

**APPENDIX 'A'
CONFIDENTIAL**

#14155

August 15, 2014

(Approve Land Exchange)

Chair and Members
Corporate Services Committee

**RE: Land Exchange - New Fire Station No. 11
Capital Budget Project No. PP1088 - Relocate Fire Station No. 11
1640209 Ontario Limited (York Developments) - \$600,000.00**

FINANCE REPORT ON THE SOURCES OF FINANCING:

Finance confirms that the total cost of this purchase can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the detailed source of financing for this purchase is:

<u>ESTIMATED EXPENDITURES</u>		<u>Approved Budget</u>	<u>Committed To Date</u>	<u>This Submission</u>	<u>Balance For Future Work</u>
Engineering	2)	\$200,000		\$30,000	\$170,000
Land Purchase	1)	500,000	4,975	20,235	474,790
Construction		1,300,000			1,300,000
City Related Expenses		75,000			75,000
NET ESTIMATED EXPENDITURES		\$2,075,000	\$4,975	\$50,235	\$2,019,790

SOURCE OF FINANCING

Capital Levy		\$459,100	\$1,101	\$11,115	\$446,885
Debenture Quota	3)	233,700	560	5,658	227,482
Drawdown from City Services - Fire Component Reserve Fund (Development Charges)	4)	1,382,200	3,314	33,463	1,345,423
TOTAL FINANCING		\$2,075,000	\$4,975	\$50,235	\$2,019,790

1) **Financial Note:**

Offer to Purchase	\$600,000
Add: Land Transfer Tax	8,475
Add: HST @13%	78,000
Add: Legal Fees	1,200
Sub-Total	687,675
Less: Land Exchange - 1192 Highbury Ave	600,000
Less: HST Rebate	67,440
Total Purchase Cost	<u>\$20,235</u>

2) Soil, geotechnical, archeological and environmental tests may be completed 90 days from the date of acceptance of this agreement, as indicated in Schedule B.

3) **NOTE TO CITY CLERK:**

Administration hereby certifies that the estimated amounts payable in respect of this project does not exceed the annual financial debt and obligation limit for the Municipality of Municipal Affairs in accordance with the provisions of Ontario Regulation 403/02 made under the Municipal Act, and accordingly the City Clerk is hereby requested to prepare and introduce the necessary authorizing by-laws.

An authorizing by-law should be drafted to secure debenture financing for project PP1088 - Relocate Fire Station No. 11 for the net amount to be debentured of \$233,700.

4) Development charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2009.

EH

Alan Dunbar
Manager of Financial Planning & Policy