



Report to: General Committee

Meeting Date: June 19, 2017

SUBJECT: Development Charges Background Study Update –
Preliminary City Wide Hard Infrastructure List
PREPARED BY: Kevin Ross, Manager, Development Finance

RECOMMENDATION:

- 1) That the report titled “Development Charges Background Study Update – Preliminary City Wide Hard Infrastructure List” be received by Council;
- 2) And that staff be directed to do all things necessary to give effect to this report.

PURPOSE:

The purpose of this report is to provide Council with details on the preliminary engineering-related City Wide Hard infrastructure that is being included in the calculation of the development charges. The infrastructure listed is required to support growth anticipated for the period 2017-2031.

BACKGROUND:

Staff commenced the preparation of the Development Charges (DC) Background Study in October 2016. Council has been provided with updates via presentations to General Committee on May 1st and June 6th, 2017 which discussed policy initiatives and preliminary rate calculations. The schedule for the DC Background Study anticipates its completion in December 2017.

OPTIONS/ DISCUSSION:

The process of updating the DC Background Study includes meetings with the DC Sub-Committee, General Committee and the development industry.

Due to the stringent timeline for completing the DC background study, meetings will continue with the DC Sub-Committee and development industry over the summer. Staff would however like to provide Council with the opportunity to review the preliminary engineering-related capital program, before the summer break, as meetings are scheduled to continue with the DC Sub-Committee and development industry over the summer.

Attached as Appendix A, is the preliminary engineering-related City Wide Hard infrastructure list for Council’s information only. This preliminary infrastructure list will continue to be refined through discussions with the DC Sub-Committee, the development industry and internal staff review.

The chart below provides a summary of the preliminary list (in Appendix A) by service category with information on the related funding sources. The captions on the chart are as follows:

- 1) *Total Gross Cost* – Represents the total cost of the infrastructure required to accommodate population growth to 2031, and includes the cost of design, construction, contingency and engineering fees
- 2) *Local Costs* – Portion of costs to be paid for by the development industry
- 3) *Non-Growth* – Portion of costs not related to growth which will be funded by non-DC sources, such as taxes and/or reserves
- 4) *Area Specific Development Charges Recovery* – Portion of costs to be collected through area specific DCs
- 5) *Post 2031 costs* – Refers to costs that will be collected through DCs from population growth beyond 2031
- 6) *City Wide Development Charge Recoverable* – Represents the net capital cost of infrastructure – after accounting for other sources of funding (items 2-5) – that will be collected through the City Wide Hard DCs.

Service	Total Gross Cost	Non-Development Charge Recoverable Costs		Area Specific Development Charges Recovery	Post-2031 Costs	City-Wide Development Charge Recoverable
		Local Costs	Non-Growth (Benefit to Existing)			
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
ILLUMINATION	\$ 29,970	\$ 158	\$ 2,474	\$ -	\$ -	\$ 27,338
INTERSECTION	\$ 33,832	\$ 897	\$ 4,076	\$ -	\$ -	\$ 28,859
ROADS	\$ 413,445	\$ 191,415	\$ -	\$ 13,740	\$ -	\$ 208,290
PROPERTIES ACQUISITION	\$ 279,519	\$ 75,851	\$ 2,884	\$ 1,333	\$ 1,333	\$ 198,117
SIDEWALKS	\$ 34,801	\$ 176	\$ 2,805	\$ -	\$ -	\$ 31,820
STORM WATER MANAGEMENT	\$ 31,974	\$ -	\$ 12,255	\$ -	\$ -	\$ 19,718
WATERMAIN	\$ 31,294	\$ 996	\$ 701	\$ 1,555	\$ -	\$ 28,042
STUDIES	\$ 5,938	\$ -	\$ -	\$ -	\$ -	\$ 5,938
SPECIAL PROJECTS	\$ 105,769	\$ 39,133	\$ 8,233	\$ -	\$ -	\$ 58,402
STRUCTURES	\$ 521,363	\$ 148,199	\$ -	\$ 6,788	\$ 6,788	\$ 359,588
CREDIT AGREEMENT PROJECTS	\$ 5,989	\$ -	\$ -	\$ 2,094	\$ -	\$ 3,896
TOTAL	\$ 1,493,893	\$ 456,826	\$ 33,429	\$ 25,510	\$ 8,121	\$ 970,008

The preliminary list shows that of the total gross infrastructure cost of \$1.49 billion, an amount of \$970 million will be recovered through the City Wide Hard DCs.

FINANCIAL CONSIDERATIONS

There are no immediate financial implications.

HUMAN RESOURCES CONSIDERATIONS

N/A

ALIGNMENT WITH STRATEGIC PRIORITIES:

N/A

BUSINESS UNITS CONSULTED AND AFFECTED:

The Engineering department has been consulted.

RECOMMENDED BY:


X

Brian Lee
Director, Engineering


X

Joel Lustig
Treasurer

ATTACHMENTS:

[Appendix A](#)

CITY OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
PRELIMINARY CITY-WIDE HARD GROWTH-RELATED PROJECTS

Location	From / To	Timing of Project	Total	Local - by others		City-wide Growth - Related		Others Sharing and/or Non-Growth Cost			Post 2031 (\$)
			Gross Cost (\$)	Share (%)	Cost (\$)	Share (%)	Cost (\$)	Gross (\$)	Others Cost (\$)	Non-growth (\$)	
1.0 ILLUMINATION											
City-wide Illumination requests		2017 - 2031	\$ 3,344,000.00	0%	\$ -	100%	\$ 3,344,000	\$ -	\$ -	\$ -	\$ -
19th Ave	B.S. Hwy 404 to 1100m E of Woodbine Ave	2017 - 2031	\$ 864,014.40	0%	\$ -	100%	\$ 864,014	\$ -	\$ -	\$ -	\$ -
Alden Road	N&W Esna Park to Warden Ave.	2017 - 2031	\$ 313,464.00	0%	\$ -	35%	\$ 109,712	\$ 203,752	\$ -	\$ 203,752	\$ -
Allstate Pkwy	E.S. Centurian Drive to South Limit of Buttonville	2017 - 2031	\$ 147,883.20	50%	\$ 73,942	50%	\$ 73,942	\$ -	\$ -	\$ -	\$ -
Cachet Woods Crescent	E.S. 16th Avenue to Mid-block Crossing	2017 - 2031	\$ 313,464.00	0%	\$ -	100%	\$ 313,464	\$ -	\$ -	\$ -	\$ -
Church Street	S.S. Country Glen to Bur Oak	2017 - 2031	\$ 85,008.00	0%	\$ -	35%	\$ 29,753	\$ 55,255	\$ -	\$ 55,255	\$ -
Clegg Road Extension	S.S. Rodick to Town-Centre	2017 - 2031	\$ 85,008.00	0%	\$ -	100%	\$ 85,008	\$ -	\$ -	\$ -	\$ -
Denison Street	B.S. Birchmount Rd. to Esna Park Dr.	2017 - 2031	\$ 416,952.00	0%	\$ -	35%	\$ 145,933	\$ 271,019	\$ -	\$ 271,019	\$ -
Denison Street	S.S. East limit to 9th Line	2017 - 2031	\$ 85,008.00	0%	\$ -	35%	\$ 29,753	\$ 55,255	\$ -	\$ 55,255	\$ -
Don Mills	E.S. N of Simonston to John Street	2017 - 2031	\$ 53,130.00	0%	\$ -	35%	\$ 18,596	\$ 34,535	\$ -	\$ 34,535	\$ -
Donald Cousens Parkway	B.S. Main St. North to OHEPC	2017 - 2031	\$ 2,138,796.00	0%	\$ -	100%	\$ 2,138,796	\$ -	\$ -	\$ -	\$ -
Donald Cousens Parkway	E.S. 9th Line to between 9th line and 16th Ave	2017 - 2031	\$ 209,976.00	0%	\$ -	100%	\$ 209,976	\$ -	\$ -	\$ -	\$ -
Donald Cousens Parkway	W.S. Highway 407 N. to Hwy 7	2017 - 2031	\$ 137,534.40	0%	\$ -	100%	\$ 137,534	\$ -	\$ -	\$ -	\$ -
Donald Cousens Parkway	B.S. Nineteenth Avenue to Warden Ave	2017 - 2031	\$ 662,582.40	0%	\$ -	100%	\$ 662,582	\$ -	\$ -	\$ -	\$ -
Elgin Mills Road	B.S. Kennedy Rd to 1000m E of Kennedy Rd	2017 - 2031	\$ 209,976.00	0%	\$ -	100%	\$ 209,976	\$ -	\$ -	\$ -	\$ -
Elgin Mills Road	B.S. Victoria Square Blvd. to McCowan Road	2017 - 2031	\$ 2,456,652.00	0%	\$ -	100%	\$ 2,456,652	\$ -	\$ -	\$ -	\$ -
Elgin Mills Road	B.S. Victoria Square Blvd to Warden Ave	2017 - 2031	\$ 904,300.80	0%	\$ -	100%	\$ 904,301	\$ -	\$ -	\$ -	\$ -
Elgin Mills Road	B.S. Warden Ave to Kennedy Rd	2017 - 2031	\$ 904,300.80	0%	\$ -	100%	\$ 904,301	\$ -	\$ -	\$ -	\$ -
Esna Park Road	W.S. Steeles to Alden Road	2017 - 2031	\$ 251,371.20	0%	\$ -	35%	\$ 87,980	\$ 163,391	\$ -	\$ 163,391	\$ -
Esna Park Road	N.S. Alden Road to Woodbine	2017 - 2031	\$ 189,278.40	0%	\$ -	35%	\$ 66,247	\$ 123,031	\$ -	\$ 123,031	\$ -
Highway 7	B.S. 9th Line to 300m East of Reesor Rd	2017 - 2031	\$ 783,441.60	0%	\$ -	100%	\$ 783,442	\$ -	\$ -	\$ -	\$ -
Highway 7	S.S. Cornell Centre Blvd to Donald Cousens Pkwy	2017 - 2031	\$ 127,185.60	0%	\$ -	100%	\$ 127,186	\$ -	\$ -	\$ -	\$ -
Highway 7	S.S. Donald Cousens Pkwy to Reesor Road	2017 - 2031	\$ 147,883.20	0%	\$ -	100%	\$ 147,883	\$ -	\$ -	\$ -	\$ -
John Street	N.S. 200m West of Aileen Rd to Woodbine	2017 - 2031	\$ 530,788.80	0%	\$ -	100%	\$ 530,789	\$ -	\$ -	\$ -	\$ -
Kennedy Rd	B.S. Major Mackenzie Dr to Elgin Mills Rd	2017 - 2031	\$ 904,300.80	0%	\$ -	100%	\$ 904,301	\$ -	\$ -	\$ -	\$ -
Kirkham Dr.	S.S. Karachi Drive to S limit Lot 4, Con. 8	2017 - 2031	\$ 120,976.32	0%	\$ -	100%	\$ 120,976	\$ -	\$ -	\$ -	\$ -
Main St. North	B.S. Major Mackenzie to Donald Cousens Pkwy	2017 - 2031	\$ 662,582.40	0%	\$ -	100%	\$ 662,582	\$ -	\$ -	\$ -	\$ -
Main St. North	E.S. Parkway Avenue to 16th Avenue	2017 - 2031	\$ 251,371.20	0%	\$ -	35%	\$ 87,980	\$ 163,391	\$ -	\$ 163,391	\$ -
Major Mackenzie	B.S. Markham Rd. to Donald Cousens Pkwy	2017 - 2031	\$ 396,254.40	0%	\$ -	100%	\$ 396,254	\$ -	\$ -	\$ -	\$ -
Major Mackenzie	S.S. Donald Cousens Parkway to Ninth Line	2017 - 2031	\$ 230,673.60	0%	\$ -	100%	\$ 230,674	\$ -	\$ -	\$ -	\$ -
Middlefield Rd	E.S. Steeles Ave to 14 Ave	2017 - 2031	\$ 479,044.80	0%	\$ -	35%	\$ 167,666	\$ 311,379	\$ -	\$ 311,379	\$ -
Miller Extension	B.S. Warden Avenue to Birchmount Rd.	2017 - 2031	\$ 334,161.60	0%	\$ -	100%	\$ 334,162	\$ -	\$ -	\$ -	\$ -
Miller Extension	B.S. Birchmount Rd. to Kennedy Rd.	2017 - 2031	\$ 702,868.80	0%	\$ -	100%	\$ 702,869	\$ -	\$ -	\$ -	\$ -
Nineteenth Avenue	B.S. Highway 404 to Warden Ave.	2017 - 2031	\$ 1,244,826.00	0%	\$ -	100%	\$ 1,244,826	\$ -	\$ -	\$ -	\$ -
Old Kennedy Rd	W.S. Steeles Ave. to Denison St	2017 - 2031	\$ 209,976.00	0%	\$ -	100%	\$ 209,976	\$ -	\$ -	\$ -	\$ -
Reesor Rd.	W.S. Highway 407 to 14th Avenue	2017 - 2031	\$ 127,185.60	0%	\$ -	100%	\$ 127,186	\$ -	\$ -	\$ -	\$ -
Reesor Rd.	E.S. Highway 7 to 1000m North of Highway 7	2017 - 2031	\$ 209,976.00	0%	\$ -	100%	\$ 209,976	\$ -	\$ -	\$ -	\$ -
Reesor Rd.	B.S. Highway 7 to Highway 407	2017 - 2031	\$ 354,859.20	0%	\$ -	100%	\$ 354,859	\$ -	\$ -	\$ -	\$ -
Rodick Road	B.S. 14th Avenue to Miller Avenue	2017 - 2031	\$ 313,464.00	0%	\$ -	100%	\$ 313,464	\$ -	\$ -	\$ -	\$ -
Rodick Road	E.S. Yorktech Avenue to Woodbine Avenue	2017 - 2031	\$ 904,300.80	0%	\$ -	35%	\$ 316,505	\$ 587,796	\$ -	\$ 587,796	\$ -
Sixteenth Avenue	B.S. Highway 404 to Cachet Woods	2017 - 2031	\$ 209,976.00	0%	\$ -	100%	\$ 209,976	\$ -	\$ -	\$ -	\$ -
Sixteenth Avenue	S.S. Cachet Woods to Woodbine	2017 - 2031	\$ 137,534.40	0%	\$ -	35%	\$ 48,137	\$ 89,397	\$ -	\$ 89,397	\$ -
Sixteenth Avenue	N.S. Warden Ave. to Kennedy Rd.	2017 - 2031	\$ 334,161.60	0%	\$ -	35%	\$ 116,957	\$ 217,205	\$ -	\$ 217,205	\$ -
Sixteenth Avenue	S.S. Markham Rd to 300m westerly	2017 - 2031	\$ 63,756.00	0%	\$ -	35%	\$ 22,315	\$ 41,441	\$ -	\$ 41,441	\$ -
Steeles Avenue	N.S. Markham Rd to OHEPC	2017 - 2031	\$ 803,584.80	0%	\$ -	100%	\$ 803,585	\$ -	\$ -	\$ -	\$ -
Valleywood Dr	B.S. Frontenac Drive to North of Applecreek Blvd.	2017 - 2031	\$ 168,580.80	50%	\$ 84,290	50%	\$ 84,290	\$ -	\$ -	\$ -	\$ -
Victoria Park	E.S. Denison to Steeles	2017 - 2031	\$ 241,022.40	0%	\$ -	35%	\$ 84,358	\$ 156,665	\$ -	\$ 156,665	\$ -
Warden Ave	B.S. Major Mackenzie Dr to Elgin Mills Rd	2017 - 2031	\$ 904,300.80	0%	\$ -	100%	\$ 904,301	\$ -	\$ -	\$ -	\$ -
Warden Ave	B.S. Elgin Mills Rd to 19th Ave	2017 - 2031	\$ 904,300.80	0%	\$ -	100%	\$ 904,301	\$ -	\$ -	\$ -	\$ -
White Belt	B.S. Warden, Kennedy	2017 - 2031	\$ 2,416,920.00	0%	\$ -	100%	\$ 2,416,920	\$ -	\$ -	\$ -	\$ -
Woodbine Avenue	E.S. N. limit of Cathedral to 19th Avenue	2017 - 2031	\$ 354,859.20	0%	\$ -	100%	\$ 354,859	\$ -	\$ -	\$ -	\$ -
Yorktech Drive	B.S. Rodick Rd. to Enterprise Dr.	2017 - 2031	\$ 622,296.00	0%	\$ -	100%	\$ 622,296	\$ -	\$ -	\$ -	\$ -
TOTAL ILLUMINATION			\$ 29,970,113		\$ 158,232		\$ 27,338,369	\$ 2,473,512	\$ -	\$ 2,473,512	\$ -
2.0 INTERSECTION											
City-wide Intersection Improvements		2017 - 2031	\$ 1,291,180.00	0%	\$ -	100%	\$ 1,291,180	\$ -	\$ -	\$ -	\$ -
City-wide Intersection Pedestrian Signal (Lump Sum) - 5		2017 - 2031	\$ 1,754,720.00	0%	\$ -	100%	\$ 1,754,720	\$ -	\$ -	\$ -	\$ -
19th Ave at Collector Rd 'A'		2017 - 2031	\$ 622,296.00	0%	\$ -	100%	\$ 622,296	\$ -	\$ -	\$ -	\$ -
404 North employment Land N-S Road Internal Traffic Signals (3)		2017 - 2031	\$ 783,441.60	0%	\$ -	100%	\$ 783,442	\$ -	\$ -	\$ -	\$ -
407 Westbound exit ramp to East Precint		2017 - 2031	\$ 622,296.00	0%	\$ -	100%	\$ 622,296	\$ -	\$ -	\$ -	\$ -
Allstate Parkway at Valleywood Dr		2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Allstate Parkway at Applecreek Blvd.		2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Apple Creek Boulevard at McIntosh Drive		2017 - 2031	\$ 265,169.60	0%	\$ -	35%	\$ 92,809	\$ 172,360	\$ -	\$ 172,360	\$ -
Apple Creek Boulevard at Valleywood Dr		2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Birchmount Extension at Miller Avenue		2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Birchmount Rd at Verdale Rd		2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Brimley Road at Cardiff / Worthing		2017 - 2031	\$ 265,169.60	0%	\$ -	35%	\$ 92,809	\$ 172,360	\$ -	\$ 172,360	\$ -

CITY OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
PRELIMINARY CITY-WIDE HARD GROWTH-RELATED PROJECTS

Location	From / To	Timing of Project	Total	Local - by others		City-wide Growth - Related		Others Sharing and/or Non-Growth Cost			Post 2031
			Gross Cost (\$)	Share (%)	Cost (\$)	Share (%)	Cost (\$)	Gross (\$)	Others Cost (\$)	Non-growth (\$)	
Brimley Road	at Randall Avenue	2017 - 2031	\$ 265,169.60	0%	\$ -	35%	\$ 92,809	\$ 172,360	\$ -	\$ 172,360	\$ -
Buttonville Intersection Improvements		2017 - 2031	\$ 622,296.00	50%	\$ 311,148	50%	\$ 311,148	\$ -	\$ -	\$ -	\$ -
Cachet Wood Crt	at Hwy 404 Mid-block Crossing	2017 - 2031	\$ 622,296.00		\$ -	100%	\$ 622,296	\$ -	\$ -	\$ -	\$ -
Carlton Road	at Manhattan Drive	2017 - 2031	\$ 265,169.60	0%	\$ -	35%	\$ 92,809	\$ 172,360	\$ -	\$ 172,360	\$ -
Carlton Road	at Village Parkway	2017 - 2031	\$ 265,169.60	0%	\$ -	35%	\$ 92,809	\$ 172,360	\$ -	\$ 172,360	\$ -
Church Street	at Wooten Way	2017 - 2031	\$ 265,169.60	0%	\$ -	35%	\$ 92,809	\$ 172,360	\$ -	\$ 172,360	\$ -
Denison Street	at Marydale Drive	2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Doncaster Avenue	at Henderson Avenue	2017 - 2031	\$ 622,296.00	0%	\$ -	35%	\$ 217,804	\$ 404,492	\$ -	\$ 404,492	\$ -
Elgin Mills Rd	at Collector Rd 'E'	2017 - 2031	\$ 622,296.00	0%	\$ -	100%	\$ 622,296	\$ -	\$ -	\$ -	\$ -
Elgin Mills Rd	at Collector Rd 'I'	2017 - 2031	\$ 622,296.00	0%	\$ -	100%	\$ 622,296	\$ -	\$ -	\$ -	\$ -
Elgin Mills Rd	at Collector Rd 'K'	2017 - 2031	\$ 622,296.00	0%	\$ -	100%	\$ 622,296	\$ -	\$ -	\$ -	\$ -
Enterprise Drive	at Sciberras Road	2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Fairburn Drive	at First Markham Place	2017 - 2031	\$ 265,169.60	0%	\$ -	35%	\$ 92,809	\$ 172,360	\$ -	\$ 172,360	\$ -
Fourteenth Avenue	at Mid Block (east of Woodbine)	2017 - 2031	\$ 265,169.60	0%	\$ -	35%	\$ 92,809	\$ 172,360	\$ -	\$ 172,360	\$ -
Fourteenth Avenue	at Rivera Drive (east of Rodick)	2017 - 2031	\$ 265,169.60	0%	\$ -	35%	\$ 92,809	\$ 172,360	\$ -	\$ 172,360	\$ -
Future Signalized Intersections (2)	at Cathedraltown	2017 - 2031	\$ 527,339.20	0%	\$ -	100%	\$ 527,339	\$ -	\$ -	\$ -	\$ -
Future Signalized Intersections (4)	at Greensborough	2017 - 2031	\$ 1,038,588.80	0%	\$ -	100%	\$ 1,038,589	\$ -	\$ -	\$ -	\$ -
Future Signalized Intersections (3)	at Langstaff	2017 - 2031	\$ 783,441.60	0%	\$ -	100%	\$ 783,442	\$ -	\$ -	\$ -	\$ -
Future Signalized Intersections (4)	at Wismer	2017 - 2031	\$ 1,038,588.80	0%	\$ -	100%	\$ 1,038,589	\$ -	\$ -	\$ -	\$ -
Future Signalized Intersections (5)	at Berzcy	2017 - 2031	\$ 1,291,180.00	0%	\$ -	100%	\$ 1,291,180	\$ -	\$ -	\$ -	\$ -
Future Signalized Intersections (16)	at FUA	2017 - 2031	\$ 2,297,724.00	0%	\$ -	100%	\$ 2,297,724	\$ -	\$ -	\$ -	\$ -
Green Lane	at Aileen / Willowbrook	2017 - 2031	\$ 622,296.00	0%	\$ -	35%	\$ 217,804	\$ 404,492	\$ -	\$ 404,492	\$ -
Henderson Street	at John Street	2017 - 2031	\$ 265,169.60	0%	\$ -	35%	\$ 92,809	\$ 172,360	\$ -	\$ 172,360	\$ -
Honda Blvd.	at 19th Avenue	2017 - 2031	\$ 622,296.00	0%	\$ -	100%	\$ 622,296	\$ -	\$ -	\$ -	\$ -
Hood Road	at McPherson Road	2017 - 2031	\$ 265,169.60	0%	\$ -	35%	\$ 92,809	\$ 172,360	\$ -	\$ 172,360	\$ -
Hwy 7	at Allstate Parkway	2017 - 2031	\$ 689,440.00	0%	\$ -	100%	\$ 689,440	\$ -	\$ -	\$ -	\$ -
Hwy 7	at Cochrane	2017 - 2031	\$ 416,952.00	0%	\$ -	100%	\$ 416,952	\$ -	\$ -	\$ -	\$ -
Improvement - Valleywood and Renfrew Drive		2017 - 2031	\$ 622,296.00	50%	\$ 311,148	50%	\$ 311,148	\$ -	\$ -	\$ -	\$ -
Joseph / Washington / George intersection improvements		2017 - 2031	\$ 622,296.00	0%	\$ -	0%	\$ -	\$ 622,296	\$ -	\$ 622,296	\$ -
Main St. North	at Battista Perri Dr	2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Markham Centre Turning Lane & Unionville Traffic Calming		2017 - 2031	\$ 622,296.00	0%	\$ -	100%	\$ 622,296	\$ -	\$ -	\$ -	\$ -
Markland Street	at Hillmount Road	2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Markland Street	at Hwy 404 Mid-block Crossing	2017 - 2031	\$ 622,296.00	0%	\$ -	100%	\$ 622,296	\$ -	\$ -	\$ -	\$ -
Midland Ave.	at Old Kennedy Rd	2017 - 2031	\$ 622,296.00	0%	\$ -	100%	\$ 622,296	\$ -	\$ -	\$ -	\$ -
Midland Avenue	at Old Kennedy Road	2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Old Kennedy Rd.	at Aldergrove Dr	2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Old Kennedy Rd.	at Denison St	2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Ramona Blvd.	at Wooten Way	2017 - 2031	\$ 265,169.60	0%	\$ -	35%	\$ 92,809	\$ 172,360	\$ -	\$ 172,360	\$ -
Reesor Road	at 19th Avenue	2017 - 2031	\$ 622,296.00	0%	\$ -	100%	\$ 622,296	\$ -	\$ -	\$ -	\$ -
Reesor Road	at Elgin Mills	2017 - 2031	\$ 622,296.00	0%	\$ -	100%	\$ 622,296	\$ -	\$ -	\$ -	\$ -
Renfrew Dr	at Valleywood Dr	2017 - 2031	\$ 550,000.00	50%	\$ 275,000	50%	\$ 275,000	\$ -	\$ -	\$ -	\$ -
Riverlands Ave	at Reesor Rd	2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Rizal Avenue	at Copper Creek Drive	2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Rodick Road	at Clegg Road	2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Rodick Road	at Cox Blvd.	2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Rodick Road	at Macrill / Rachel	2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Rodick Road	at Miller Avenue	2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Rodick Rd	at Yorktech Dr	2017 - 2031	\$ 622,296.00	0%	\$ -	100%	\$ 622,296	\$ -	\$ -	\$ -	\$ -
Rougeside Promenade	at Sciberras Road	2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Rougeside Promenade	at Verclaire Gate	2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Rustlewood Ave	at Bur Oak Ave	2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Rustlewood Ave	at Cornell Centre Blvd.	2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
Victoria Park and Steelcase intersection Improvements		2017 - 2031	\$ 622,296.00	0%	\$ -	35%	\$ 217,804	\$ 404,492	\$ -	\$ 404,492	\$ -
Village Gate	at Calvert Road	2017 - 2031	\$ 265,169.60	0%	\$ -	35%	\$ 92,809	\$ 172,360	\$ -	\$ 172,360	\$ -
White's Hill Avenue	at Cornell Centre Boulevard	2017 - 2031	\$ 265,169.60	0%	\$ -	100%	\$ 265,170	\$ -	\$ -	\$ -	\$ -
TOTAL INTERSECTION			\$ 33,832,326		\$ 897,296		\$ 28,858,573	\$ 4,076,456	\$ -	\$ 4,076,456	\$ -
3.0 ROADS											
City-wide Soil Decommission / Demolitions		2017 - 2031	\$ 2,754,040.00	0%	\$ -	100%	\$ 2,754,040	\$ -	\$ -	\$ -	\$ -
City-wide Miscellaneous		2017 - 2031	\$ 3,434,300.00	0%	\$ -	100%	\$ 3,434,300	\$ -	\$ -	\$ -	\$ -
14th Ave Reconstruction	Alden Rd to Hwy 404	2029 - 2029	\$ 12,041,938.32	0%	\$ -	100%	\$ 12,041,938	\$ -	\$ -	\$ -	\$ -
19th Ave (Urbanize)	Hwy 404 to 1000m E of Woodbine Ave	2027 - 2027	\$ 10,437,827.20	0%	\$ -	100%	\$ 10,437,827	\$ -	\$ -	\$ -	\$ -
Aldergrove Dr Extension	Street 'C' to Old Kennedy Rd	2024 - 2024	\$ 1,559,503.44	82%	\$ 1,281,021	18%	\$ 278,483	\$ -	\$ -	\$ -	\$ -
Allstate Pkwy	Hooper Rd. to 16th Avenue	2022 - 2022	\$ 4,971,687.20	82%	\$ 4,083,886	18%	\$ 887,801	\$ -	\$ -	\$ -	\$ -
Allstate Pkwy	Hwy 7 to Valleywood	2021 - 2021	\$ 3,201,627.00	50%	\$ 1,600,814	50%	\$ 1,600,814	\$ -	\$ -	\$ -	\$ -
Allstate Pkwy	Valleywood Dr to Hooper Road	2021 - 2021	\$ 2,053,372.20	50%	\$ 1,026,686	50%	\$ 1,026,686	\$ -	\$ -	\$ -	\$ -
Applecreek Blvd.	Allstate Pkwy to Woodbine Ave	2022 - 2022	\$ 2,457,446.64	82%	\$ 2,018,617	18%	\$ 438,830	\$ -	\$ -	\$ -	\$ -
Birchmount Road, 4th lane	Enterprise to Rouge River +	2018 - 2018	\$ 2,951,315.40	82%	\$ 2,424,295	18%	\$ 527,021	\$ -	\$ -	\$ -	\$ -

CITY OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
PRELIMINARY CITY-WIDE HARD GROWTH-RELATED PROJECTS

Location	From / To	Timing of Project	Total	Local - by others		City-wide Growth - Related		Others Sharing and/or Non-Growth Cost			Post 2031
			Gross Cost (\$)	Share (%)	Cost (\$)	Share (%)	Cost (\$)	Gross (\$)	Others Cost (\$)	Non-growth (\$)	
Bur Oak Avenue	9th Line to Whites Hill	2018 - 2018	\$ 310,290.00	0%		100%	\$ 310,290.00	\$ -	\$ -	\$ -	\$ -
Bur Oak Avenue	Hwy 7 to Micheline	2020 - 2020	\$ 2,277,858.00	82%	\$ 1,871,098	18%	\$ 406,760	\$ -	\$ -	\$ -	\$ -
Bur Oak Avenue	Riverlands to Hwy 7	2018 - 2018	\$ 362,594.00	0%		100%	\$ 362,594.00	\$ -	\$ -	\$ -	\$ -
Cachet Woods Crescent	Orlando Ave Extension	2022 - 2022	\$ 3,849,258.60	82%	\$ 3,161,891	18%	\$ 687,368	\$ -	\$ -	\$ -	\$ -
Cedar Avenue Extension	To Town of Richmond Hill	2025 - 2025	\$ 2,277,858.00	50%	\$ 1,138,929	50%	\$ 1,138,929	\$ -	\$ -	\$ -	\$ -
Church Street	9th Line to Bur Oak	2021 - 2021	\$ 4,794,820.00	0%		100%	\$ 4,794,820	\$ -	\$ -	\$ -	\$ -
Commerce Valley East and West Widening		2029 - 2029	\$ 7,855,370.40	0%		100%	\$ 7,855,370	\$ -	\$ -	\$ -	\$ -
Cornell Centre	Hwy 7 to 200m South	2022 - 2022	\$ 928,472.64	82%	\$ 762,674	18%	\$ 165,799	\$ -	\$ -	\$ -	\$ -
Denison St.	400m West of 9th Line to 9th Line	2027 - 2027	\$ 1,828,886.40	0%		100%	\$ 1,828,886	\$ -	\$ -	\$ -	\$ -
Denison St.	Bethany Street to 400m West of 9th Line	2028 - 2028	\$ 4,971,687.60	82%	\$ 4,083,886	18%	\$ 887,801	\$ -	\$ -	\$ -	\$ -
Elgin Mills Rd	Kennedy Rd to 1000m E	2026 - 2026	\$ 4,794,820.00	0%		100%	\$ 4,794,820	\$ -	\$ -	\$ -	\$ -
Elgin Mills Rd	Victoria Square to Warden Ave	2025 - 2025	\$ 10,437,827.20	0%		100%	\$ 10,437,827	\$ -	\$ -	\$ -	\$ -
Elgin Mills Rd	Warden Ave to Kennedy Rd	2027 - 2027	\$ 10,437,827.20	0%		100%	\$ 10,437,827	\$ -	\$ -	\$ -	\$ -
Enterprise Drive (Ph. II)	Rivas Road to Main Street S *	2018 - 2018	\$ 2,172,736.25	82%	\$ 1,784,748	18%	\$ 387,989	\$ -	\$ -	\$ -	\$ -
Enterprise Drive, local (Ph. I)	Rivas Road to GO Line *	2018 - 2018	\$ 1,067,976.04	82%	\$ 877,266	18%	\$ 190,710	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'A'	Warden Ave to 19th Ave	2026 - 2026	\$ 11,343,630.86	82%	\$ 9,317,982	18%	\$ 2,025,648	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'B'	Woodbine Ave to Collector Rd 'A'	2027 - 2027	\$ 1,245,223.32	82%	\$ 1,022,862	18%	\$ 222,361	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'C'	Collector Rd 'D' to Warden Ave	2028 - 2028	\$ 1,828,886.40	82%	\$ 1,502,300	18%	\$ 326,587	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'D'	Elgin Mills Rd to Warden Ave	2029 - 2029	\$ 8,430,889.34	82%	\$ 6,925,373	18%	\$ 1,505,516	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'D'	Warden Ave to Kennedy Rd	2020 - 2020	\$ 9,891,822.05	82%	\$ 8,125,425	18%	\$ 1,766,397	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'D'	Kennedy Rd to Collector Rd 'N'	2021 - 2021	\$ 7,235,580.77	82%	\$ 5,943,513	18%	\$ 1,292,068	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'D'	19th Ave to Elgin Mills Rd	2021 - 2021	\$ 9,891,822.05	82%	\$ 8,125,425	18%	\$ 1,766,397	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'E'	Elgin Mills Rd to North end Hydro Corridor	2020 - 2020	\$ 2,726,829.60	82%	\$ 2,239,896	18%	\$ 486,934	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'E'	Collector Rd 'H' to North end Hydro Corridor	2021 - 2021	\$ 5,774,648.06	82%	\$ 4,743,461	18%	\$ 1,031,187	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'F'	Warden Ave to Elgin Mills Rd	2023 - 2023	\$ 8,430,889.34	82%	\$ 6,925,373	18%	\$ 1,505,516	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'G'	West Hydro Corridor to Warden Ave	2019 - 2019	\$ 8,430,889.34	82%	\$ 6,925,373	18%	\$ 1,505,516	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'G'	Warden Ave to Kennedy Rd	2019 - 2019	\$ 9,626,197.92	82%	\$ 7,907,234	18%	\$ 1,718,964	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'G'	Kennedy Rd to East Dead End	2019 - 2019	\$ 3,041,109.72	82%	\$ 2,498,054	18%	\$ 543,055	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'H'	West Hydro Corridor to Warden Ave	2021 - 2021	\$ 8,430,889.34	82%	\$ 6,925,373	18%	\$ 1,505,516	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'H'	Warden Ave to Major Mackenzie Dr	2021 - 2021	\$ 9,891,822.05	82%	\$ 8,125,425	18%	\$ 1,766,397	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'I'	Major Mackenzie Dr. to Elgin Mills Rd	2022 - 2022	\$ 9,316,303.10	82%	\$ 7,652,678	18%	\$ 1,663,626	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'J'	Major Mackenzie Dr. to Elgin Mills Rd	2025 - 2025	\$ 9,891,822.05	82%	\$ 8,125,425	18%	\$ 1,766,397	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'K'	Major Mackenzie Dr. to Elgin Mills Rd	2020 - 2020	\$ 10,467,340.99	82%	\$ 8,598,173	18%	\$ 1,869,168	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'L'	Major Mackenzie Dr. to Collector Rd 'D'	2025 - 2025	\$ 2,143,166.52	82%	\$ 1,760,458	18%	\$ 382,708	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'M'	Major Mackenzie Dr. to Collector Rd 'D'	2026 - 2026	\$ 2,143,166.52	82%	\$ 1,760,458	18%	\$ 382,708	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'N'	Major Mackenzie Dr to Collector Rd 'D'	2027 - 2027	\$ 2,143,166.52	82%	\$ 1,760,458	18%	\$ 382,708	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'P'	Collector Rd 'J' to Kennedy Rd	2028 - 2028	\$ 632,569.03	82%	\$ 519,610	18%	\$ 112,959	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'P'	Kennedy Rd to Collector Rd 'K'	2028 - 2028	\$ 1,245,223.32	82%	\$ 1,022,862	18%	\$ 222,361	\$ -	\$ -	\$ -	\$ -
Future Donald Cousens Pkwy	19th Ave to Warden Ave	2026 - 2026	\$ 5,742,451.20	82%	\$ 4,717,013	18%	\$ 1,025,438	\$ -	\$ -	\$ -	\$ -
Govette Rd	Kennedy Rd to Old Kennedy Ave	2024 - 2024	\$ 3,624,772.80	82%	\$ 2,977,492	18%	\$ 647,281	\$ -	\$ -	\$ -	\$ -
Govette Rd Extension	Kennedy Rd to Old Kennedy Rd	2024 - 2024	\$ 791,901.74	82%	\$ 650,491	18%	\$ 141,411	\$ -	\$ -	\$ -	\$ -
Honda Blvd	Gas Pipeline to 19th Avenue	2020 - 2020	\$ 2,053,372.20	82%	\$ 1,686,699	18%	\$ 366,674	\$ -	\$ -	\$ -	\$ -
Honda Blvd	Woodbine By-pass to Gas Pipeline	2020 - 2020	\$ 255,927.00	0%		100%	\$ 255,927	\$ -	\$ -	\$ -	\$ -
Kirkham Dr	Karachi Dr. To S limit of Lot 4, Con. 8	2019 - 2019	\$ 2,592,138.12	0%		100%	\$ 2,592,138	\$ -	\$ -	\$ -	\$ -
Langstaff Road E	Bayview Ave to Yonge St (Curve Section)	2026 - 2026	\$ 10,732,611.84	82%	\$ 8,816,074	18%	\$ 1,916,538	\$ -	\$ -	\$ -	\$ -
Markham Rd.	Major Mackenzie to Donald Cousens Parkway	2027 - 2027	\$ 3,624,772.80	0%		100%	\$ 3,624,773	\$ -	\$ -	\$ -	\$ -
Markland Extension	to Cachet Woods Crescent	2022 - 2022	\$ 2,951,315.40	82%	\$ 2,424,295	18%	\$ 527,021	\$ -	\$ -	\$ -	\$ -
Midland Ave	Steeles Ave to Old Kennedy Rd	2023 - 2023	\$ 205,337.2	82%	\$ 1,686,699	18%	\$ 366,674	\$ -	\$ -	\$ -	\$ -
Miller Ave	Birchmount Rd to Duffield Dr	2026 - 2026	\$ 7,634,016.96	0%		100%	\$ 7,634,017	\$ -	\$ -	\$ -	\$ -
Miller Ave	Rodick Rd to Warden Ave	2028 - 2028	\$ 6,084,542.88	0%		100%	\$ 6,084,543	\$ -	\$ -	\$ -	\$ -
Miller Ave	Warden Ave to Birchmount Rd	2019 - 2019	\$ 3,325,458.40	0%		100%	\$ 3,325,458	\$ -	\$ -	\$ -	\$ -
Miller Ave	Woodbine Ave to Rodick Rd	2019 - 2019	\$ 7,368,392.83	0%		100%	\$ 7,368,393	\$ -	\$ -	\$ -	\$ -
Miller Ave and Rodick Road Outfall		2028 - 2028	\$ 17,077,773.22	0%		20%	\$ 3,337,348	\$ 13,740,426	\$ 13,740,426	\$ -	\$ -
Reesor Rd Reconstruction	14th Avenue to 1000m N of Highway 7	2030 - 2030	\$ 10,950,832.92	0%		100%	\$ 10,950,833	\$ -	\$ -	\$ -	\$ -
Rivas Drive (N-S Connection Road), local		2018 - 2018	\$ 651,272.67	100%	\$ 651,273	0%	\$ -	\$ -	\$ -	\$ -	\$ -
Rivis Rd	YMCA Blvd to Markham Live	2017 - 2017	\$ 1,267,671.90	0%		100%	\$ 1,267,672	\$ -	\$ -	\$ -	\$ -
Rodick Rd	14th Ave to Miller	2018 - 2018	\$ 3,400,287.00	0%		100%	\$ 3,400,287	\$ -	\$ -	\$ -	\$ -
Rougeside Promenade	Warden Ave to Birchmount Rd	2019 - 2019	\$ 3,961,501.50	82%	\$ 3,254,091	18%	\$ 707,411	\$ -	\$ -	\$ -	\$ -
Sciberras Dr	Highway 7 to Rouge River	2027 - 2027	\$ 2,547,240.96	82%	\$ 2,092,377	18%	\$ 454,864	\$ -	\$ -	\$ -	\$ -
Valleywood Dr	Allstate Pkwy to Applecreek Blvd.	2025 - 2025	\$ 2,277,858.00	50%	\$ 1,138,929	50%	\$ 1,138,929	\$ -	\$ -	\$ -	\$ -
Verclaire	Highway 7 to Rouge River	2017 - 2017	\$ 1,379,914.80	82%	\$ 1,133,501	18%	\$ 246,413	\$ -	\$ -	\$ -	\$ -
Woodbine Urbanize	By-pass to Hamlet (S end)	2020 - 2020	\$ 7,191,310.08	0%		100%	\$ 7,191,310	\$ -	\$ -	\$ -	\$ -
Woodbine Urbanize	Hamlet (N end) to by-pass	2020 - 2020	\$ 3,624,772.80	0%		100%	\$ 3,624,773	\$ -	\$ -	\$ -	\$ -
YDSS Relocation		2031 - 2031	\$ 23,828,466.33	0%		100%	\$ 23,828,466	\$ -	\$ -	\$ -	\$ -
YMCA BLVD		2018 - 2018	\$ 2,255,409.42	0%		100%	\$ 2,255,409	\$ -	\$ -	\$ -	\$ -
Yorkdowns - Collector Rd	East Development	2021 - 2021	\$ 12,041,938.32	82%	\$ 9,891,592	18%	\$ 2,150,346	\$ -	\$ -	\$ -	\$ -
Yorkdowns - Collector Rd	West Development	2022 - 2022	\$ 6,969,956.64	82%	\$ 5,725,322	18%	\$ 1,244,635	\$ -	\$ -	\$ -	\$ -
Yorktech Extension	Rodick Rd to Warden Ave	2024 - 2024	\$ 6,748,603.20	0%		100%	\$ 6,748,603	\$ -	\$ -	\$ -	\$ -
TOTAL ROADS			\$ 413,445,084		\$ 191,414,849		\$ 208,289,809	\$ 13,740,426	\$ 13,740,426	\$ -	\$ -

CITY OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
PRELIMINARY CITY-WIDE HARD GROWTH-RELATED PROJECTS

Location	From / To	Timing of Project	Total	Local - by others		City-wide Growth - Related		Others Sharing and/or Non-Growth Cost			Post 2031
			Gross Cost (\$)	Share (%)	Cost (\$)	Share (%)	Cost (\$)	Gross (\$)	Others Cost (\$)	Non-growth (\$)	
4.0	PROPERTY ACQUISITION										
4.1	ROADS PROPERTIES ACQUISITION										
	City-wide properties Acquisition request and Business Loses	2017 - 2031	\$ 8,825,513.58	0%	\$ -	100%	\$ 8,825,514	\$ -	\$ -	\$ -	\$ -
	Cachet Woods Crescent Extension	2021 - 2021	\$ 1,522,202.20	86%	\$ 1,304,745	14%	\$ 217,457	\$ -	\$ -	\$ -	\$ -
	Cedar Avenue Extension to Town of Richmond hill	2024 - 2024	\$ 5,073,376.69	50%	\$ 2,536,688	50%	\$ 2,536,688	\$ -	\$ -	\$ -	\$ -
	Commerce Valley East and West Widening	2028 - 2028	\$ 6,210,259.50	0%	\$ -	100%	\$ 6,210,260	\$ -	\$ -	\$ -	\$ -
	Denison Street 400m West of 9th Line to 9th Line	2026 - 2026	\$ 9,174,214.12	0%	\$ -	100%	\$ 9,174,214	\$ -	\$ -	\$ -	\$ -
	Denison Street Bethany Street to 400m West of 9th Line	2027 - 2027	\$ 2,950,488.62	86%	\$ 2,528,990	14%	\$ 421,498	\$ -	\$ -	\$ -	\$ -
	Denison Street Extension Structure over Rouge River	2027 - 2027	\$ 1,359,131.19	0%	\$ -	100%	\$ 1,359,131	\$ -	\$ -	\$ -	\$ -
	Langstaff Road North and South Road	2025 - 2025	\$ 11,015,101.60	86%	\$ 9,441,516	14%	\$ 1,573,586	\$ -	\$ -	\$ -	\$ -
	Miller Ave Warden to Kennedy	2018 - 2018	\$ 17,618,351.30	0%	\$ -	100%	\$ 17,618,351	\$ -	\$ -	\$ -	\$ -
	York Tech Extension Rodick to Warden	2023 - 2023	\$ 34,603,772.81	0%	\$ -	100%	\$ 34,603,773	\$ -	\$ -	\$ -	\$ -
4.2	STRUCTURES MID-BLOCKS AND RAMPS										
	19th Ave (Urbanize) Hwy 404 to 1000m E of Woodbine Ave	2026 - 2026	\$ 2,452,380.81	0%	\$ -	100%	\$ 2,452,381	\$ -	\$ -	\$ -	\$ -
	Aldergrove Dr Extension Street 'C' to Old Kennedy Rd	2023 - 2023	\$ 932,352.04	0%	\$ -	100%	\$ 932,352	\$ -	\$ -	\$ -	\$ -
	Allstate Pkwy Hwy 7 to Valleywood	2020 - 2020	\$ 2,192,343.19	50%	\$ 1,096,172	50%	\$ 1,096,172	\$ -	\$ -	\$ -	\$ -
	Allstate Pkwy Hooper Rd. to 16th Avenue	2021 - 2021	\$ 3,309,244.85	0%	\$ -	100%	\$ 3,309,245	\$ -	\$ -	\$ -	\$ -
	Allstate Pkwy Valleywood Dr to Hooper Road	2020 - 2020	\$ 1,074,987.24	50%	\$ 537,494	50%	\$ 537,494	\$ -	\$ -	\$ -	\$ -
	Applecreek Blvd. Allstate Pkwy to Woodbine Ave	2020 - 2020	\$ 1,641,338.38	0%	\$ -	100%	\$ 1,641,338	\$ -	\$ -	\$ -	\$ -
	Bur Oak Avenue 9th Line to Whites Hill	2018 - 2018	\$ 434,623.00	0%	\$ -	100%	\$ 434,623	\$ -	\$ -	\$ -	\$ -
	Bur Oak Avenue Hwy 7 to Michelina	2020 - 2020	\$ 947,219.55	0%	\$ -	100%	\$ 947,220	\$ -	\$ -	\$ -	\$ -
	Bur Oak Avenue Riverlands to Hwy 7	2018 - 2018	\$ 356,848.00	0%	\$ -	100%	\$ 356,848	\$ -	\$ -	\$ -	\$ -
	Cornell Centre Hwy 7 to 200m South	2021 - 2021	\$ 384,917.76	0%	\$ -	100%	\$ 384,918	\$ -	\$ -	\$ -	\$ -
	Elgin Mills Rd Kennedy Rd to 1000m E	2025 - 2025	\$ 1,132,718.55	0%	\$ -	100%	\$ 1,132,719	\$ -	\$ -	\$ -	\$ -
	Elgin Mills Rd Victoria Square to Warden Ave	2024 - 2024	\$ 2,452,380.81	0%	\$ -	100%	\$ 2,452,381	\$ -	\$ -	\$ -	\$ -
	Elgin Mills Rd Warden Ave to Kennedy Rd	2026 - 2026	\$ 2,452,380.81	0%	\$ -	100%	\$ 2,452,381	\$ -	\$ -	\$ -	\$ -
	Frontenac Dr. Extension Hooper Road to Allstate Pkwy	2022 - 2022	\$ 499,493.09	0%	\$ -	100%	\$ 499,493	\$ -	\$ -	\$ -	\$ -
	Frontenac Dr. Extension Valleywood Dr to Hooper Road	2022 - 2022	\$ 1,343,497.94	0%	\$ -	100%	\$ 1,343,498	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'A' Warden Ave to 19th Ave	2025 - 2025	\$ 2,826,285.12	0%	\$ -	100%	\$ 2,826,285	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'B' Woodbine Ave to Collector Rd 'A'	2026 - 2026	\$ 312,353.39	0%	\$ -	100%	\$ 312,353	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'C' Collector Rd 'D' to Warden Ave	2027 - 2027	\$ 461,301.31	0%	\$ -	100%	\$ 461,301	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'D' Elgin Mills Rd to Warden Ave	2028 - 2028	\$ 2,100,470.87	0%	\$ -	100%	\$ 2,100,471	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'D' Warden Ave to Kennedy Rd	2019 - 2019	\$ 2,463,378.00	0%	\$ -	100%	\$ 2,463,378	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'D' Kennedy Rd to Collector Rd 'N'	2020 - 2020	\$ 1,803,546.87	0%	\$ -	100%	\$ 1,803,547	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'D' 19th Ave to Elgin Mills Rd	2020 - 2020	\$ 2,463,378.00	0%	\$ -	100%	\$ 2,463,378	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'E' Elgin Mills Rd to North end Hydro Corridor	2019 - 2019	\$ 687,038.08	0%	\$ -	100%	\$ 687,038	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'E' Collector Rd 'H' to North end Hydro Corridor	2020 - 2020	\$ 1,440,639.74	0%	\$ -	100%	\$ 1,440,640	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'F' Warden Ave to Elgin Mills Rd	2022 - 2022	\$ 2,100,470.87	0%	\$ -	100%	\$ 2,100,471	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'G' West Hydro Corridor to Warden Ave	2018 - 2018	\$ 2,100,470.87	0%	\$ -	100%	\$ 2,100,471	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'G' Warden Ave to Kennedy Rd	2018 - 2018	\$ 2,397,394.88	0%	\$ -	100%	\$ 2,397,395	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'G' Kennedy Rd to East Dead End	2018 - 2018	\$ 765,092.52	0%	\$ -	100%	\$ 765,093	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'H' West Hydro Corridor to Warden Ave	2020 - 2020	\$ 2,100,470.87	0%	\$ -	100%	\$ 2,100,471	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'H' Warden Ave to Major Mackenzie Dr	2020 - 2020	\$ 2,463,378.00	0%	\$ -	100%	\$ 2,463,378	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'I' Major Mackenzie Dr. to Elgin Mills Rd	2021 - 2021	\$ 2,320,414.58	0%	\$ -	100%	\$ 2,320,415	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'J' Major Mackenzie Dr. to Elgin Mills Rd	2024 - 2024	\$ 2,463,378.00	0%	\$ -	100%	\$ 2,463,378	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'K' Major Mackenzie Dr. to Elgin Mills Rd	2019 - 2019	\$ 2,606,341.41	0%	\$ -	100%	\$ 2,606,341	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'L' Major Mackenzie Dr. to Collector Rd 'D'	2024 - 2024	\$ 541,504.04	0%	\$ -	100%	\$ 541,504	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'M' Major Mackenzie Dr. to Collector Rd 'D'	2025 - 2025	\$ 541,504.04	0%	\$ -	100%	\$ 541,504	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'N' Major Mackenzie Dr to Collector Rd 'D'	2026 - 2026	\$ 541,504.04	0%	\$ -	100%	\$ 541,504	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'P' Collector Rd 'J' to Kennedy Rd	2027 - 2027	\$ 157,676.69	0%	\$ -	100%	\$ 157,677	\$ -	\$ -	\$ -	\$ -
	FUA - Collector Rd 'P' Kennedy Rd to Collector Rd 'K'	2027 - 2027	\$ 312,353.39	0%	\$ -	100%	\$ 312,353	\$ -	\$ -	\$ -	\$ -
	Future Donald Cousen Pkwy 19th Ave to Warden Ave	2025 - 2025	\$ 1,352,662.26	0%	\$ -	100%	\$ 1,352,662	\$ -	\$ -	\$ -	\$ -
	Govert Rd Extension Kennedy Rd to Old Kennedy Rd	2023 - 2023	\$ 744,649.69	0%	\$ -	100%	\$ 744,650	\$ -	\$ -	\$ -	\$ -
	Honda Blvd Woodbine Bypass to Gas Pipeline	2020 - 2020	\$ 421,159.00	0%	\$ -	100%	\$ 421,159	\$ -	\$ -	\$ -	\$ -
	Honda Blvd Gas Pipeline to 19th Avenue	2020 - 2020	\$ 518,588.98	0%	\$ -	100%	\$ 518,589	\$ -	\$ -	\$ -	\$ -
	Mid-block Crossing Hwy 404 Easements Hwy 7 to 16th Avenue	2017 - 2017	\$ 9,410,127.70	67%	\$ 6,273,732	33%	\$ 3,136,396	\$ -	\$ -	\$ -	\$ -
	Mid-block Crossing Hwy 404 property 16th Ave to Major Mackenzie	2021 - 2021	\$ 24,513,938.40	67%	\$ 16,342,703	33%	\$ 8,171,236	\$ -	\$ -	\$ -	\$ -
	Mid-block Crossing Hwy 404 property Buttonville	2026 - 2026	\$ 4,000,000.00	33%	\$ 1,333,333	33%	\$ -	\$ 1,333,333	\$ 1,333,333	\$ -	\$ 1,333,333.3
	Mid-block Crossing Hwy 404 property Elgin Mills to 19th Ave	2030 - 2030	\$ 20,655,900.00	67%	\$ 13,771,289	33%	\$ 6,884,611	\$ -	\$ -	\$ -	\$ -
	Mid-block Crossing Hwy 404 property Major Mackenzie to Elgin Mills	2029 - 2029	\$ 26,624,400.00	67%	\$ 17,750,487	33%	\$ 8,873,913	\$ -	\$ -	\$ -	\$ -
	Midland Ave Extension Steeles Ave. to Old Kennedy Road	2022 - 2022	\$ 1,663,516.04	0%	\$ -	100%	\$ 1,663,516	\$ -	\$ -	\$ -	\$ -
	Ramps to Hwy 404 Property Elgin Mills Road	2031 - 2031	\$ 3,278,697.11	0%	\$ -	100%	\$ 3,278,697	\$ -	\$ -	\$ -	\$ -
	Ramps to Hwy 404 Property Highway 7	2017 - 2017	\$ 4,345,026.70	50%	\$ 2,172,513	50%	\$ 2,172,513	\$ -	\$ -	\$ -	\$ -
	Ramps to Hwy 404 Property Major Mackenzie	2030 - 2030	\$ 2,369,901.92	0%	\$ -	100%	\$ 2,369,902	\$ -	\$ -	\$ -	\$ -
	Renfrew Drive Frontenac Dr to Hooper Rd.	2023 - 2023	\$ 3,398,596.98	0%	\$ -	100%	\$ 3,398,597	\$ -	\$ -	\$ -	\$ -
	Renfrew Drive Hooper Road to Allstate Pkwy	2023 - 2023	\$ 2,594,427.79	0%	\$ -	100%	\$ 2,594,428	\$ -	\$ -	\$ -	\$ -
	ROW Properties for Sidewalk Construction	2017 - 2031	\$ 4,453,437.31	0%	\$ -	35%	\$ 1,569,689	\$ 2,883,749	\$ -	\$ 2,883,749	\$ -
	Valleywood Dr Allstate Pkwy to Applecreek Blvd.	2024 - 2024	\$ 1,522,202.20	50%	\$ 761,101	50%	\$ 761,101	\$ -	\$ -	\$ -	\$ -
	Yorkdowns - Collector Rd East Development	2020 - 2020	\$ 7,427,522.07	0%	\$ -	100%	\$ 7,427,522	\$ -	\$ -	\$ -	\$ -
	Yorkdowns - Collector Rd West Development	2021 - 2021	\$ 4,294,409.38	0%	\$ -	100%	\$ 4,294,409	\$ -	\$ -	\$ -	\$ -
	TOTAL PROPERTY ACQUISITION		\$ 279,518,647		\$ 75,850,763		\$ 198,117,469	\$ 4,217,082	\$ 1,333,333	\$ 2,883,749	\$ 1,333,333.3

CITY OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
PRELIMINARY CITY-WIDE HARD GROWTH-RELATED PROJECTS

Location	From / To	Timing of Project	Total	Local - by others		City-wide Growth - Related		Others Sharing and/or Non-Growth Cost			Post 2031 (\$)
			Gross Cost (\$)	Share (%)	Cost (\$)	Share (%)	Cost (\$)	Gross (\$)	Others Cost (\$)	Non-growth (\$)	
5.0 SIDEWALKS											
Sidewalks on Regional Structures		2017 - 2031	\$ 2,019,600.00	0%	\$ -	35%	\$ 706,860	\$ 1,312,740	\$ -	\$ 1,312,740	\$ -
Sidewalks construction crossing Highway / water course		2017 - 2031	\$ 2,019,600.00	0%	\$ -	35%	\$ 706,860	\$ 1,312,740	\$ -	\$ 1,312,740	\$ -
Miscellaneous new sidewalks		2017 - 2031	\$ 2,019,600.00	0%	\$ -	100%	\$ 2,019,600	\$ -	\$ -	\$ -	\$ -
9th Line	E.S. 16th Ave. / Bur Oak Ave.	2017 - 2031	\$ 68,302.00	0%	\$ -	100%	\$ 68,302	\$ -	\$ -	\$ -	\$ -
9th Line	E.S. Church St. / 16th Ave.	2017 - 2031	\$ 9,018.00	0%	\$ -	100%	\$ 9,018	\$ -	\$ -	\$ -	\$ -
9th Line	E.S. Highway 407 / Church St.	2017 - 2031	\$ 39,907.00	0%	\$ -	100%	\$ 39,907	\$ -	\$ -	\$ -	\$ -
19th Ave	S.S. Hwy 404 to 1100m E of Woodbine Ave	2017 - 2031	\$ 437,649.60	0%	\$ -	100%	\$ 437,650	\$ -	\$ -	\$ -	\$ -
Allstate Pkwy	B.S. Highway 7 to Valleywood Dr	2017 - 2031	\$ 141,584.43	50%	\$ 70,792	50%	\$ 70,792	\$ -	\$ -	\$ -	\$ -
Allstate Pkwy	B.S. Valleywood to North Dead End	2017 - 2031	\$ 209,976.00	50%	\$ 104,988	50%	\$ 104,988	\$ -	\$ -	\$ -	\$ -
Birchmount Rd	B.S. Verclare Gate to Rouge River Bridge	2017 - 2031	\$ 220,324.80	0%	\$ -	100%	\$ 220,325	\$ -	\$ -	\$ -	\$ -
Commerce Valley Dr E	N.S. Leslie St to Highway 7	2017 - 2031	\$ 336,921.28	0%	\$ -	100%	\$ 336,921	\$ -	\$ -	\$ -	\$ -
Commerce Valley Dr W	N.S. Highway 7 to Leslie St	2017 - 2031	\$ 230,673.60	0%	\$ -	100%	\$ 230,674	\$ -	\$ -	\$ -	\$ -
Denison St	N.S. Birchmount Rd to Corvette Dr	2017 - 2031	\$ 215,495.36	0%	\$ -	100%	\$ 215,495	\$ -	\$ -	\$ -	\$ -
Denison St	N.S. Warden Ave to Birchmount Road	2017 - 2031	\$ 291,386.56	0%	\$ -	100%	\$ 291,387	\$ -	\$ -	\$ -	\$ -
Donald Cousens Parkway	S.S. Highway 7 to 500m North of Highway 7	2017 - 2031	\$ 65,959.69	0%	\$ -	100%	\$ 65,960	\$ -	\$ -	\$ -	\$ -
Donald Cousens Parkway	B.S. Ninth Line to Highway 407	2017 - 2031	\$ 557,306.10	0%	\$ -	100%	\$ 557,306	\$ -	\$ -	\$ -	\$ -
Donald Cousens Parkway Ext.	B.S. 19th Ave to Warden Ave	2017 - 2031	\$ 499,742.40	0%	\$ -	100%	\$ 499,742	\$ -	\$ -	\$ -	\$ -
Duffield Drive	B.S. Miller Ave. to Kennedy Road	2017 - 2031	\$ 80,757.60	0%	\$ -	100%	\$ 80,758	\$ -	\$ -	\$ -	\$ -
Elgin Mills Road	B.S. Victoria Square Blvd. to Warden Ave	2017 - 2031	\$ 1,781,208.00	0%	\$ -	100%	\$ 1,781,208	\$ -	\$ -	\$ -	\$ -
Elgin Mills Road	S.S. Warden Ave to 1000m E of Warden Ave	2017 - 2031	\$ 662,582.40	0%	\$ -	100%	\$ 662,582	\$ -	\$ -	\$ -	\$ -
Fourteenth Avenue	B.S. Riverwalk Dr to Box Grove Collector Road	2017 - 2031	\$ 306,564.80	0%	\$ -	100%	\$ 306,565	\$ -	\$ -	\$ -	\$ -
Fourteenth Avenue	S.S. West Dead End to Alden Road	2017 - 2031	\$ 830,442.40	0%	\$ -	100%	\$ 830,442	\$ -	\$ -	\$ -	\$ -
Highway 7 E	B.S. 9th to Donald Cousens Parkway	2017 - 2031	\$ 900,263.70	0%	\$ -	100%	\$ 900,264	\$ -	\$ -	\$ -	\$ -
John St	S.S. Yonge St to Henderson Ave.	2017 - 2031	\$ 336,921.28	0%	\$ -	100%	\$ 336,921	\$ -	\$ -	\$ -	\$ -
Kennedy Rd	B.S. Major Mackenzie Dr to Elgin Mills Rd	2017 - 2031	\$ 1,781,208.00	0%	\$ -	100%	\$ 1,781,208	\$ -	\$ -	\$ -	\$ -
Kirkham Dr.	S.S. Karachi Drive to S limit Lot 4, Con. 8	2017 - 2031	\$ 120,976.32	0%	\$ -	100%	\$ 120,976	\$ -	\$ -	\$ -	\$ -
Main St. north, Markham	B.S. Major Mackenzie to Donald Cousens Parkway	2017 - 2031	\$ 334,161.60	0%	\$ -	100%	\$ 334,162	\$ -	\$ -	\$ -	\$ -
Main Street Markham S	W.S. Princess St. to Highway 7	2017 - 2031	\$ 276,208.32	0%	\$ -	35%	\$ 96,673	\$ 179,535	\$ -	\$ 179,535	\$ -
Major Mackenzie	S.S. Donald Cousens Parkway to Ninth Line	2017 - 2031	\$ 230,673.60	0%	\$ -	100%	\$ 230,674	\$ -	\$ -	\$ -	\$ -
Major Mackenzie	B.S. Markland St to Highway 404	2017 - 2031	\$ 375,556.80	0%	\$ -	100%	\$ 375,557	\$ -	\$ -	\$ -	\$ -
Major Mackenzie	N.S. McCowan to Donald Cousens Parkway	2017 - 2031	\$ 702,868.80	0%	\$ -	100%	\$ 702,869	\$ -	\$ -	\$ -	\$ -
Major Mackenzie Dr E	N.S. Kennedy Rd to McCowan Rd	2017 - 2031	\$ 458,347.20	0%	\$ -	100%	\$ 458,347	\$ -	\$ -	\$ -	\$ -
Miller Avenue Extension	S.S. Birchmount Rd. to Duffield Drive	2017 - 2031	\$ 1,383,888.00	0%	\$ -	100%	\$ 1,383,888	\$ -	\$ -	\$ -	\$ -
Miller Avenue Extension	S.S. Warden Ave. to Birchmount Rd.	2017 - 2031	\$ 662,582.40	0%	\$ -	100%	\$ 662,582	\$ -	\$ -	\$ -	\$ -
Miller Avenue	S.S. Woodbine Ave. to Rodick Rd.	2017 - 2031	\$ 678,696.96	0%	\$ -	100%	\$ 678,697	\$ -	\$ -	\$ -	\$ -
Nineteenth Avenue	B.S. Highway 404 to Warden Avenue	2017 - 2031	\$ 2,456,652.00	0%	\$ -	100%	\$ 2,456,652	\$ -	\$ -	\$ -	\$ -
Ninth Line	B.S. Bur Oak Ave. to Donald Cousens Pkwy	2017 - 2031	\$ 133,394.88	0%	\$ -	100%	\$ 133,395	\$ -	\$ -	\$ -	\$ -
Ninth Line	W.S. Donald Cousens Parkway to Major Mackenzie	2017 - 2031	\$ 251,371.20	0%	\$ -	100%	\$ 251,371	\$ -	\$ -	\$ -	\$ -
Ninth Line	E.S. Fourteenth Ave. to Rouge Bank Dr	2017 - 2031	\$ 154,782.40	0%	\$ -	100%	\$ 154,782	\$ -	\$ -	\$ -	\$ -
Ninth Line	B.S. Steeles to Ridgevale Dr.	2017 - 2031	\$ 354,859.20	0%	\$ -	100%	\$ 354,859	\$ -	\$ -	\$ -	\$ -
Old Kennedy Road	W.S. Aldergrove Dr to Denison St	2017 - 2031	\$ 154,782.40	0%	\$ -	100%	\$ 154,782	\$ -	\$ -	\$ -	\$ -
Reesor Rd.	E.S. Highway 7 to 1000m North of Highway 7	2017 - 2031	\$ 95,634.00	0%	\$ -	100%	\$ 95,634	\$ -	\$ -	\$ -	\$ -
Reesor Rd.	B.S. Highway 7 to Highway 407	2017 - 2031	\$ 354,859.20	0%	\$ -	100%	\$ 354,859	\$ -	\$ -	\$ -	\$ -
Reesor Rd.	W.S. Highway 407 to 14th Avenue	2017 - 2031	\$ 230,673.60	0%	\$ -	100%	\$ 230,674	\$ -	\$ -	\$ -	\$ -
Rodick Road	B.S. 14th Avenue to Miller Avenue	2017 - 2031	\$ 622,296.00	0%	\$ -	100%	\$ 622,296	\$ -	\$ -	\$ -	\$ -
Sixteenth Avenue	N.S. 9th Line to Bur Oak Ave.	2017 - 2031	\$ 147,883.20	0%	\$ -	100%	\$ 147,883	\$ -	\$ -	\$ -	\$ -
Sixteenth Avenue	S.S. 9th Line to Bur Oak Ave.	2017 - 2031	\$ 147,883.20	0%	\$ -	100%	\$ 147,883	\$ -	\$ -	\$ -	\$ -
Sixteenth Avenue	N.S. 300m W of Mingay Ave to Mingay Ave	2017 - 2031	\$ 93,508.80	0%	\$ -	100%	\$ 93,509	\$ -	\$ -	\$ -	\$ -
Sixteenth Avenue	B.S. Bur Oak to Donald Cousens Pkwy	2017 - 2031	\$ 667,953.92	0%	\$ -	100%	\$ 667,954	\$ -	\$ -	\$ -	\$ -
Sixteenth Avenue	B.S. Bur Oak to Markham By-Pass	2017 - 2031	\$ 900,263.70	0%	\$ -	100%	\$ 900,264	\$ -	\$ -	\$ -	\$ -
Sixteenth Avenue	N.S. Highway 404 to Cachet Wood Cr.	2017 - 2031	\$ 147,193.28	0%	\$ -	100%	\$ 147,193	\$ -	\$ -	\$ -	\$ -
Sixteenth Avenue	N.S. Warden Ave. to Yorkton Blvd.	2017 - 2031	\$ 375,556.80	0%	\$ -	100%	\$ 375,557	\$ -	\$ -	\$ -	\$ -
Victoria Square Blvd.	B.S. Woodbine By Pass South to Woodbine By Pass North	2017 - 2031	\$ 1,145,496.00	0%	\$ -	100%	\$ 1,145,496	\$ -	\$ -	\$ -	\$ -
Warden Ave	B.S. Major Mackenzie Dr to Elgin Mills Rd	2017 - 2031	\$ 1,781,208.00	0%	\$ -	100%	\$ 1,781,208	\$ -	\$ -	\$ -	\$ -
Warden Avenue	W.S. Elgin Mills Rd. to 19th Avenue	2017 - 2031	\$ 416,952.00	0%	\$ -	100%	\$ 416,952	\$ -	\$ -	\$ -	\$ -
Woodbine Avenue	W.S. N. Of Woodbine By Pass to 19th Avenue	2017 - 2031	\$ 904,300.80	0%	\$ -	100%	\$ 904,301	\$ -	\$ -	\$ -	\$ -
Woodbine Avenue	E.S. Through Hamlet	2017 - 2031	\$ 209,976.00	0%	\$ -	100%	\$ 209,976	\$ -	\$ -	\$ -	\$ -
Woodbine Avenue	E.S. Woodbine By-pass to Hamlet	2017 - 2031	\$ 541,137.60	0%	\$ -	100%	\$ 541,138	\$ -	\$ -	\$ -	\$ -
Yorktech Drive	B.S. Rodick Rd. to Warden Avenue	2017 - 2031	\$ 1,224,960.00	0%	\$ -	100%	\$ 1,224,960	\$ -	\$ -	\$ -	\$ -
Total - Sidewalk			\$ 34,800,533		\$ 175,780		\$ 31,819,738	\$ 2,805,015	\$ -	\$ 2,805,015	\$ -
6.0 STORM WATER MANAGEMENT											
City's Watercourses - Erosion Control		2017 - 2031	\$ 18,631,800.00	0%	\$ -	65%	\$ 12,050,647	\$ 6,581,153	\$ -	\$ 6,581,153	\$ -
Birchmount Pond Modification	Crossing Miller	2026 - 2026	\$ 2,552,585.00	0%	\$ -	100%	\$ 2,552,585	\$ -	\$ -	\$ -	\$ -
Don Mills Industrial Drainage Ditch Improvements		2025 - 2025	\$ 8,727,072.00	0%	\$ -	35%	\$ 3,052,831	\$ 5,674,241	\$ -	\$ 5,674,241	\$ -
Enterprise water course crossing at Tributary # 4 (over local) *		2018 - 2018	\$ 2,062,170.00	0%	\$ -	100%	\$ 2,062,170	\$ -	\$ -	\$ -	\$ -
Total - SWM			\$ 31,973,627		\$ -		\$ 19,718,234	\$ 12,255,393	\$ -	\$ 12,255,393	\$ -

CITY OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
PRELIMINARY CITY-WIDE HARD GROWTH-RELATED PROJECTS

Location	From / To	Timing of Project	Total	Local - by others		City-wide Growth - Related		Others Sharing and/or Non-Growth Cost			Post 2031 (\$)
			Gross Cost (\$)	Share (%)	Cost (\$)	Share (%)	Cost (\$)	Gross (\$)	Others Cost (\$)	Non-growth (\$)	
7.0 WATERMAIN											
9th Line North	16th Ave / Markham By-Pass (DCP)	2021 - 2021	\$ 312,179.00	0%	\$ -	100%	\$ 312,179	\$ -	\$ -	\$ -	\$ -
9th Line	Cornell South / Church St	2022 - 2022	\$ 148,343.00	0%	\$ -	100%	\$ 148,343	\$ -	\$ -	\$ -	\$ -
16th Ave	9th Line / Ext. Markham By-Pass	2028 - 2028	\$ 515,672.00	0%	\$ -	100%	\$ 515,672	\$ -	\$ -	\$ -	\$ -
19th Ave (400mm)	Victoria Sq Blvd to Warden Ave	2027 - 2027	\$ 2,145,418.00	0%	\$ -	100%	\$ 2,145,418	\$ -	\$ -	\$ -	\$ -
Church Street Watermain	Country Glen Road to Bur Oak	2020 - 2020	\$ 405,223.36	0%	\$ -	100%	\$ 405,223	\$ -	\$ -	\$ -	\$ -
Cornell North Loop	Through the Cornell Development	2020 - 2020	\$ 290,950.00	0%	\$ -	100%	\$ 290,950	\$ -	\$ -	\$ -	\$ -
Cornell South Loop	Through the Cornell Development	2021 - 2021	\$ 331,740.00	0%	\$ -	100%	\$ 331,740	\$ -	\$ -	\$ -	\$ -
E.P. Phase I, Enterprise, Rivas & YMCA Blvd.		2018 - 2018	\$ 987,016.80	0%	\$ -	15%	\$ 148,053	\$ 838,964	\$ 838,964	\$ -	\$ -
Elgin Mills Rd	Kennedy Rd to McCowan Rd	2025 - 2025	\$ 2,176,281.25	0%	\$ -	100%	\$ 2,176,281	\$ -	\$ -	\$ -	\$ -
Elgin Mills Rd	Warden Ave to Kennedy Rd	2024 - 2024	\$ 2,176,281.25	0%	\$ -	100%	\$ 2,176,281	\$ -	\$ -	\$ -	\$ -
Elgin Mills Rd (400mm)	Victoria Sq Blvd to Warden Ave	2026 - 2026	\$ 2,145,418.00	0%	\$ -	100%	\$ 2,145,418	\$ -	\$ -	\$ -	\$ -
Enterprise, Phase II	Rivas Rd. to Main Street S	2018 - 2018	\$ 429,191.84	0%	\$ -	15%	\$ 64,379	\$ 364,813	\$ 364,813	\$ -	\$ -
Highland Park	Dudley to east of Dudley	2018 - 2018	\$ 109,589.48	0%	\$ -	100%	\$ 109,589	\$ -	\$ -	\$ -	\$ -
Honda Blvd	TCPL to 19th Ave	2020 - 2020	\$ 205,413.64	0%	\$ -	100%	\$ 205,414	\$ -	\$ -	\$ -	\$ -
Honda Blvd	Woodbine Bypass to TCPL	2020 - 2020	\$ 82,805.00	0%	\$ -	100%	\$ 82,805	\$ -	\$ -	\$ -	\$ -
Kennedy Rd (PD 6)	Major Mackenzie Dr to Elgin Mills Rd	2021 - 2021	\$ 2,176,281.25	0%	\$ -	100%	\$ 2,176,281	\$ -	\$ -	\$ -	\$ -
Kennedy Rd (PD 7)	Major Mackenzie Dr to Elgin Mills Rd	2020 - 2020	\$ 2,176,281.25	0%	\$ -	100%	\$ 2,176,281	\$ -	\$ -	\$ -	\$ -
Kirkham Drive (300 mm)	N limit Lot 4, Con. 8 to Markham by-pass	2019 - 2019	\$ 413,502.40	0%	\$ -	15%	\$ 62,025	\$ 351,477	\$ 351,477	\$ -	\$ -
Kirkham Drive (400mm)	Karachi Drive to S limit Lot 4, Con.8	2019 - 2019	\$ 572,945.16	0%	\$ -	100%	\$ 572,945	\$ -	\$ -	\$ -	\$ -
Kirkham Drive (400mm)	through Golf Course to 9th line	2019 - 2019	\$ 923,436.84	0%	\$ -	100%	\$ 923,437	\$ -	\$ -	\$ -	\$ -
Miller Road	Warden Avenue to Birchmount Road	2019 - 2019	\$ 650,832.20	0%	\$ -	100%	\$ 650,832	\$ -	\$ -	\$ -	\$ -
Miller Road (200mm to 400mm)	Woodbine to Rodick Road	2018 - 2018	\$ 816,342.16	0%	\$ -	74%	\$ 604,093	\$ 212,249	\$ -	\$ 212,249	\$ -
Ninth Line (300mm)	Cornell South to Church Street	2021 - 2021	\$ 788,477.40	85%	\$ 670,206	15%	\$ 118,272	\$ -	\$ -	\$ -	\$ -
Rodick Road (400mm)	Miller Avenue to 14th Avenue	2019 - 2019	\$ 699,511.60	0%	\$ -	100%	\$ 699,512	\$ -	\$ -	\$ -	\$ -
Warden Ave (400mm)	Elgin Mills Rd to 19th Ave	2020 - 2020	\$ 2,145,418.00	0%	\$ -	100%	\$ 2,145,418	\$ -	\$ -	\$ -	\$ -
Warden Ave (PD 6)	Major Mackenzie Dr to Elgin Mills Rd	2021 - 2021	\$ 2,176,281.25	0%	\$ -	100%	\$ 2,176,281	\$ -	\$ -	\$ -	\$ -
Warden Ave (PD 7)	Major Mackenzie Dr to Elgin Mills Rd	2022 - 2022	\$ 2,176,281.25	0%	\$ -	100%	\$ 2,176,281	\$ -	\$ -	\$ -	\$ -
Woodbine Ave (400mm)	19th Ave to Victoria Square Blvd	2022 - 2022	\$ 991,588.00	0%	\$ -	100%	\$ 991,588	\$ -	\$ -	\$ -	\$ -
Woodbine Avenue	Burr Cres / Millbrook Gate	2025 - 2025	\$ 309,217.77	0%	\$ -	100%	\$ 30,922	\$ 278,296	\$ -	\$ 278,296	\$ -
Woodbine Avenue (400mm)	Woodbine By-pass to 19th Avenue	2023 - 2023	\$ 1,185,228.00	0%	\$ -	100%	\$ 1,185,228	\$ -	\$ -	\$ -	\$ -
Woodbine Bypass	Elgin Mills to Lord Melbourne	2018 - 2018	\$ 247,940.00	0%	\$ -	15%	\$ 37,191	\$ 210,749	\$ -	\$ 210,749	\$ -
Woodbine Bypass	Lord Melbourne to Woodbine	2022 - 2022	\$ 383,400.00	85%	\$ 325,890	15%	\$ 57,510	\$ -	\$ -	\$ -	\$ -
* Recovery	Total - Watermain		\$ 31,294,487	\$	996,096	\$	28,041,843	\$ 2,256,548	\$ 1,555,254	\$ 701,294	\$ -
8.0 STUDIES											
City Wide Studies - Trans., Servicing, Enviro., Cycling, Traffic Calming, Noise, Subwatershed, Erosion		2017 - 2031	\$ 5,938,000	0%	\$ -	100%	\$ 5,938,000	\$ -	\$ -	\$ -	\$ -
Total - Study			\$ 5,938,000	\$	-	\$	5,938,000	\$ -	\$ -	\$ -	\$ -
9.0 SPECIAL PROJECTS											
Bike Lanes on City, Regional and Developers		2017 - 2031	\$ 17,490,000.00	0%	\$ -	65%	\$ 11,325,356	\$ 6,164,644	\$ -	\$ 6,164,644	\$ -
City-wide Street Safety and Traffic Calming, various locations		2017 - 2031	\$ 5,913,369.00	0%	\$ -	65%	\$ 3,844,804	\$ 2,068,565	\$ -	\$ 2,068,565	\$ -
Travel Demand Management		2017 - 2031	\$ 3,331,693.75	0%	\$ -	100%	\$ 3,331,694	\$ -	\$ -	\$ -	\$ -
			\$ 26,735,063	\$	-	\$	18,501,853	\$ 8,233,209	\$ -	\$ 8,233,209	\$ -
9.1 Streetscape											
9.2 Regional Roads											
Miscellaneous Regional Roads		2017 - 2031	\$ 4,467,375.00	50%	\$ 2,233,688	50%	\$ 2,233,688	\$ -	\$ -	\$ -	\$ -
Total Regional Streetscape	CW		\$ 4,467,375	\$	2,233,688	\$	2,233,688	\$ -	\$ -	\$ -	\$ -
City Roads											
Enhanced Streetscaping	Area 42B prior commitments	2017 - 2031	\$ 5,131,628.12	50%	\$ 2,565,814	50%	\$ 2,565,814	\$ -	\$ -	\$ -	\$ -
16th Ave	Hwy 404	2017 - 2031	\$ 890,000.00	50%	\$ 445,000	50%	\$ 445,000	\$ -	\$ -	\$ -	\$ -
Allstate Pkwy	Hwy 7	2017 - 2031	\$ 828,960.00	50%	\$ 414,480	50%	\$ 414,480	\$ -	\$ -	\$ -	\$ -
Allstate Pkwy	North limit 140 Tiverton Ct	2017 - 2031	\$ 1,176,800.00	50%	\$ 588,400	50%	\$ 588,400	\$ -	\$ -	\$ -	\$ -
Anthony Roman Drive	Russel Dawson extension	2017 - 2031	\$ 373,370.00	50%	\$ 186,685	50%	\$ 186,685	\$ -	\$ -	\$ -	\$ -
Baythorn Drive	Yonge	2017 - 2031	\$ 540,600.00	50%	\$ 270,300	50%	\$ 270,300	\$ -	\$ -	\$ -	\$ -
Bayview Avenue	John St	2017 - 2031	\$ 339,000.00	50%	\$ 169,500	50%	\$ 169,500	\$ -	\$ -	\$ -	\$ -
Burr Oak	Hwy 7	2017 - 2031	\$ 495,800.00	50%	\$ 247,900	50%	\$ 247,900	\$ -	\$ -	\$ -	\$ -
Cachet Woods Ct	16th Ave	2017 - 2031	\$ 672,000.00	50%	\$ 336,000	50%	\$ 336,000	\$ -	\$ -	\$ -	\$ -
Cathedral High St Extension	Lebar Extension	2017 - 2031	\$ 363,360.00	50%	\$ 181,680	50%	\$ 181,680	\$ -	\$ -	\$ -	\$ -
Cedar Ave extension	New East West Collector	2017 - 2031	\$ 602,512.50	50%	\$ 301,256	50%	\$ 301,256	\$ -	\$ -	\$ -	\$ -

CITY OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
PRELIMINARY CITY-WIDE HARD GROWTH-RELATED PROJECTS

Location	From / To	Timing of Project	Total	Local - by others		City-wide Growth - Related		Others Sharing and/or Non-Growth Cost			Post 2031
			Gross Cost (\$)	Share (%)	Cost (\$)	Share (%)	Cost (\$)	Gross (\$)	Others Cost (\$)	Non-growth (\$)	
Centurian	Hwy 404	2017 - 2031	\$ 298,680.00	50%	\$ 149,340	50%	\$ 149,340	\$ -	\$ -	\$ -	\$ -
Clark Avenue	Yonge	2017 - 2031	\$ 890,000.00	50%	\$ 445,000	50%	\$ 445,000	\$ -	\$ -	\$ -	\$ -
Cochrane Dr	Entire Loop	2017 - 2031	\$ 1,684,200.00	50%	\$ 842,100	50%	\$ 842,100	\$ -	\$ -	\$ -	\$ -
Commerce Valley Dr	Hwy 7	2017 - 2031	\$ 1,581,000.00	50%	\$ 790,500	50%	\$ 790,500	\$ -	\$ -	\$ -	\$ -
Cornell Centre	Hwy 7	2017 - 2031	\$ 495,800.00	50%	\$ 247,900	50%	\$ 247,900	\$ -	\$ -	\$ -	\$ -
Denison St	Railway	2017 - 2031	\$ 146,360.00	50%	\$ 73,180	50%	\$ 73,180	\$ -	\$ -	\$ -	\$ -
Don Mills Ave	Steeles Ave	2017 - 2031	\$ 182,200.00	50%	\$ 91,100	50%	\$ 91,100	\$ -	\$ -	\$ -	\$ -
Donald Buttress Blvd	Donald Buttress Blvd	2017 - 2031	\$ 363,360.00	50%	\$ 181,680	50%	\$ 181,680	\$ -	\$ -	\$ -	\$ -
Donald Buttress Blvd	Victoria Sq Blvd	2017 - 2031	\$ 177,720.00	50%	\$ 88,860	50%	\$ 88,860	\$ -	\$ -	\$ -	\$ -
Doncaster Ave	Yonge	2017 - 2031	\$ 977,200.00	50%	\$ 488,600	50%	\$ 488,600	\$ -	\$ -	\$ -	\$ -
East Vallhalla Dr	Cochrane	2017 - 2031	\$ 218,040.00	50%	\$ 109,020	50%	\$ 109,020	\$ -	\$ -	\$ -	\$ -
Enterprise	Warden to Sciberas	2017 - 2031	\$ 2,915,343.75	50%	\$ 1,457,672	50%	\$ 1,457,672	\$ -	\$ -	\$ -	\$ -
Frontenac	Hwy 7	2017 - 2031	\$ 347,960.00	50%	\$ 173,980	50%	\$ 173,980	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'D'	Warden Avenue to East Limit	2017 - 2031	\$ 6,171,200.00	50%	\$ 3,085,600	50%	\$ 3,085,600	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'I'	Major Mackenzie Dr. to Elgin Mills Rd	2017 - 2031	\$ 992,187.50	50%	\$ 496,094	50%	\$ 496,094	\$ -	\$ -	\$ -	\$ -
FUA - Collector Rd 'J'	Major Mackenzie Dr. to Elgin Mills Rd	2017 - 2031	\$ 992,187.50	50%	\$ 496,094	50%	\$ 496,094	\$ -	\$ -	\$ -	\$ -
Glen Cameron Rd	Yonge	2017 - 2031	\$ 890,000.00	50%	\$ 445,000	50%	\$ 445,000	\$ -	\$ -	\$ -	\$ -
Govette Dr	Denison	2017 - 2031	\$ 451,000.00	50%	\$ 225,500	50%	\$ 225,500	\$ -	\$ -	\$ -	\$ -
Green Lane	Bayview	2017 - 2031	\$ 361,400.00	50%	\$ 180,700	50%	\$ 180,700	\$ -	\$ -	\$ -	\$ -
Henderson Ave	Glen Cameron Rd	2017 - 2031	\$ 182,200.00	50%	\$ 91,100	50%	\$ 91,100	\$ -	\$ -	\$ -	\$ -
Hwy 7	Ninth Line	2017 - 2031	\$ 2,723,187.50	50%	\$ 1,361,594	50%	\$ 1,361,594	\$ -	\$ -	\$ -	\$ -
John St	Bayview	2017 - 2031	\$ 495,800.00	50%	\$ 247,900	50%	\$ 247,900	\$ -	\$ -	\$ -	\$ -
John St	East limit of 350 John St	2017 - 2031	\$ 2,914,000.00	50%	\$ 1,457,000	50%	\$ 1,457,000	\$ -	\$ -	\$ -	\$ -
John St	Rail Corridor	2017 - 2031	\$ 177,720.00	50%	\$ 88,860	50%	\$ 88,860	\$ -	\$ -	\$ -	\$ -
Kennedy Rd	Steeles	2017 - 2031	\$ 1,108,000.00	50%	\$ 554,000	50%	\$ 554,000	\$ -	\$ -	\$ -	\$ -
Lanark Rd	Woodbine	2017 - 2031	\$ 164,280.00	50%	\$ 82,140	50%	\$ 82,140	\$ -	\$ -	\$ -	\$ -
Langstaff Road	Ruggles Rd	2017 - 2031	\$ 2,454,168.75	50%	\$ 1,227,084	50%	\$ 1,227,084	\$ -	\$ -	\$ -	\$ -
Langstaff Road	New Collector East	2017 - 2031	\$ 451,000.00	50%	\$ 225,500	50%	\$ 225,500	\$ -	\$ -	\$ -	\$ -
Lebar Extension	Donald Buttress Blvd	2017 - 2031	\$ 403,400.00	50%	\$ 201,700	50%	\$ 201,700	\$ -	\$ -	\$ -	\$ -
Leslie Street	St Robert Highschool	2017 - 2031	\$ 951,040.00	50%	\$ 475,520	50%	\$ 475,520	\$ -	\$ -	\$ -	\$ -
Major Mackenzie Drive	Warden Avenue to East Limit	2017 - 2031	\$ 6,171,200.00	50%	\$ 3,085,600	50%	\$ 3,085,600	\$ -	\$ -	\$ -	\$ -
Markland St	Woodbine	2017 - 2031	\$ 955,400.00	50%	\$ 477,700	50%	\$ 477,700	\$ -	\$ -	\$ -	\$ -
Midland	Steeles Ave	2017 - 2031	\$ 433,080.00	50%	\$ 216,540	50%	\$ 216,540	\$ -	\$ -	\$ -	\$ -
Minthorn Blvd	Leslie St	2017 - 2031	\$ 397,240.00	50%	\$ 198,620	50%	\$ 198,620	\$ -	\$ -	\$ -	\$ -
New East West Collector	Langstaff West	2017 - 2031	\$ 2,723,187.50	50%	\$ 1,361,594	50%	\$ 1,361,594	\$ -	\$ -	\$ -	\$ -
New Street (Internal Rd)	Rail corridor	2017 - 2031	\$ 403,400.00	50%	\$ 201,700	50%	\$ 201,700	\$ -	\$ -	\$ -	\$ -
New Street 'C'	Langstaff Rd	2017 - 2031	\$ 699,931.25	50%	\$ 349,966	50%	\$ 349,966	\$ -	\$ -	\$ -	\$ -
Old Kennedy Rd	Denison	2017 - 2031	\$ 859,480.00	50%	\$ 429,740	50%	\$ 429,740	\$ -	\$ -	\$ -	\$ -
Prince Regent St	Anthony Roman Drive	2017 - 2031	\$ 443,440.00	50%	\$ 221,720	50%	\$ 221,720	\$ -	\$ -	\$ -	\$ -
Renfrew Dr	Valleywood Dr	2017 - 2031	\$ 1,151,000.00	50%	\$ 575,500	50%	\$ 575,500	\$ -	\$ -	\$ -	\$ -
Royal Orchard Blvd	Yonge	2017 - 2031	\$ 1,925,000.00	50%	\$ 962,500	50%	\$ 962,500	\$ -	\$ -	\$ -	\$ -
Russel Dawson extension	Donald Buttress Blvd	2017 - 2031	\$ 423,420.00	50%	\$ 211,710	50%	\$ 211,710	\$ -	\$ -	\$ -	\$ -
South Park Dr	Hwy 8	2017 - 2031	\$ 1,310,100.00	50%	\$ 655,050	50%	\$ 655,050	\$ -	\$ -	\$ -	\$ -
Steelcase	John St	2017 - 2031	\$ 1,219,800.00	50%	\$ 609,900	50%	\$ 609,900	\$ -	\$ -	\$ -	\$ -
Steeles Ave	Don Mills	2017 - 2031	\$ 916,160.00	50%	\$ 458,080	50%	\$ 458,080	\$ -	\$ -	\$ -	\$ -
Steeles Ave	Kennedy	2017 - 2031	\$ 737,400.00	50%	\$ 368,700	50%	\$ 368,700	\$ -	\$ -	\$ -	\$ -
Steeles Ave	Yonge	2017 - 2031	\$ 933,736.25	50%	\$ 466,868	50%	\$ 466,868	\$ -	\$ -	\$ -	\$ -
Valleywood Dr	Allstate	2017 - 2031	\$ 540,600.00	50%	\$ 270,300	50%	\$ 270,300	\$ -	\$ -	\$ -	\$ -
Valleywood Dr	Renfrew	2017 - 2031	\$ 128,440.00	50%	\$ 64,220	50%	\$ 64,220	\$ -	\$ -	\$ -	\$ -
Victoria Sq Blvd	Donald Buttress Blvd	2017 - 2031	\$ 347,960.00	50%	\$ 173,980	50%	\$ 173,980	\$ -	\$ -	\$ -	\$ -
Woodbine Ave	16th Ave	2017 - 2031	\$ 522,680.00	50%	\$ 261,340	50%	\$ 261,340	\$ -	\$ -	\$ -	\$ -
Woodbine Ave	Lanark Rd	2017 - 2031	\$ 802,800.00	50%	\$ 401,400	50%	\$ 401,400	\$ -	\$ -	\$ -	\$ -
Woodbine Ave	Steeles	2017 - 2031	\$ 1,116,600.00	50%	\$ 558,300	50%	\$ 558,300	\$ -	\$ -	\$ -	\$ -
Yonge Street	Cricketwood Park north limit	2017 - 2031	\$ 2,146,718.75	50%	\$ 1,073,359	50%	\$ 1,073,359	\$ -	\$ -	\$ -	\$ -
Yonge Street	Steeles	2017 - 2031	\$ 2,915,343.75	50%	\$ 1,457,672	50%	\$ 1,457,672	\$ -	\$ -	\$ -	\$ -
Miscellaneous City Roads		2017 - 2031	\$ 767,375.00	-	\$ -	100%	\$ 767,375	\$ -	\$ -	\$ -	\$ -
Total City Streetscape			\$ 74,566,158		\$ 36,899,392		\$ 37,666,767	\$ -	\$ -	\$ -	\$ -
Total Special Projects			\$ 105,768,596		\$ 39,133,079		\$ 58,402,307	\$ 8,233,209	\$ -	\$ 8,233,209	\$ -

CITY OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
PRELIMINARY CITY-WIDE HARD GROWTH-RELATED PROJECTS

Location	From / To	Timing of Project	Total	Local - by others		City-wide Growth - Related		Others Sharing and/or Non-Growth Cost			Post 2031 (\$)
			Gross Cost (\$)	Share (%)	Cost (\$)	Share (%)	Cost (\$)	Gross (\$)	Others Cost (\$)	Non-growth (\$)	
10.0 STRUCTURES											
City Wide bridge/crossing projects (minor collectors)		2017 - 2031	\$ 53,364,806.94	75%	\$ 40,023,605	25%	\$ 13,341,202	\$ -	\$ -	\$ -	\$ -
19th Avenue Interchange*		2026 - 2026	\$ 24,715,082.04	0%	\$ -	100%	\$ 24,715,082	\$ -	\$ -	\$ -	\$ -
407 Ramp alignment at warden (including property)		2023 - 2023	\$ 10,000,000.00	0%	\$ -	100%	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -
407 Ramp Alignment at Kennedy		2024 - 2024	\$ 1,000,000.00	0%	\$ -	100%	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
Cachet Woods Ramp to Mid-block Crossing		2022 - 2022	\$ 7,687,000.00	0%	\$ -	100%	\$ 7,687,000	\$ -	\$ -	\$ -	\$ -
City Centre Blvd. Extension to Yorktech Drive		2024 - 2024	\$ 4,102,950.00	0%	\$ -	100%	\$ 4,102,950	\$ -	\$ -	\$ -	\$ -
Denison Street Extension Structure over CN		2027 - 2027	\$ 7,182,829.02	0%	\$ -	100%	\$ 7,182,829	\$ -	\$ -	\$ -	\$ -
Denison Street Extension Structure over Rouge River		2028 - 2028	\$ 4,169,697.18	0%	\$ -	100%	\$ 4,169,697	\$ -	\$ -	\$ -	\$ -
FUA - Angus Glen (3 Major Collector Crossings)		2020 - 2020	\$ 31,801,944.00	0%	\$ -	100%	\$ 31,801,944	\$ -	\$ -	\$ -	\$ -
FUA - Berczy Glen (2 Major Collector Crossings)		2019 - 2019	\$ 21,322,296.00	0%	\$ -	100%	\$ 21,322,296	\$ -	\$ -	\$ -	\$ -
FUA - Employment Area (2 Major Collector Crossings)		2021 - 2021	\$ 21,322,296.00	0%	\$ -	100%	\$ 21,322,296	\$ -	\$ -	\$ -	\$ -
Hwy 404 Mid-Block Crossing North of Hwy 7		2017 - 2017	\$ 31,247,840.83	58%	\$ 18,000,598	42%	\$ 13,247,242	\$ -	\$ -	\$ -	\$ -
Hwy 404 Mid-Block Crossing - Buttonville		2026 - 2026	\$ 20,363,000.00	33%	\$ -	33%	\$ 6,787,667	\$ 6,787,667	\$ 6,787,667	\$ -	\$ 6,787,666.7
Hwy 404 Mid-block Crossing North of 16th Avenue		2022 - 2022	\$ 48,579,990.13	67%	\$ 32,386,660	33%	\$ 16,193,330	\$ -	\$ -	\$ -	\$ -
Hwy 404 Mid-Block Crossing North of Elgin Mills		2031 - 2031	\$ 28,532,763.00	67%	\$ 19,021,842	33%	\$ 9,510,921	\$ -	\$ -	\$ -	\$ -
Hwy 404 Mid-Block Crossing North of Major Mackenzie		2030 - 2030	\$ 36,908,904.00	67%	\$ 24,605,936	33%	\$ 12,302,968	\$ -	\$ -	\$ -	\$ -
Hwy 404 Ramp Improvements - Buttonville		2022 - 2022	\$ 5,921,384.50	67%	\$ 3,947,590	33%	\$ 1,973,795	\$ -	\$ -	\$ -	\$ -
Hwy 7 Ramp Improvements		2017 - 2017	\$ 25,458,355.18	40%	\$ 10,213,223	60%	\$ 15,245,132	\$ -	\$ -	\$ -	\$ -
John Street Partial Ramp Improvements		2020 - 2020	\$ 6,024,633.80	0%	\$ -	100%	\$ 6,024,634	\$ -	\$ -	\$ -	\$ -
Langstaff North Crossing		2019 - 2019	\$ 13,371,334.60	0%	\$ -	100%	\$ 13,371,335	\$ -	\$ -	\$ -	\$ -
Langstaff South Crossing		2018 - 2018	\$ 13,371,334.60	0%	\$ -	100%	\$ 13,371,335	\$ -	\$ -	\$ -	\$ -
Major Mackenzie Ramp Realignment		2030 - 2030	\$ 10,403,250.00	0%	\$ -	100%	\$ 10,403,250	\$ -	\$ -	\$ -	\$ -
Markland St. Extension - Structure over Rouge River		2022 - 2022	\$ 8,686,798.36	0%	\$ -	100%	\$ 8,686,798	\$ -	\$ -	\$ -	\$ -
MC - Markham Live Street over GO Station		2024 - 2024	\$ 6,052,091.93	0%	\$ -	100%	\$ 6,052,092	\$ -	\$ -	\$ -	\$ -
MC - YMCA Boulevard over GO Station		2025 - 2025	\$ 6,525,544.49	0%	\$ -	100%	\$ 6,525,544	\$ -	\$ -	\$ -	\$ -
Miller Avenue Extension Structure over CN		2023 - 2023	\$ 22,409,559.48	0%	\$ -	100%	\$ 22,409,559	\$ -	\$ -	\$ -	\$ -
Miller Avenue Extension Structure over Go Rail		2025 - 2025	\$ 15,635,091.40	0%	\$ -	100%	\$ 15,635,091	\$ -	\$ -	\$ -	\$ -
Pedestrian Bridges		2017 - 2031	\$ 6,796,600.00	0%	\$ -	100%	\$ 6,796,600	\$ -	\$ -	\$ -	\$ -
Scriberras Road Structure over Rouge River		2029 - 2029	\$ 11,467,715.00	0%	\$ -	100%	\$ 11,467,715	\$ -	\$ -	\$ -	\$ -
Verlaire Gate S Structure over Rouge River		2017 - 2017	\$ 10,140,900.00	0%	\$ -	100%	\$ 10,140,900	\$ -	\$ -	\$ -	\$ -
Yorktech Drive Structure over Rouge River		2021 - 2021	\$ 6,796,600.00	0%	\$ -	100%	\$ 6,796,600	\$ -	\$ -	\$ -	\$ -
Total - Structures			\$ 521,362,592		\$ 148,199,455		\$ 359,587,804	\$ 6,787,667	\$ 6,787,667	\$ -	\$ 6,787,667
TOTAL CITY WIDE HARD (Before Credit Agreements)			\$ 1,487,904,005		\$ 456,825,550		\$ 966,112,147	\$ 56,845,309	\$ 23,416,680	\$ 33,428,629	\$ 8,121,000

CITY OF MARKHAM
DEVELOPMENT CHARGES BACKGROUND STUDY
PRELIMINARY CITY-WIDE HARD GROWTH-RELATED PROJECTS

Location	From / To	Timing of Project	Total	Local - by others		City-wide Growth - Related		Others Sharing and/or Non-Growth Cost			Post 2031 (\$)
			Gross Cost (\$)	Share (%)	Cost (\$)	Share (%)	Cost (\$)	Gross (\$)	Others Cost (\$)	Non-growth (\$)	
11.0 PROJECTS UNDERTAKEN BY CREDIT AGREEMENT											
ROADS											
Burr Oak Avenue	At Grade crossing @ CNR	2017 - 2017	\$ 200,000	0%	\$ -	100%	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Burr Oak Avenue	CNR to Anderson Avenue	2017 - 2017	\$ 138,968	0%	\$ -	100%	\$ 138,968	\$ -	\$ -	\$ -	\$ -
Anderson Avenue widening	east of Highway 48	2017 - 2017	\$ 102,706	0%	\$ -	100%	\$ 102,706	\$ -	\$ -	\$ -	\$ -
			\$ 441,674		\$ -		\$ 441,674	\$ -	\$ -	\$ -	\$ -
11.1 PROJECTS undertaken by CREDIT AGREEMENT, 43											
PROJECTS undertaken by CREDIT AGREEMENT Phase I											
ROADS											
Burr Oak Avenue	At-Grade Crossing at CNR	2017 - 2017	\$ 400,000	0%	\$ -	50%	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ -
Burr Oak Avenue	Anderson Ave. / C.N.R.	2017 - 2017	\$ 277,936	0%	\$ -	50%	\$ 138,968	\$ 138,968	\$ 138,968	\$ -	\$ -
North Collector Road, Design Only	Anderson Ave. / C.N.R.	2017 - 2017	\$ 55,678	0%	\$ -	100%	\$ 55,678	\$ -	\$ -	\$ -	\$ -
North Collector Road, Design Only	C.N.R. at Grade Crossing	2017 - 2017	\$ 30,000	0%	\$ -	100%	\$ 30,000	\$ -	\$ -	\$ -	\$ -
	Sub-Total - Roads		\$ 763,614		\$ -		\$ 424,646	\$ 338,968	\$ 338,968	\$ -	\$ -
SIDEWALKS											
16th Avenue	N.S. Ninth Line to 285m westerly	2017 - 2017	\$ 17,225	0%	\$ -	100%	\$ 17,225	\$ -	\$ -	\$ -	\$ -
	Sub-Total - Sidewalks		\$ 17,225		\$ -		\$ 17,225	\$ -	\$ -	\$ -	\$ -
WATER											
Realignment of PD 5 and PD 6		2017 - 2017	\$ 460,000	0%	\$ -	20%	\$ 90,868	\$ 369,132	\$ 369,132	\$ -	\$ -
Sixteenth Avenue East	Mintleaf Gate to 9th Line	2017 - 2017	\$ 1,000,000	0%	\$ -	39%	\$ 387,100	\$ 612,900	\$ 612,900	\$ -	\$ -
	Sub-Total - Water		\$ 1,460,000		\$ -		\$ 477,968	\$ 982,032	\$ 982,032	\$ -	\$ -
	SUBTOTAL by Credit Agreement		\$ 2,240,839		\$ -		\$ 919,838	\$ 1,321,001	\$ 1,321,001	\$ -	\$ -
PROJECTS undertaken by CREDIT AGREEMENT Phase II											
ROADS											
North Collector Road, construction	Anderson Ave. / C.N.R.	2017 - 2017	\$ 1,055,884	0%	\$ -	100%	\$ 1,055,884	\$ -	\$ -	\$ -	\$ -
North Collector Road, construction	C.N.R. at Grade Crossing	2017 - 2017	\$ 573,549	0%	\$ -	100%	\$ 573,549	\$ -	\$ -	\$ -	\$ -
North Collector Road (Property)	23m Right of Way	2017 - 2017	\$ 506,094	0%	\$ -	100%	\$ 506,094	\$ -	\$ -	\$ -	\$ -
	Sub-Total - Roads		\$ 2,135,527		\$ -		\$ 2,135,527	\$ -	\$ -	\$ -	\$ -
	SUBTOTAL by Credit Agreement - 43		\$ 4,376,366		\$ -		\$ 3,055,365	\$ 1,321,001	\$ 1,321,001	\$ -	\$ -
11.6 PROJECTS undertaken by CREDIT AGREEMENT, 45b											
WATER											
Realignment of PD 5 and PD 6		2017 - 2017	\$ 460,000	0%	\$ -	21%	\$ 95,899	\$ 364,101	\$ 364,101	\$ -	\$ -
Kennedy Road (400mm)	16th Ave. to Major Mackenzie Dr.	2017 - 2017	\$ 711,258	0%	\$ -	43%	\$ 302,794	\$ 408,464	\$ 408,464	\$ -	\$ -
	Sub-Total - Water		\$ 1,171,258		\$ -		\$ 398,692	\$ 772,565	\$ 772,565	\$ -	\$ -
	SUBTOTAL by Credit Agreement - 45B		\$ 1,171,258		\$ -		\$ 398,692	\$ 772,565	\$ 772,565	\$ -	\$ -
TOTAL CREDIT AGREEMENT			\$ 5,989,298		\$ -		\$ 3,895,732	\$ 2,093,566	\$ 2,093,566	\$ -	\$ -
TOTAL CITY WIDE HARD (After Credit Agreements)			\$ 1,493,893,303		\$ 456,825,550		\$ 970,007,878	\$ 58,938,875	\$ 25,510,246	\$ 33,428,629	\$ 8,121,000