



The Corporation of the Town of LaSalle

Date	July 19, 2018	Report No:	CAO-12-18
Directed To:	Mayor and Members of Council	Attachments:	Report CAO-11-18
Department:	Administration	Policy References:	
Prepared By:	Kevin Miller, CAO		
Subject:	Request to Extend Waiver of Development Charge Fees for Certain Building Types		

RECOMMENDATION:

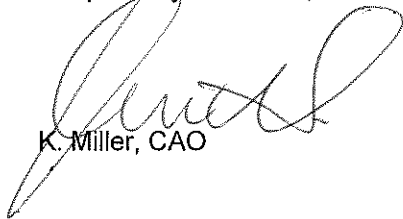
That Council approve the extension to waive Development Charge (DC) fees for certain building types for a further period of 18 months (ending March 30, 2020).

REPORT:

As Council may recall, the waiver was instituted in 2015 and was extended again in 2017. That extension is now due to expire as of September 30, 2018.

At the July 17, 2018 Strategic Planning Expanding Assessment Base committee meeting, the committee reviewed the written request made by Mr. D'Amore submitted on June 25, 2018 (attached to report CAO-11-18) and further endorsed administration's recommendation to extend the DC fees for certain building types for a further 18 month period.

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	July 13, 2018	Report No:	CAO-11-18
Directed To:	Members of the Strategic Planning Expanding Assessment Base Committee	Attachments:	D'Amore Group Request Letter dated June 25, 2018
Department:	Administration	Policy References:	
Prepared By:	Kevin Miller, CAO		
Subject:	Request to Extend Waiver of Development Charge Fees for Certain Building Types		

RECOMMENDATION:

That the Strategic Planning Expanding Assessment Base Working Committee endorse the recommendation to extend the waiver of Development Charge (DC) fees for certain building types for a further period of 18 months (ending March 30, 2020) and that a copy of the resolution be forwarded to Council for consideration and approval.

REPORT:

As the Committee may recall, Council instituted the waiver in 2015 and was extended again in 2017. That extension is now due to expire as of September 30, 2018.

A request has been received from Scott D'Amore (copy attached) to extend the waiver for a further 18 month period as noted in his correspondence he is pursuing.

In addition to this request, the planning department has advised that other inquiries have come forward in other areas of the municipality.

Since the DC waiver was adopted in 2015, the following summarizes the number of units constructed/approved and the square footage of commercial development:

Multiple family apartment style units:

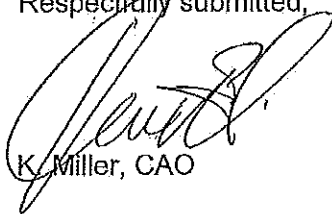
- Westview II – 72 units (permit ready)
- Sprucewood – 6 units (under construction)
- Oakdale Trails – Phase 1, 26 units (under construction); Phase 2, 38 units (permit ready); and, Phase 3, 67 units (Council approved)
- Front Road – 6 units (current application)
- Adam's Lane – 10 units (Council approved)
- Newman – 6 units

Commercial floor space:

- Harvey's Swiss Chalet – 2,884 sq. ft.
- LCBO – 8,284 sq. ft.
- Sprucewood – 6,000 sq. ft.

Based on the above, it is suggested that the waiver has certainly played a role in spurring on both residential and commercial development. Given the continued interest displayed by the development community, it is recommended that the waiver be extended for a further 18 months period.

Respectfully submitted,



K. Miller, CAO

The D'Amore Group

June 25, 2018

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

Attention: Mr. Kevin Miller, CAO

RECEIVED

JUN 29 2018

K. MILLER
TOWN OF LASALLE

Dear Mr. Miller,

I am writing you about your current policy to waive certain building and development charge fees for non-residential developments. I understand that the current waiver of these fees are set to expire on **September 30, 2018**.

We are currently working through two projects in the Town of LaSalle that would fall under this waiver. It is unlikely that all approvals will be in place prior to the deadline; therefore I am asking Council to consider an extension of the current deadline for another 18 months. Below is a summary of the projects we are considering and which would be affected by the expiry of the current resolution.

Huron Church/Sandwich West Parkway

This site is a 6 acre, 140-plus unit apartment/condo type residential development valued at \$40 million.

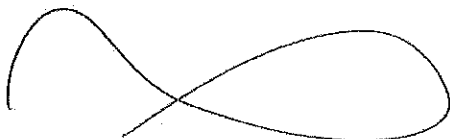
2055 Sandwich West Parkway

2055 Sandwich West Parkway is a 27 acre commercial site and we are in discussions with a prominent national chain which will anchor the next phase of this development.

We appreciate your consideration of this request and should you have any questions, please do not hesitate to contact me.

Yours Truly,

1603965 Ontario Ltd.
Head Construction & Supply Co. Ltd.
The D'Amore Group Inc.
LaSalle Heritage Plaza Inc.



Scott D'Amore
Project Manager

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