



The Corporation of the Town of LaSalle

Date:	January 16, 2017	Report No:	DS-04-2017
Directed To:	Mayor and Members of Council	Attachments:	Letter dated November 21, 2016 & 2015 Staff Reports
Department:	Development & Strategic Initiatives		
Prepared By:	L. Silani, M. Pl., MCIP, RPP, Director of Development & Strategic Initiatives	Policy References:	Council Adopted Strategic Plan
Subject:	Request to Extend the Exemption for Certain Development Charge Fees		

RECOMMENDATION:

That Council approve an extension to the exemption for Certain Development Charge Fees (as set out in a staff report dated August 14, 2015 – DS-45-2015) for a further 18-month period ending September 30, 2018.

REPORT:

At the September 22, 2015 Council meeting, LaSalle Council granted approval to an 18-month exemption to Development Charge Fees for “apartment style dwellings”, “special residential care facilities” and for “non-residential (commercial) developments”.

Attached, please find correspondence from the Valente Development Corporation (dated November 21, 2016), requesting an 18-month extension to this exemption. The rationale for his request is set out in his correspondence.

Since this exemption was put in place, two (2) new apartment style development applications (with 15 units in total) have received approval from Council ---- and they are each moving forward to finalize their respective site plans and corresponding agreements which will allow them to begin construction at both locations in 2017.

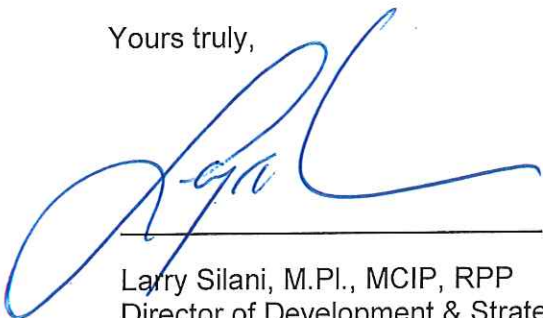
We have met with Mr. Valente (and his consultants) on a number of occasions during the last 3 months, pertaining to the multi-unit development proposal that he has described in his attached correspondence. In addition, we have also met with several other LaSalle developers and builders that have indicated that they are also looking at securing properly zoned and serviced land in order to build new rental and/or condo style apartment buildings.

Unfortunately, at present time, there are very few "shovel-ready" sites available in LaSalle with the proper zoning and with the proper servicing in place for these developers/builders to acquire and build on. When they find a suitably located sites, it is taking them longer to assemble/service these properties --- with a major contributing factor being the length of time and the costs associated with applying for and obtaining the necessary provincial and regional environmental and storm drainage approvals.

Considering all of the relevant factors and the current limited supply of "shovel ready" building sites, and the Council adopted Strategic Objective of Expanding and Diversifying the Town's Assessment Base, we are in support of Mr. Valente's extension request ----- which if agreed to by Council would extend the existing DC exemption period for certain types of developments, from April 1, 2017 to September 30, 2018.

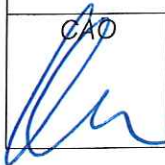

We are available to answer any questions.

Yours truly,



Larry Silani, M.Pl., MCIP, RPP
Director of Development & Strategic Initiatives

Attachment

Reviewed by:						
CAO	Finance	Clerk	Environmental Services	Development & Strategic Initiatives	Culture & Recreation	Fire
						

VALENTE

DEVELOPMENT CORPORATION

November 21, 2016

The Corporation of the Town of LaSalle
5950 Malden Road
LaSalle, Ontario N9H 1S4

Attention: Mr. Kevin Miller, CAO

Dear Mr. Miller,

I am writing you about your current policy to waive certain building and development charge fees for non-residential developments.

I think this was an excellent decision by council and ever since the passing of the resolution I have been pursuing these types of developments within the Town of LaSalle. As a result of these efforts my company is currently working on a two projects in the Town. I understand that this waiver expires on April 1st, 2017.

It is unlikely that all approvals will be in place in advance of the deadline; therefore I am asking council to consider an extension of the current deadline for another 18 months. Below is a synopsis of the 2 projects we are considering which would be affected by the expiry of the waiver.

Malden & Sprucewood Development

Is a 5 acre \$35 million dollar residential development of up to 175 residential apartments or a mix of apartments and retirement residences.

6585 Malden Road.

Is a 2 acre multi million dollar commercial development which will consist of a retail plaza and storage uses.

Thank you for considering this request, and should you have any questions please do not hesitate to give me a call.

Kind Regards,

Valente Development Corporation



Peter Valente
President

Cc: Larry Silani , Director of Development and Strategic Initiatives.

2985 Dougall Ave. | Windsor, Ontario | N9E 1S1 | valentecorp.com



The Corporation of the Town of LaSalle

Date	September 16, 2015	Report No:	CAO-21-15
Directed To:	Mayor and Members of Council	Attachments:	Report DS-45-2015
Department:	Administration	Policy References:	Strategic Plan
Prepared By:	Kevin Miller, CAO		
Subject:	EXEMPTION FROM DEVELOPMENT CHARGES FOR CERTAIN TYPES OF DEVELOPMENT		

RECOMMENDATION:

That Council approve the recommendations set out in the staff report - DS-45-2015 to exempt certain building types from Development Charges for a period of 18 months commencing October 1st, 2015.

REPORT:

As Council is aware, one of the five strategic pillars contained in the 2015-2018 plan is "expanding and diversifying the assessment base". In order to accomplish this objective, administration has been working on a number of strategic actions. On August 25th, a report was presented to the Strategic Working Committee providing a status report and the ongoing initiatives. One of the recommendations outlined in the report (copy attached) is that certain building types be exempt from Development Charges (refer to item 2 of the report).

Based on discussions held at that meeting, the Committee is recommending that Council concur with the proposed exemption.

Respectfully submitted,

K. Miller, CAO

Reviewed by:							
CAO	Treasury	Clerks	Env. Services	Planning	Parks & Rec	Building	Fire



The Corporation of the Town of LaSalle

Date:	August 14, 2015	Report No:	DS- 45-2015
Directed To:	Members of Expanding Assessment Base Working Committee	Attachments:	
Department:	Development & Strategic Initiatives		
Prepared By:	L. Silani, M.Pl, MCIP, RPP Director of Development & Strategic Initiatives	Policy References:	Council Adopted Strategic Plan
Subject:	Status Update Re: Priority Action Items for 2015 and 2016, related to Council's Strategic Planning Objective of Expanding and Diversifying LaSalle's Assessment Base		

RECOMMENDATION:

That the Expanding Assessment Base Working Committee endorse the recommendations as set out in this Staff Report regarding the waiver of DC Fees for certain building types for a period of 18 months, and that a copy of that resolution be forwarded to Council for Council's review and approval.

REPORT:

At the June 23, 2015 Expanding Assessment Working Committee meeting, a comprehensive Staff Report (dated June 12, 2015) was presented. This report summarized the work that has been completed since 2012, as it relates to Council's Strategic Plan objective of expanding and diversifying the Town's assessment base.

At the conclusion of this report, it was recommended that Town Staff focus their efforts on the six (6) priority actions for the 2015 and 2016 calendar years. The Working Committee concurred with these priority actions, and authorized Senior Staff to carry out the necessary tasks required to complete the 2015 and 2016 Priority Action Items.

The following is a brief outline of the progress that has been made during the last two months with respect to these priority actions

1. Reduce Storm water management, trunk infrastructure and cost sharing impediments that exist in the Bouffard and Howard Planning Districts

On July 28, 2015, Dillon Consulting presented the highlights of their final report for the "Phase 1, Review of Storm water Management Servicing Strategy for the Bouffard and Howard Planning Districts".

The overall objective of this Phase 1 Servicing Study was to "develop a storm water management servicing strategy that is more practical, cost effective and affordable, in order to encourage development to proceed"

The recommended revisions that Dillon identified in this servicing study partly address the objective and reduce some of the impediments identified by the individual landowners, including;

- Smaller drainage areas, to provide greater flexibility;
- Reduced trunk storm sewer costs;
- Reduced need for the implementation of temporary measures;
- Reduced oversizing costs;
- Potential Rerouting of drains to assist in reducing flooding along Disputed Road.

An overall amendment to the Municipal Class EA by the Town was not recommended by Dillon Consulting.

Instead, landowners are to follow the recommendations outlined in the existing Master Servicing Study to determine overall servicing needs for their lands, and to utilize the recommendations from this Phase 1 servicing study as a guide for potential alternative Storm water Management solutions. This will provide individual developers with the flexibility of adjusting the servicing strategy based on their own individual challenges and needs at the time that they are ready to develop --- while still maintaining a coordinated and responsible storm water management network for new "greenfield" development in the Town of LaSalle.

Any proposed changes to the approved Municipal Class EA, including undertaking any of the revisions to the Storm water Management servicing strategy outlined in this study, would need to be completed by the developers through an individual amendment to the Class EA.

Dillon Consulting also recommended that the Town and the individual developers should continue their discussions regarding the second development charge and oversizing costs, in order to find ways to reduce these impediments.

Following the presentation by Dillon Consulting, the following Council resolution was passed:

"That the Phase 1 Review of the Storm Water Management Servicing Strategy for the Bouffard and Howard Planning Districts as presented by Nicole Caza, Dillon Consulting Be Received."

2. Recommendations to waive certain building and development charge fees for non-residential developments, and potential additional building and development-related incentives to assist the Town diversify the existing assessment base

Senior Finance and DSI Staff, with the assistance of the CAO, have discussed various options regarding the extent and nature of potential DC related waivers that should be pursued at this time.

Balancing the various competing needs and interests, and after careful consideration of the various factors involved, we are now recommending the following waivers to assist the Town diversify the existing assessment base:

- I. Waiver of the existing \$6,380 per dwelling unit Town-wide DC fee for "Apartment Style Dwellings" --- for a 20 unit condo or rental apartment style building, this waiver would result in an immediate savings of \$127,600 to the builder/developer;
- II. Waiver of the existing \$3,890 per unit Town-wide DC fee for "Special Residential Care Facilities" --- for a 50-bed Assisted Living Retirement Home, this waiver would result in an immediate savings of \$194,500;
- III. Waiver of the existing \$2.46 per square foot of gross floor area Town-wide DC fee for "non-residential" (commercial) development --- for a 15,000 square foot new commercial building, this waiver would result in an immediate savings of \$36,900.

If the Expanding Assessment Base Working Committee agrees, we would recommend that these waivers become effective on October 1st and that they be remain in effect for a period of 18 months. This would be sufficient time to allow a potential investor to secure an appropriate site and to prepare/submit the required plans and drawings to obtain Planning Act and Building Permit approvals. Following this 18 month period, Council should re-evaluate the effectiveness of this targeted building/development incentive and determine whether or not it should be continued and/or modified.

3. Launch the "Explore LaSalle" webpage by the end of the Summer 2015, to assist and promote existing LaSalle businesses

The creation of a new on-line "Explore LaSalle" webpage, providing an up to date listing of all of LaSalle businesses, is an important project being undertaken by Town Staff to support and assist LaSalle businesses. This new on-line resource will make it easy and convenient for residents and visitors to find goods and services offered by LaSalle businesses in one location ---- promoting and marketing our existing businesses and also helping to attract new businesses to our community.

Information has been collected by Planning Staff, working closely with our business community, to ensure that the data that will be presented on-line is as accurate and up to date as possible. Town IT Staff and our Communication Officer, working with our website consultant, are completing the required technical, graphic design, and content development tasks that will result in a well designed and user-friendly new "Explore LaSalle" webpage.

The software being utilized by the Town has built in capabilities that allows individual businesses to submit new information and/or updates regarding existing and/or new LaSalle businesses. Town Staff will be able to review this information before the on-line webpage is updated, ensuring that the data is being entered in a consistent and accurate manner.

Notifications of this new on-line service will be sent out by the Town's Communication Officer through both social media and traditional forms of communication.

This new webpage is on track to be launched by September 1, 2015.

4. Prepare and present a new updated Development Charge By-law will by the end of 2015

Town Finance Staff have commenced work on the background report that is required to be prepared to support a new updated Development Charges By-law. Input from DSI and Public Works Staff is being obtained, and will be incorporated in the background report.

A public meeting will be scheduled in the last quarter of 2015, at which time the background report and the draft new DC Fee By-law will be available.

5. Complete the initial phase of the Public and Stakeholder Consultation for the new LaSalle Official Plan Review will be completed by the end of 2015, and adopt a new (updated) Official Plan by the end of 2016

The Planning Partnership has been retained by the Town as the Planning Consultant that is taking the lead in completing the Town's Official Plan Review. An initial meeting of the Project Steering Committee was held on August 13, 2015, at which time the following matters were discussed:

- the role of the project steering committee, Council, Staff, and the approval authority (Bill King and County Council -- on behalf of MMAH);
- the role of the community advisory focus group;
- the communication strategy and the community/stakeholder engagement plan;
- the committee's initial thoughts and ideas about the key issues facing LaSalle.

At key milestones throughout the duration of this OP Review project, Staff Reports will be prepared and submitted to the Project Steering Committee and to Council --- including a status report that provides an update of scheduled dates, times, locations and formats for public and stakeholder consultation to be held later this year.

6. Complete the first phase of a Service Delivery Review by June 2016, to ensure that operational efficiencies are being implemented corporate-wide, in order to assist the Town maintain its competitive edge with respect to taxation levels and user fees


The CAO has prepared and sent out a Request for Proposals for the Town's Service Delivery Review project.

Submissions have been received by the CAO, and the CAO will be preparing a report to Council related to this project.

Respectfully,



L. Slani, M.Pl., MCIP, RPP
 Director of Development &
 Strategic Initiatives

Reviewed by:						
	Finance	Council Services	Environmental Services	Development & Strategic Initiatives	Culture & Recreation	Fire