

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL AGENDA ADDENDUM

Wednesday, March 2, 2016
9:00 AM

12. REPORTS

(2) REPORTS REQUIRING SEPARATE DISCUSSION

Report from the Planning and Building Department:

(T) The South Shore – Request for Deferral of Development Charges

Report No. PB-2016-0018

Recommendation(s):

1. That Council receive Report No. PB-2016-0018 dated March 2, 2016 respecting the request to defer Development Charges for The South Shore Condominium Project prepared by the Building Division.
2. That Council authorize the deferral of Development Charges and Cash-In-Lieu of Parkland levies, for The South Shore, a 150 suite, 6-storey residential condominium building, in respect of the Town's issuance of a building permit to commence construction of a foundation system, under the condition that:
 - a. The South Shore agrees to payment in full of all development charges and related fees and levies at the time of issuance of the first building permit subsequent to the issuance of the foundation building permit or by September 1, 2016, whichever occurs first,
 - b. The South Shore agrees that all development charges and related fees and levies be calculated at those rates and appraisal values in effect at the time of issuance of the first subsequent building permit or on September 1, 2016, whichever occurs first, and
 - c. All other consents that are determined necessary by the Town.
3. That Council authorize the Mayor and Clerk to enter into an agreement with The South Shore to give effect to the above-noted recommendations.

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. PB-2016-0018

FOR THE CONSIDERATION OF COUNCIL

March 2, 2016

**SUBJECT: THE SOUTH SHORE – REQUEST FOR DEFERRAL OF
DEVELOPMENT CHARGES**

1. RECOMMENDATION:

- 1. That Council receive Report No. PB-2016-0018 dated March 2, 2016 respecting the request to defer Development Charges for The South Shore Condominium Project prepared by the Building Division.**
- 2. That Council authorize the deferral of Development Charges and Cash-In-Lieu of Parkland levies, for The South Shore, a 150 suite, 6 storey residential condominium building, in respect of the Town's issuance of a building permit to commence construction of a foundation system, under the condition that:**
 - a. The South Shore agrees to payment in full of all development charges and related fees and levies at the time of issuance of the first building permit subsequent to the issuance of the foundation building permit or by September 1, 2016, whichever occurs first,**
 - b. The South Shore agrees that all development charges and related fees and levies be calculated at those rates and appraisal values in effect at the time of issuance of the first subsequent building permit or on September 1, 2016, whichever occurs first, and**
 - c. All other consents that are determined necessary by the Town.**
- 3. That Council authorize the Mayor and Clerk to enter into an agreement with The South Shore to give effect to the above-noted recommendations.**

2. PURPOSE:

The purpose of this report is to request Council's approval to defer the payment of development charges and cash-in-lieu of parkland levies to a future date to enable the Chief Building Official to issue a building permit that will allow the developer to commence construction of the steel pile foundation system.

This report does not recommend that building permit fees be deferred. Permit fees are applied at the time of issuance and are calculated based on the stage of permit being issued pursuant to the Building By-law.

3. BACKGROUND:

The South Shore is a condominium project that consists of 150 dwelling units in a 223,100 square foot building made up of one 5 story tower and one 6 story tower.

A permit application to construct only the foundation system was submitted by The South Shore's agent, Fortress Real Developments on January 15, 2016 under the previous Building By-law 2006-0132. The building permit fees were calculated and collected under by-law 2006-0132 for the scope of work for which the developer was applying, namely, a partial permit to construct only the foundation system.

4. ANALYSIS:

The developer expects that the construction of the foundation will take approximately 10 weeks from the date that they commence construction. As the foundation system approaches completion, the developer then expects to obtain the full permit to continue construction to eventual occupancy and completion. Staff have advised the developer that, should Council approve this recommendation and defer development charges and cash-in-lieu of parkland levies, said charges and levies will be calculated and payable at those rates in effect at the time of issuance of the next building permit or on September 1, 2016, whichever occurs first.

Issuance of a foundation building permit would allow the developers to commence construction of the foundation system only. The proposed foundation system consists of approximately 600 steel piles that are driven up to 120 feet into the ground. The piles will support a system of concrete beams at grade level that will in turn support the superstructure of the condominium building.

Staff have also conversed with the Region who have responded that they confirm to defer their portion of development charges should the Town defer same. The developers have been advised to contact the Region directly to request deferral of Region development charges.

As of the writing of this report, staff have not been able to discuss the matter in detail with the York Region District School Board or the York Catholic District School Board respecting their charges. The developer has been advised to contact the school boards directly.

5. FINANCIAL AND BUDGETARY IMPACT:

Staff have calculated the development charges that are owed prior to the issuance of the building permit for the foundation system. The total development charges that is payable at this time is \$5,241,678. The following is a breakdown of those charges:

1. Town of Georgina Development Charges (the fee per unit is based on the number of bedrooms in each dwelling unit)

<u># of Units</u>	<u>Type of Unit</u>	<u>Charge per unit</u>	<u>Total</u>
16	One Bedroom	\$3,467	\$55,472
97	Two Bedroom	\$5,023	\$487,231
37	Three Bedroom	\$5,023	\$185,851
			\$728,554

2. Town of Georgina Cash-in-lieu of Parkland Levy

Pursuant to By-law No. 2001-0020 (PUT-1), the Town's cash-in-lieu of parkland levy is calculated on an appraisal of the land value, determined as of the day before the day of the issuance of the building permit in respect to the development of the site. Where more than one building permit is required for the development, the value shall be determined as of the day before the day of the issuance of the first permit. Should Council support the recommendation to defer payment of the cash-in-lieu of parkland levy the appraisal calculation will be determined on the basis of the land value as of the day before the day that payment is due.

3. Region of York Development Charges (the fee per dwelling unit is based on area of each dwelling unit)

<u># of Units</u>	<u>Size of Unit</u>	<u>Charge per unit</u>	<u>Total</u>
4	< 650 ft ²	\$17,626.00	\$70,504
146	> 650 ft ²	\$25,970.00	\$3,791,620
			\$3,862,124

4. School Board Charges (the fee is a flat rate per dwelling unit)

<u># of Units</u>	<u>Charge per unit</u>	<u>Total</u>
150	\$4,340	\$651,000

Construction of the foundation system has no burden on infrastructure, therefore there is no financial burden on the Town.

If the development charges and related fees increase before the time of first subsequent permit issuance or September 1, 2016, the developer will be responsible

to pay the fees calculated at the increased rate at the time that said charges and levies are due.

The Development Charges Act provides for the collection of unpaid charges. If a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.

6. CONCLUSION:

This report contains the recommendations to Council for the deferral of development charges and cash-in-lieu of parkland levy for The South Shore condominium project. The development charges would be calculated and payable at the time of issuance of the next subsequent building permit or September 1, 2016, whichever occurs first.

The Director of Administrative Services/Treasurer and the Director of Recreation and Culture have reviewed this report and concur with the recommendations contained herein.

Prepared by:



Rod Larmer, CBCO
Manager of Building & Chief Building Official

Recommended by:



Harold Lenters, M.Sc.PI, MCIP, RPP
Director of Planning and Building

Approved by:



Winanne Grant, B.A., AMCT, CEMC
Chief Administrative Officer