2,253,728	TW 42b.1 42b.2 42b.4 42b.6 42b.8 9 NG
Riverside Drive	Warden to Birchmount	252,705	0%	0	25%	63,176	25%	63,176	50%	126,352	TW 42b.6 NG
Riverside Drive	Birchmount to e. end Area 42b.6	71,355	0%	0	25%	17,839	25%	17,839	50%	35,678	TW 42b.6 NG
Riverside Drive	W. end Area 42b.8 to Sciberras	153,834	0%	0	25%	38,458	25%	38,458	50%	76,917	TW 42b.8 NG
Sciberras Crossing	Rouge River	38,597	0%	0	0%	0	46%	17,754	54%	20,842	TW
Sciberras Drive	Highway 7 to Rouge River	90,816	0%	0	25%	22,704	25%	22,704	50%	45,408	TW 42b.8 NG
Verclaire Crossing	Rouge River	192,508	0%	0	0%	0	46%	88,554	54%	103,954	TW
Verclaire Extension	Highway 7 to Rouge River	585,473	0%	0	25%	146,368	25%	146,368	50%	292,737	TW 42b.6 NG
Warden Avenue	Highway 407 to Highway 7	1,802,982	0%	0	25%	450,746	25%	450,746	50%	901,491	TW 42b.2 42b.3 42b.4 42b.6 42b.7 NG
YMCA Boulevard	GO Station to Kennedy Road	814,353	0%	0	25%	203,588	25%	203,588	50%	407,177	TW 42b.9 NG
Yorktech Drive	Rodick Rd. to Enterprise Dr.	298,018	0%	0	25%	74,504	50%	149,009	25%	74,504	TW NG
Yorktech Drive Crossing	Beaver Creek	16,883	0%	0	0%	0	46%	7,766	54%	9,117	TW
Yorktech Drive Crossing	Rodick Rd. to Enterprise Dr.	298,018	0%	0	0%	0	46%	137,088	54%	160,930	TW
PROJECTS undertaken by CREDIT AGREEMENT											
No Projects											
TOTAL AREA 42B : MARKHAM CENTRE		$ 16,201,634		$ 90,325		$ 3,627,741		$ 4,666,119		$ 7,827,449	

Adjustments

Balance in Reserve Fund as at December 31, 2007	$	619,769
Credit as per Agreement	$	-
Projects Funded from Reserve	$	-

ASDC for AREA 42B : MARKHAM CENTRE

Total Recoverable Growth-Related Costs	$	5,275,888
Net Developable Land Area (ha)		116.02
Area Specific Development Charge per Net Hectare	$	45,474

APPENDIX C
TABLE 12

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 42B.2 : MARKHAM CENTRE - CLEGG

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs		Non-Growth (Benefit to Existing)		ASDC Recoverable in AREA 42B.2 : MARKHAM CENTRE - CLEGG		Other Area Specific or TWH Development Charge Recoverable			
			Share	Cost	Share	Cost	Share	Cost	Share	Cost	Project Shared With Area	
ROADS												
Clegg Road Extension	Town-Centre to Warden Ave.	2,422,510	64%	1,538,614	1%	35,870	21%	504,473	14%	343,553	42b.4	42b
STORM WATER MANAGEMENT												
No Projects												
SANITARY SEWERS												
No Projects												
STUDIES												
No Projects												
SPECIAL PROJECTS												
No Projects												
PROJECTS undertaken by CREDIT AGREEMENT												
No Projects												
TOTAL AREA 42B.2 : MARKHAM CENTRE - CLEGG		**$ 2,422,510**		**$ 1,538,614**		**$ 35,870**		**$ 504,473**		**$ 343,553**		

Adjustments

Balance in Reserve Fund as at December 31, 2007	$	-
Credit as per Agreement	$	-
Projects Funded from Reserve	$	-

ASDC for AREA 42B.2 : MARKHAM CENTRE - CLEGG

Total Recoverable Growth-Related Costs	$	504,473
Net Developable Land Area (ha)		7.88
Area Specific Development Charge per Net Hectare	**$**	**64,003**

APPENDIX C
TABLE 13

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 42B.4 : MARKHAM CENTRE - HOTEL

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs Share	Local Costs Cost	Non-Growth (Benefit to Existing) Share	Non-Growth (Benefit to Existing) Cost	ASDC Recoverable In AREA 42B.4 : MARKHAM CENTRE - HOTEL Share	ASDC Cost	Other Area Specific or TWH Development Charge Recoverable Share	Other Cost	Project Shared With Area	
ROADS												
Clegg Road Extension	Town-Centre to Warden Ave.	2,422,510	6%	154,940	0%	0	2%	46,103	92%	2,221,467	42b.2	42b
SIDEWALKS												
Clegg Road Extension	Courtyard Lane to Warden Ave.	25,849	0%	0	0%	0	100%	25,849	0%	0		
STORM WATER MANAGEMENT												
Clegg Road	Town Centre to Warden Avenue	519,986	0%	0	0%	0	48%	252,146	52%	267,840	42b.2	
SANITARY SEWERS												
Clegg Road Sanitary	Town Centre to Warden Avenue	217,006	0%	0	0%	0	37%	80,105	63%	136,901	42b.2	
Courtyard Lane (NS Road) Sanitary Sewer		54,674	0%	0	0%	0	37%	20,182	63%	34,492	42b.2	
STUDIES												
No Projects												
SPECIAL PROJECTS												
No Projects												
PROJECTS undertaken by CREDIT AGREEMENT												
No Projects												
TOTAL AREA 42B.4 : MARKHAM CENTRE - HOTEL		**$ 3,240,026**		**$ 154,940**		**$ -**		**$ 424,386**		**$ 2,660,700**		

Adjustments

Balance in Reserve Fund as at December 31, 2007	$	-
Credit as per Agreement	$	-
Projects Funded from Reserve	$	-

ASDC for AREA 42B.4 : MARKHAM CENTRE - HOTEL

Total Recoverable Growth-Related Costs	$	424,386
Net Developable Land Area (ha)		0.50
Area Specific Development Charge per Net Hectare	**$**	**848,772**

APPENDIX C
TABLE 14

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 42B.6 : MARKHAM CENTRE - SOUTH HIGHWAY 7

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs		Non-Development Charge Recoverable Costs: Non-Growth (Benefit to Existing)		ASDC Recoverable In AREA 42B.6 : MARKHAM CENTRE - SOUTH HIGHWAY 7		Other Area Specific or TWH Development Charge Recoverable		
			Share	Cost	Share	Cost	Share	Cost	Share	Cost	Project Shared With Area
ROADS											
No Projects											
STORM WATER MANAGEMENT											
Birchmount Storm Sewer	Highway 7 to Pond # 2	1,378,824	0%	0	0%	0	6%	82,729	94%	1,296,094	9
East Highway 7 Stormwater Managem	0	2,623,298	0%	0	0%	0	19%	498,427	81%	2,124,871	9 42b.8 ROY
Property Pond # 2	at Sheridan Property	2,948,648	0%	0	0%	0	19%	560,243	81%	2,388,405	9 42b.8 ROY
Property Pond # 2	at Lonsmount's property	1,920,438	0%	0	0%	0	19%	364,883	81%	1,555,555	9 42b.8 ROY
Sheridan Storm Sewer	Highway 7 to Pond # 2	1,261,037	0%	0	0%	0	12%	151,324	88%	1,109,712	9 42b.8
SANITARY SEWERS											
Highway 7 Sanitary Sewer	Village Parkway to YDSS	6,659,723	0%	0	0%	0	64%	4,262,222	36%	2,397,500	9 42b.8
STUDIES											
No Projects											
SPECIAL PROJECTS											
No Projects											
PROJECTS undertaken by CREDIT AGREEMENT											
No Projects											
TOTAL AREA 42B.6 : MARKHAM CENTRE - SOUTH HIGHWAY 7		**$ 16,791,966**		**$ -**		**$ -**		**$ 5,919,829**		**$ 10,872,137**	

Adjustments

Balance in Reserve Fund as at December 31, 2007	$	1,028,611
Credit as per Agreement	$	-
Projects Funded from Reserve	-$	1,599,540

ASDC for AREA 42B.6 : MARKHAM CENTRE - SOUTH HIGHWAY 7

Total Recoverable Growth-Related Costs	$	5,348,900
Net Developable Land Area (ha)		16.625
Area Specific Development Charge per Net Hectare	**$**	**321,738**

APPENDIX C
TABLE 15

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 42B.8 : MARKHAM CENTRE - SCIBERRAS

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs		Non-Development Charge Recoverable Costs: Non-Growth (Benefit to Existing)		ASDC Recoverable In AREA 42B.8 : MARKHAM CENTRE - SCIBERRAS		Other Area Specific or TWH Development Charge Recoverable		
			Share	Cost	Share	Cost	Share	Cost	Share	Cost	Project Shared With Area
ROADS											
Sciberras Drive, local ROW	Highway 7 to Rouge River	750,000	0%	0	0%	0	100%	750,000	0%	0	
STORM WATER MANAGEMENT											
East Highway 7 Stormwater Management Facilities (Pond # 2)		2,623,298	0%	0	0%	0	18%	472,194	82%	2,151,104	9 42b.6
Sheridan Storm Sewer		1,261,037	0%	0	0%	0	20%	252,207	80%	1,008,830	9 42b.6 ROY
Property Pond # 2		2,948,648	0%	0	0%	0	18%	530,757	82%	2,417,891	9 42b.6 ROY
Property Pond # 2		1,920,438	0%	0	0%	0	18%	345,679	82%	1,574,759	9 42b.6 ROY
SANITARY SEWERS											
Highway 7 Sanitary Sewer	Village Parkway to YDSS	6,659,723	0%	0	0%	0	16%	1,065,556	84%	5,594,167	9 42b.6
STUDIES											
No Projects											
SPECIAL PROJECTS											
No Projects											
PROJECTS undertaken by CREDIT AGREEMENT											
No Projects											
TOTAL AREA 42B.8 : MARKHAM CENTRE - SCIBERRAS		**$ 16,163,142**	**$**	**-**	**$**	**-**	**$**	**3,416,392**	**$**	**12,746,751**	

Adjustments

Balance in Reserve Fund as at December 31, 2007	$	115,170
Credit as per Agreement	$	-
Projects Funded from Reserve	-$	475,258

ASDC for AREA 42B.8 : MARKHAM CENTRE - SCIBERRAS

Total Recoverable Growth-Related Costs	$	3,056,303
Net Developable Land Area (ha)		5.643
Area Specific Development Charge per Net Hectare	**$**	**541,610**

APPENDIX C
TABLE 16

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 42B.9 : MARKHAM CENTRE - EAST PRECINCT

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs		Non-Development Charge Recoverable Costs: Non-Growth (Benefit to Existing)		ASDC Recoverable In AREA 42B.9 : MARKHAM CENTRE - EAST PRECINCT		Other Area Specific or TWH Development Charge Recoverable		
			Share	Cost	Share	Cost	Share	Cost	Share	Cost	Project Shared With Area
ILLUMINATION											
Rivas Drive	W.S. Enterprise Drive to YMCA Blvd.	21,518	0%	0	0%	0	100%	21,518	0%	0	
Enterprise Drive	B.S. GO Line to Main Street South	147,858	0%	0	0%	0	100%	147,858	0%	0	
ROADS											
Rivas Road, local		565,399	0%	0	0%	0	68%	382,631	32%	182,769	TW 42b
Enterprise Drive, local (Ph. II)	Rivas Road to Main Street S	2,172,736	0%	0	0%	0	68%	1,470,387	32%	702,350	TW 42b
Enterprise Drive, local (Ph. I)	Rivas Road to GO Line	1,067,976	0%	0	0%	0	68%	722,747	32%	345,229	TW 42b
East Precinct Property	GIC Holding	3,009,000	0%	0	0%	0	62%	1,850,841	38%	1,158,159	TW 42b
Enterprise, Property (23m)	Quan Property	7,646,345	0%	0	0%	0	39%	2,965,396	61%	4,680,949	TW 42b
STORM WATER MANAGEMENT											
E.P., Enterprise Phase 1- Local Storm Sewers		895,423	0%	0	0%	0	100%	895,423	0%	0	
E.P., South Pond # 2 (001-T-04)		101,380	0%	0	0%	0	100%	101,380	0%	0	
Enterprise Phase II, Local Storm sewers		228,530	0%	0	0%	0	100%	228,530	0%	0	
SANITARY SEWERS											
E.P., Enterprise Phase I Sanitary Sewer (001-T-04)		730,262	0%	0	0%	0	100%	730,262	0%	0	
STUDIES											
East Precinct Serving Study		50,000	0%	0	0%	0	100%	50,000	0%	0	
WATER											
East Precinct, Phase I (400mm)		841,693	0%	0	0%	0	66%	559,276	34%	282,417	42b.1 42b.2 42b.3 42b.4 9 42b.6 42b.7 42b.8
Enterprise, Phase II (400mm)	Rivas Rd. to Main Street S	429,192	0%	0	0%	0	61%	262,519	39%	166,673	42b.1 42b.2 42b.3 42b.4 9 42b.6 42b.7 42b.8
SPECIAL PROJECTS											
No Projects											
PROJECTS undertaken by CREDIT AGREEMENT											
No Projects											
TOTAL AREA 42B.9 : MARKHAM CENTRE - EAST PRECINCT		**$ 17,907,312**		**$ -**		**$ -**		**$ 10,388,766**		**$ 7,518,546**	

Adjustments

Balance in Reserve Fund as at December 31, 2007	$	3,006,536
Credit as per Agreement	$	-
Projects Funded from Reserve	-$	4,586,969

ASDC for AREA 42B.9 : MARKHAM CENTRE - EAST PRECINCT

Total Recoverable Growth-Related Costs	$	8,808,333
Net Developable Land Area (ha)		16.78
Area Specific Development Charge per Net Hectare	**$**	**524,837**

APPENDIX C
TABLE 17

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 43 : GREENSBOROUGH

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs		Non-Development Charge Recoverable Costs: Non-Growth (Benefit to Existing)		ASDC Recoverable In AREA 43 : GREENSBOROUGH		Other Area Specific or TWH Development Charge Recoverable		
			Share	Cost	Share	Cost	Share	Cost	Share	Cost	Project Shared With Area
<u>STORM WATER MANAGEMENT</u>											
No Projects											
SANITARY SEWERS											
No Projects											
STUDIES											
No Projects											
SPECIAL PROJECTS											
No Projects											
PROJECTS undertaking by CREDIT AGREEMENT											
STORM WATER MANAGEMENT											
Exhibition Creek realignment and restoration		465,000	0%	0	0%	0	50%	232,500	50%	232,500	45A
TOTAL AREA 43 : GREENSBOROUGH		**$ 465,000**		**$ -**		**$ -**		**$ 232,500**		**$ 232,500**	

Adjustments

Balance in Reserve Fund as at December 31, 2007	-$	132,899
Credit as per Agreement	$	-
Projects Funded from Reserve	$	-

ASDC for AREA 43 : GREENSBOROUGH

Total Recoverable Growth-Related Costs	$	99,601
Net Developable Land Area (ha)		36.41
Area Specific Development Charge per Net Hectare	**$**	**2,736**

APPENDIX C
TABLE 18

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 44A : ROUGE NORTH EAST

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs Share	Local Costs Cost	Non-Growth (Benefit to Existing) Share	Non-Growth (Benefit to Existing) Cost	ASDC Recoverable In AREA 44A : ROUGE NORTH EAST Share	ASDC Recoverable In AREA 44A : ROUGE NORTH EAST Cost	Other Area Specific or TWH Development Charge Recoverable Share	Other Area Specific or TWH Development Charge Recoverable Cost	Project Shared With Area
STORM WATER MANAGEMENT											
Environmental		165,064	0%	0	0%	0	100%	165,064	0%	0	
SANITARY SEWERS											
No Projects											
STUDIES											
No Projects											
SPECIAL PROJECTS											
No Projects											
PROJECTS undertaking by CREDIT AGREEMENT											
No Projects											
TOTAL AREA 44A : ROUGE NORTH EAST		$ 165,064		$ -		$ -		$ 165,064		$ -	

Adjustments

Balance in Reserve Fund as at December 31, 2007	-$	99,077
Credit as per Agreement	$	-
Projects Funded from Reserve	$	-

ASDC for AREA 44A : ROUGE NORTH EAST

Total Recoverable Growth-Related Costs	$	65,987
Net Developable Land Area (ha)		9.57
Area Specific Development Charge per Net Hectare	$	**6,892**

APPENDIX C
TABLE 19

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 45A : WISMER

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs		Non-Development Charge Recoverable Costs: Non-Growth (Benefit to Existing)		ASDC Recoverable In AREA 45A : WISMER		Other Area Specific or TWH Development Charge Recoverable		
			Share	Cost	Share	Cost	Share	Cost	Share	Cost	Project Shared With Area
STORM WATER MANAGEMENT											
Wismer, E / W Storm Sewer	E. Hwy. 48 to Mount Roy Pond	1,872,960	63%	1,184,798	0%	0	37%	688,163	0%	0	
SANITARY SEWERS											
No Projects											
STUDIES											
No Projects											
SPECIAL PROJECTS											
No Projects											
PROJECTS undertaken by CREDIT AGREEMENT Phase I											
STORM WATER MANAGEMENT											
Exhibition Creek realignment and restoration		465,000	0%	0	0%	0	50%	232,500	50%	232,500	43
TOTAL AREA 45A : WISMER		**$ 2,337,960**	**$**	**1,184,798**	**$**	**-**	**$**	**920,663**	**$**	**232,500**	
		Adjustments									
			Balance in Reserve Fund as at December 31, 2007				-$	213,660			
			Credit as per Agreement				-$	14,259			
			Projects Funded from Reserve				$	-			
ASDC for AREA 45A : WISMER											
			Total Recoverable Growth-Related Costs				$	692,744			
			Net Developable Land Area (ha)					104.23			
			Area Specific Development Charge per Net Hectare				**$**	**6,647**			

APPENDIX C
TABLE 20

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 46: CATHEDRAL

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs Share	Local Costs Cost	Non-Growth (Benefit to Existing) Share	Non-Growth (Benefit to Existing) Cost	ASDC Recoverable In AREA 46: CATHEDRAL Share	ASDC Recoverable In AREA 46: CATHEDRAL Cost	Other Area Specific or TWH Development Charge Recoverable Share	Other Area Specific or TWH Development Charge Recoverable Cost	Project Shared With Area
STORM WATER MANAGEMENT											
No Projects											
SANITARY SEWERS											
Exist. Sanitary Oversizing & Deepening S. of Major Mackenzie Dr.											
	by Woodbine Cachet West Inc.	399,500	0%	0	0%	0	100%	399,500	0%	0	
	by Woods and Mardevco Holdings I	205,800	0%	0	0%	0	100%	205,800	0%	0	
Woodbine North Relief Sewer	to 404 Region Trunk Sewer	770,088	0%	0	0%	0	70%	539,713	30%	230,375	
STUDIES											
No Projects											
SPECIAL PROJECTS											
No Projects											
PROJECTS undertaken by CREDIT AGREEMENT											
No Projects											
TOTAL AREA 46: CATHEDRAL		**$ 1,375,388**		**$ -**		**$ -**		**$ 1,145,013**		**$ 230,375**	

Adjustments

Balance in Reserve Fund as at December 31, 2007	-$	463,805
Credit as per Agreement	$	-
Projects Funded from Reserve	-$	382,400

ASDC for AREA 46: CATHEDRAL

Total Recoverable Growth-Related Costs	$	298,809
Net Developable Land Area (ha)		96.21
Area Specific Development Charge per Net Hectare	**$**	**3,106**

APPENDIX C
TABLE 21

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 47A : ANGUS GLEN

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs		Non-Development Charge Recoverable Costs: Non-Growth (Benefit to Existing)		ASDC Recoverable in AREA 47A : ANGUS GLEN		Other Area Specific or TWH Development Charge Recoverable		
			Share	Cost	Share	Cost	Share	Cost	Share	Cost	Project Shared With Area
ROADS											
No Projects											
STORM WATER MANAGEMENT											
No Projects											
SANITARY SEWERS											
No Projects											
STUDIES											
No Projects											
SPECIAL PROJECTS											
No Projects											
PROJECTS undertaken by CREDIT AGREEMENT											
STUDIES											
Class E.A. Study - Sewer and Water		17,636	0%	0	0%	0	65%	11,436	35%	6,200	47b
External Traffic Study		127,812	0%	0	0%	0	65%	82,878	35%	44,934	47b
North Markham Subwatershed Study		29,542	0%	0	0%	0	65%	19,156	35%	10,386	47b
SANITARY SEWERS											
Kennedy Road Temporary Pumping Station and Forcemain		2,457,093	0%	0	0%	0	34%	842,440	66%	1,614,653	45b
Operation & Maintenance for 15 Year Period		429,224	0%	0	0%	0	31%	134,897	69%	294,327	45b
York Downs Sanitary		1,633,761	0%	0	0%	0	18%	293,219	82%	1,340,542	45b 47b
TOTAL AREA 47A : ANGUS GLEN		**$ 4,695,068**		**$ -**		**$ -**		**$ 1,384,026**		**$ 3,311,042**	

Adjustments

Balance in Reserve Fund as at December 31, 2007	-$	675,074
Credit as per Agreement	-$	490,277
Projects Funded from Reserve	$	-

ASDC for AREA 47A : ANGUS GLEN

Total Recoverable Growth-Related Costs	$	218,674
Net Developable Land Area (ha)		19.80
Area Specific Development Charge per Net Hectare	$	11,046

APPENDIX C
TABLE 22

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 47B : YORK DOWNS

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs Share	Local Costs Cost	Non-Growth (Benefit to Existing) Share	Non-Growth Cost	ASDC Recoverable In AREA 47B : YORK DOWNS Share	ASDC Cost	Other Area Specific or TWH Development Charge Recoverable Share	Other Cost	Project Shared With Area
ROADS											
No Projects											
STORM WATER MANAGEMENT											
No Projects											
SANITARY SEWERS											
York Downs Sanitary		1,633,761	0%	0	0%	0	10%	156,977	90%	1,474,784	45b 47a
STRUCTURES											
Angus Glen crossing at	Beaver Creek	2,821,837	0%	0	0%	0	10%	282,184	90%	2,539,654	47a
STUDIES											
Class E.A. Study - Sewer and Water		17,636	0%	0	0%	0	35%	6,200	65%	11,436	47a
External Traffic Study		127,812	0%	0	0%	0	35%	44,934	65%	82,878	47a
North Markham Subwatershed Study		29,542	0%	0	0%	0	35%	10,386	65%	19,156	47a
SPECIAL PROJECTS											
No Projects											
PROJECTS undertaken by CREDIT AGREEMENT											
No Projects											
TOTAL AREA 47B : YORK DOWNS		**$ 4,630,589**		$ -		$ -		**$ 502,681**		**$ 4,127,908**	

Adjustments

Balance in Reserve Fund as at December 31, 2007	$	17,091
Credit as per Agreement	$	-
Projects Funded from Reserve	$	-

ASDC for AREA 47B : YORK DOWNS

Total Recoverable Growth-Related Costs	$	519,772
Net Developable Land Area (ha)		21.50
Area Specific Development Charge per Net Hectare	$	**24,175**

APPENDIX C
TABLE 23

TOWN OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
AREA SPECIFIC GROWTH-RELATED PROJECTS
AREA 49: 404 NORTH EMPLOYMENT LANDS

Location	From / To	Total Gross Cost	Non-Development Charge Recoverable Costs: Local Costs		Non-Development Charge Recoverable Costs: Non-Growth (Benefit to Existing)		ASDC Recoverable In AREA 49: 404 NORTH EMPLOYMENT LANDS		Other Area Specific or TWH Development Charge Recoverable		
			Share	Cost	Share	Cost	Share	Cost	Share	Cost	Project Shared With Area
ROADS											
No Projects											
STORM WATER MANAGEMENT											
No Projects											
SANITARY SEWERS											
Woodbine North Relief Sewer	to 404 Region Trunk Sewer	770,088	0%	0	0%	0	30%	230,375	70%	539,713	46
Woodbine by-pass Sanitary sewer, Phase 1 to Lord Melborne		5,838,835	0%	0	0%	0	39%	2,282,567	61%	3,556,268	46 ROY
STUDIES											
No Projects											
SPECIAL PROJECTS											
No Projects											
PROJECTS undertaken by CREDIT AGREEMENT											
No Projects											
TOTAL AREA 49: 404 NORTH EMPLOYMENT LANDS		**$ 6,608,923**		**$ -**		**$ -**		**$ 2,512,942**		**$ 4,095,981**	

Adjustments

Balance in Reserve Fund as at December 31, 2007	$	81,541
Credit as per Agreement	$	-
Projects Funded from Reserve	-$	237,600

ASDC for AREA 49: 404 NORTH EMPLOYMENT LANDS

Total Recoverable Growth-Related Costs	$	2,356,883
Net Developable Land Area (ha)		136.80
Area Specific Development Charge per Net Hectare	**$**	**17,229**

TOWN OF MARKHAM
2008 DEVELOPMENT CHARGES (HARD) REVIEW
After $1.5M Bridge Contingency

OPTION #1

RESIDENTIAL DC's

Unit Type	Current 2004 Bylaw Rate Per Unit	Proposed 2008 Development Charge Per Unit **(Before TWH Contingency)**	Proposed 2008 Development Charge Per Unit **(After TWH Contingency)**	Variance After TWH Contingency	Variance After TWH Contingency
	$	$	$	$	
Singles and Semis	3,252	7,965	8,005	40	0.5%
Multiple Unit Dwelling (Townhouses)	2,554	6,267	6,299	32	0.5%
Apartments - Large (> 750 sq. ft.)	1,932	4,928	4,954	26	0.5%
Apartments - Small (= or < 750 sq. ft.)	1,383	2,961	2,976	15	0.5%

Cost per Capita		2,115	2,126

NON-RESIDENTIAL DC's

Unit Type	Current 2004 Bylaw Rate Per Hectare	Proposed 2008 Development Charge Per Hectare **(Before TWH Contingency)**	Proposed 2008 Development Charge Per Hectare **(After TWH Contingency)**	Variance After TWH Contingency	Variance After TWH Contingency
	$	$	$	$	
Industrial/ Office/ Retail	81,007	166,889	167,741	852	0.5%

IBI
GROUP

May 12, 2008

Frank J. Spaziani
Angus Glen Development Ltd. /
Kylemore Communities
10080 Kennedy Road
Markham, Ontario
L6C 1N9

Dear Mr. Spaziani:

Impact of Development Charge Transfer on Angus Glen, Area 47A

You asked us to examine the impact that the proposed development charge regime, being proposed by the Town of Markham (the Town), will have on Angus Glen, Area 47A, whereby the Town will be transferring most of the area specific development charges to Town Wide Hard.

We understand that Angus Glen currently has 734 units yet to be built, comprising of 166 singles, 130 townhouses, 120 garden apartments and 318 apartments on a multi-residential site, on approximately 18 hectares of land.

Based on the Town's estimates, as of May 2, 2008, after the transfer from ASDC to TWH, there will be a 35% increase in Markham TWH development charges across all unit types. As a result of the transfer, DCs for singles and semis will increase by $1,988 per unit more than if the current policy remained in place, townhouse units will increase by $1,564 per unit and apartment units increased by $1,230 per unit. The total increase in TWH development charges relating to ASDC's to Angus Glen is $1,072,068, under the proposed policy.

The total amount being transferred out of the area specific and into the TWH is $238,604. The net increase in development charges specifically relating to the transfer of ASDC's to TWH's that Angus Glen will herein have to bear is $833,464. This calculation is shown below.

Estimated ASDC to be Paid under Current Policy (not including Bridge and Credit Agreement Items)

Net Land Area to be Developed (per above)	18.238 Ha
Estimated Charge per Ha (per above)	$13,083 per Ha
Total ASDC to be paid under current policy	$238,604 (1)

Estimated Incremental TWH DC to be Paid under Proposed Policy

	Unit	Proposed Incremental Increase to TWH under New Policy	Total
Lots 1 to 166	166	$1,988	$ 330,008
Block 167 (garden apartments)	120	$1,230	$ 147,600
Multi Residential Site	318	$1,230	$ 391,140
Towns	130	$1,564	$ 203,320
Total	734		$1,072,068 (2)

Net Additional Cost to be paid by Angus Glen under Proposed ASDC Policy $833,464(2)-(1) above

Due to the differences in infrastructure requirements and relative stages of completion, certain areas including Angus Glen are disadvantaged by the proposed transfer of ASDC to the TWH. Because the transfer is revenue neutral to the Town of Markham, other development areas are revenue positive as a result of the transfer.

In order to alleviate this situation the Town could employ a grandfathering of areas whose development is mostly complete (keeping these area under the current regime) or provide a significant transition period before implementing the proposed new regime. The solution involving an equalization mechanism among the areas would require cooperation from all landowners and would be difficult to implement.

Sincerely,

Matthew Nisker