APPENDIX C

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

Project Description		Total	Local Cost / By Others		ASDC Development - Related		Others Sharing and/ or Non-Growth Cost		
Location	From / To	Gross Cost ($)	Share (%)	Cost ($)	Share (%)	Cost ($)	Gross ($)	Other Costs ($)	Non-growth ($)
AREA 9 : PD 1-7 (Reference to Markham Centre Sub-Area 5)									
1.0 INTERSECTION									
1.1 Village Parkway	Roundabout	$ 400,250	0%	$ -	100%	$ 400,250	$ -	$ -	$ -
	Sub-Total - Intersection	$ 400,250		$ -		$ 400,250	$ -	$ -	$ -
2.0 ROADS									
2.1 Village Parkway	Southbound dedicated left turn lane @ hwy 7	$ 44,553	0%	$ -	100%	$ 44,553	$ -	$ -	$ -
	Sub-Total - Roads	$ 44,553		$ -		$ 44,553	$ -	$ -	$ -
3.0 STORM WATER MANAGEMENT									
3.1 Sheridan Pond (Construction)		$ 1,582,964	0%	$ -	67%	$ 1,068,324	$ 514,640	$ 514,640	$ -
3.2 Highway 7 Storm Sewer	Villiage Pkwy to East of Street G	$ 1,607,823	0%	$ -	90%	$ 1,440,520	$ 167,303	$ 167,303	$ -
3.3 Sheridan Storm Sewer	Highway 7 to Sheridan Pond	$ 1,810,704	0%	$ -	93%	$ 1,681,787	$ 128,918	$ 128,918	$ -
	Sub-Total - Stormwater Management	$ 5,001,492		$ -		$ 4,190,631	$ 810,861	$ 810,861	$ -
4.0 SANITARY SEWERS									
4.1 Highway 7 Sanitary Sewer	Village Parkway to Main Street Unionville	$ 16,630,334	0%	$ -	16%	$ 2,604,128	$ 14,026,206	$ 14,026,206	$ -
4.2 Highway 7 Sanitary Sewer	Hwy 7 to YDSS	$ 762,093	0%	$ -	16%	$ 119,335	$ 642,758	$ 642,758	$ -
	Sub-Total - Sanitary Sewers	$ 17,392,427		$ -		$ 2,723,463	$ 14,668,964	$ 14,668,964	$ -
5.0 SPECIAL PROJECTS	**STREETSCAPE**								
5.1 Village Parkway	Dedicated Bike Lanes	$ 206,409	0%	$ -	100%	$ 206,409	$ -	$ -	$ -
	Sub-Total - Special Projects	$ 206,409		$ -		$ 206,409	$ -	$ -	$ -
	SUBTOTAL AREA 9	**$ 23,045,131**		**$ -**		**$ 7,565,306**	**$ 15,479,825**	**$ 15,479,825**	**$ -**

PROJECTS UNDERTAKEN BY CREDIT AGREEMENT

Project Description		Total Credit
3.0 STORM WATER MANAGEMENT		
	Sub-Total - Storm Water Management	$ (1,342,913)
4.0 SANITARY SEWERS		
	Sub-Total - Sanitary Sewers	$ (803,465)
	LESS: TOTAL PROJECTS UNDERTAKEN BY CREDIT AGREEMENT	**$ (2,146,378)**
	PLUS: RECOVERY OF NEGATIVE RESERVE BALANCE OF AUGUST 25, 2015	$ 1,313,436
	Total in Development Charge	$ 6,732,364
	Net Developable Area (Ha.) to Pay New Dev Charge	9.570
	Development Charge per Net Hectare	**$ 703,457**

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

Project Description		**Total**	**Local Cost / By Others**		**ASDC Development - Related**		**Others Sharing and/or Non-Growth Cost**		
Location	From / To	Gross Cost ($)	Share (%)	Cost ($)	Share (%)	Cost ($)	Gross ($)	Other Costs ($)	Non-growth ($)
AREA 42B.6 : MARKHAM CENTRE - SOUTH HIGHWAY 7									
1.0 STORM WATER MANAGEMENT									
1.1 Sheridan Pond (Construction)		$ 1,582,964		$ -	1%	$ 20,481	$ 1,562,483	$ 1,562,483	$ -
1.2 Sheridan Storm Sewer	Highway 7 to Sheridan Pond	$ 1,810,704		$ -	2%	$ 31,130	$ 1,779,575	$ 1,779,575	$ -
	Sub-Total - Stormwater Management	$ 3,393,669		$ -		$ 51,611	$ 3,342,058	$ 3,342,058	$ -
2.0 SANITARY SEWERS									
2.1 Highway 7 Sanitary Sewer	Village Parkway to Main Street Unionville	$ 16,630,334	0%	$ -	61%	$ 10,069,470	$ 6,560,864	$ 6,560,864	$ -
2.2 Highway 7 Sanitary Sewer	Hwy 7 to YDSS	$ 762,093	0%	$ -	61%	$ 461,438	$ 300,655	$ 300,655	$ -
	Sub-Total - Sanitary Sewers	$ 17,392,427		$ -		$ 10,530,908	$ 6,861,519	$ 6,861,519	$ -
	SUBTOTAL AREA 42B.6	**$ 20,786,096**		**$ -**		**$ 10,582,519**	**$ 10,203,577**	**$ 10,203,577**	**$ -**

PROJECTS UNDERTAKEN BY CREDIT AGREEMENT

Project Description		**Total Credit**
4.0 SANITARY SEWERS		
	Sub-Total - Sanitary Sewers	$ (1,985,716)
	LESS: PROJECTS UNDERTAKEN BY CREDIT AGREEMENT	**$ (1,985,716)**
	LESS: TOTAL PROJECTS FUNDED FROM POSITIVE RESERVE BALANCE OF AUGUST 25, 2015	**$ (586,665)**
	Total in Development Charge	$ 8,010,138
	Net Developable Area (Ha.) to Pay New Dev Charge	6.199
	Development Charge per Net Hectare	**$ 1,292,166**

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

Project Description		Total	Local Cost / By Others		ASDC Development - Related		Others Sharing and/or Non-Growth Cost		
Location	From / To	Gross Cost ($)	Share (%)	Cost ($)	Share (%)	Cost ($)	Gross ($)	Other Costs ($)	Non-growth ($)
AREA 42B.8 : MARKHAM CENTRE - SCIBERRAS									
1.0 ROADS									
1.1 Sciberras Dr (ROW)	Highway 7 to Rouge River	$ 2,132,284	0%	$ -	86%	$ 1,827,672	$ 304,612	$ 304,612	$ -
	Sub-Total - Roads	$ 2,132,284		$ -		$ 1,827,672	$ 304,612	$ 304,612	$ -
2.0 STORM WATER MANAGEMENT									
2.1 Sheridan Pond (Construction)		$ 1,582,964	0%	$ -	22%	$ 353,590	$ 1,229,374	$ 1,229,374	$ -
2.2 Sheridan Storm Sewer	Highway 7 to Sheridan Pond	$ 1,810,704	0%	$ -	2%	$ 31,130	$ 1,779,575	$ 1,779,575	$ -
2.3 Area 42B-8 Stub to Pond		$ 49,945	0%	$ -	100%	$ 49,945	$ -	$ -	$ -
	Sub-Total - Stormwater Management	$ 3,443,614		$ -		$ 434,665	$ 3,008,949	$ 3,008,949	$ -
3.0 SANITARY SEWERS									
3.1 Highway 7 Sanitary Sewer	Village Parkway to Main Street Unionville	$ 16,630,334	0%	$ -	24%	$ 3,956,736	$ 12,673,598	$ 12,673,598	$ -
3.2 Highway 7 Sanitary Sewer	Hwy 7 to YDSS	$ 762,093	0%	$ -	24%	$ 181,319	$ 580,774	$ 580,774	$ -
	Sub-Total - Sanitary Sewers	$ 17,392,427		$ -		$ 4,138,056	$ 13,254,371	$ 13,254,371	$ -
	SUBTOTAL AREA 42B.8	**$ 22,968,325**		**$ -**		**$ 6,400,393**	**$ 16,567,933**	**$ 16,567,933**	**$ -**

PROJECTS UNDERTAKEN BY CREDIT AGREEMENT

Project Description	Total Credit
Not Applicable	Not Applicable

LESS: PROJECTS UNDERTAKEN BY CREDIT AGREEMENT	**$ -**
PLUS: RECOVERY OF NEGATIVE RESERVE BALANCE OF AUGUST 25, 2015	**$ 624,315**
Total in Development Charge	$ 7,024,707
Net Developable Area (Ha.) to Pay New Dev Charge	4.799
Development Charge per Net Hectare	**$ 1,463,786**