

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: Anna Lisa Barbon
Managing Director, Corporate Services & City Treasurer, Chief
Financial Officer

Subject: City Services Reserve Fund Claimable Works for 3313 – 3405
Wonderland Road South

Date: May 14, 2018

Recommendation

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 CentreCorp Management Services Limited (York Developments) for the Development Charge claimable work located at 3313-3405 Wonderland Road South.

Previous Reports Pertinent to this Matter

Planning and Environment Committee, February 22, 2016, Agenda Item 7, Claimable Works for 3313-3405 Wonderland Road South Site Plan Development Agreement

Commentary

1.0 Relevant Background

CentreCorp Management Services Limited (York Developments) entered into a development agreement with the City of London that was registered on July 6, 2016. The development is located at 3313-3405 Wonderland Road South and includes the eventual development of approximately 60,000 square metres of commercial space.

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 DC By-law. Some of the services to the site are not 'local services'. City Staff identified a number of minor roadworks with costs that are eligible to be claimed from the DC reserve funds. These costs are required to facilitate the development and serve a regional growth benefit.

Council approved and committed funding to enable a claim associated with the works on March 1, 2016. The construction has been completed and the claim has been submitted which underwent a full review to ensure eligibility consistent with the 2014 DC By-law.

2.0 Financial Analysis

Through site construction meetings and open dialogue with City Staff, there were beneficial changes in the scope of work to include additional growth related DC eligible construction. This additional work was referred to in the accepted work plan but the details and financial values were not quantified at this stage and therefore were not translated into the development agreement. Now that the full scope of works are understood, Staff are recommending that additional work related to sidewalks, curb extension, streetlighting and London Transit Commission entrance modifications to facilitate a new signalized intersection be endorsed by Council. These additional costs in the amount of \$513,500 excluding HST, have been validated by Staff and are eligible

under the 2014 DC By-law, therefore we are seeking Council Approval to amend the funding, reflected in the below development agreement conditions:

The anticipated reimbursement from the DC reserve funds excluding HST are as follows:

- (a) for the construction of a concrete sidewalk along the west side of Wonderland Road South from the Bradley Avenue intersection to Wharncliffe Road South intersection with Wonderland Road (Miscellaneous Works - Sidewalks DC14-RS00069), the estimated cost of which is \$375,000 (previously approved \$240,000) ;
- (b) for the construction of street lights along the west and east sides of Wonderland Road South from Bradley Avenue intersection to Wharncliffe Road South intersection with Wonderland Road (excluding any costs associated with the relocation of existing street lights) (Miscellaneous Works – Streetlights DC14-RS00070), the estimated cost of which is \$425,000 (previously approved \$195,500); and,
- (c) for the construction of a signalized intersection consistent with the Wonderland Road South Environmental Assessment (including reconfiguration of the London Transit Commission property entrance) (Urban Intersections DC14-00074), the estimated cost of which is \$625,000 (previously approved \$476,000).

3.0 Conclusion

The DC claimable works associated with the site plan at 3313-3405 Wonderland Road South have been validated by Staff and are eligible under the 2014 DC By-law. Staff will amend the registered development agreement to contain the clauses necessary to permit payment of the eligible works.

Staff are recommending that Council approve the attached Source of Financing in Appendix 'A' to enable a claim payment to CentreCorp Management Services Limited (York Developments).

Prepared by:	Jason Senese, CGA, CPA, MBA Manager, Development Finance
Concurred in by:	Paul Yeoman, RPP, PLE Director, Development Finance
Recommended by:	Anna Lisa Barbon, CGA, CPA Managing Director, Corporate Services and City Treasurer and Chief Financial Officer

Cc.: Jason Davies, Manager, Financial Planning & Policy,
CentreCorp Management Services Limited (York Developments)

Appendix 'A': Source of Financing Report

Appendix A – Source of Financing Report