

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER</b>
<b>SUBJECT:</b>	<b>CITY SERVICES RESERVE FUND CLAIMABLE WORKS - 2150 OXFORD STREET SITE PLAN DEVELOPMENT AGREEMENT MEETING ON APRIL 16, 2018</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the attached Source of Financing Report outlined in Appendix 'A' **BE APPROVED** with respect to the site plan development agreement between The Corporation of the City of London and Dancor Oxford Inc. for the development charge claimable work located at 2150 Oxford St. E.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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N/A

<b>COMMENTARY</b>
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Dancor Oxford Inc. entered into a development agreement with the City of London that was registered on July 17, 2017. The development is an industrial site is located at 2150 Oxford St. E., which was facilitated through the City's Industrial Land Development team.

Unlike subdivisions, the special provisions of a site plan development agreement are handled administratively through delegated authority and most site plans do not involve the construction of development charge (DC) claimable infrastructure. Generally, most of the services required with site plan development are considered 'local services' which are borne by the developer as outlined in the local servicing standards contained in Schedule 8 of the City's Development Charges By-law.

Some of the services to the site are not 'local services'. City staff have identified stormwater management servicing costs that are eligible to be claimed from DC reserve funds. These costs are required to facilitate the development and serve a regional growth benefit. Council must approve and commit funding to enable a future claim associated with the works, as provided in Appendix A, noting that claim payment will be subject to a full claim review to ensure eligibility consistent with the 2014 Development Charges By-law. The anticipated reimbursement from the DC reserve funds are:

- (a) for the construction and engineering of the existing floodway berm for the purpose of altering the floodplain associated with the approved Pottersburg Creek EA. The estimated cost of which is \$129,664, excluding HST.
- (b) for the installation and engineering of oil and grit separators at storm sewer outlets in Phase 1 and Phase 4 of the plan. The estimated cost of which is \$174,773, excluding HST.

Provisions have been made in the 2014 DC Background Study for stormwater projects facilitating industrial land development.

**CONCLUSION**

Although site plan development agreements are handled administratively, there are DC claimable works associated with the site plan at 2150 Oxford St. E. Civic Administration will amend the registered development agreement to contain the clauses necessary to permit payment of the eligible works, which have Capital Budget implications.

Staff are recommending that Council approve the attached Source of Financing in Appendix 'A' to enable a future claim payment to Dancor Oxford Inc.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>JASON SENESE, CGA, CPA MANAGER, DEVELOPMENT FINANCE DEVELOPMENT AND COMPLIANCE SERVICES</b>	<b>PAUL YEOMAN, RPP, PLE DIRECTOR, DEVELOPMENT FINANCE DEVELOPMENT AND COMPLIANCE SERVICES</b>
<b>CONCURRED IN BY:</b>	<b>RECOMMENDED BY:</b>
<b>CHRIS MCINTOSH, P. ENG MANAGER, ENGINEERING PLANNING (INDUSTRIAL LAND)</b>	<b>ANNA LISA BARBON, CGA, CPA MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER</b>

Cc.: Jason Davies, Manager, Financial Planning & Policy,  
Dancor Oxford Inc.

Appendix 'A': Source of Financing Report