

Township of Southgate

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Staff Report CAO2020-066

Title of Report: Flato West Block 75 Senior Apartment Project – Southgate Development Charges Payment Schedule

Department: Administration

Council Date: November 4, 2020

Council Recommendation:

Be it resolved that Council receive staff report CAO2020-066 as information; and

That Council approve the Southgate Development Charges payment schedule for the Flato Dundalk Meadows Inc., Block 75 Seniors Apartment Development of 50 percent paid upon issuance of the full building permit and the remainder of the DCs due prior to issuance of the occupancy permit being issued by the Chief Building Official for this project.

Background:

The Flato Dundalk Meadows Inc., Block 75 Seniors Apartment Development is now at the building construction phase of the project. The project has 80 rental units (10 bachelor apartments, 42 one bedroom and 28 two bedroom units) with the Township having already issued a foundation only building permit for the project. The offsite works are nearing completion with road construction, paving, curbs/gutters, sidewalks, storm drainage, and underground services being installed, as well as final inspections being completed by the engineers.

The conditions of Flato Block 75 building permit being issued is an agreement of the following conditions prior to Southgate issuing are:

1. Completion of offsite curbs, gutter and drainage installation on Hagan Street and Rows Lane;
2. The placement of the base coat course asphalt on Hagan Street and Rows Lane open roadway sections;
3. Completion and acceptance CCTV recording and engineering review of underground infrastructure;
4. Agreement with the County of Grey on the apartment rental units project related to agreeing to pay and postponement of County DC fees based on a possible County By-law approval that may change policy to not require County DC's for rental apartment building developments;
5. That Flato Developers receive a letter from the County of Grey providing direction to the Township of Southgate on the collection requirement of County DCs prior to the issuance of Final Occupancy by the Buildings Department's Chief Building Official;

6. Payment of all Building permit fees prior to the foundation permit being released;
7. Flato agreeing to payment schedule for Township of Southgate DCs of 50% with issuance of full building permit and the remaining 50% payable prior to the issuance of occupancy permit; and
8. Acknowledgement that the CD payment schedule of Southgate Development charges of 50% payable prior to the issuance of full building permit and the remaining 50% payable prior to the issuance of occupancy permit is subject to Southgate Council approval on November 4, 2020.

The Province has implemented regulations to support affordable housing (specifically rental units) deferring County DC payments to 6 installments over a period of 5 years. Further to this new provincial policy the County of Grey is considering policy to not charge development charges fees for rental apartment projects constructed in the future. In addition the Southgate Community Action Plan, Seniors Advisory Committee and the Township Council/Administration/Planning have all supported the need for a Seniors rental apartment complex to support affordable housing options in our community.

Staff Comments:

Staff recommend that Council approve the DC payment schedule of 50% due at the issuance of the full building permit and 50% at the time of occupancy approval, as Southgate's part to support this project as a much needed rental apartment unit development to be constructed in Dundalk.

Financial Impact or Long Term Implications

There is no financial impact to the municipality as a result of this report other than postponement of 50% of the Development Charges for approximately one year during the building construction phase of the project. The total cost of DCs for this 80 unit Seniors apartment project is \$834,140.00.

Communications & Community Action Plan Impact:

This report has been written and presented to Council to communicate accurate information to the public.

Goal 3 - Promoting Health Services and Housing Choices

Action 3: The residents and businesses of Southgate envision a caring community which meets the needs of all ages and incomes for a healthy and comfortable life, even as our population grows and changes.

Strategic Initiatives 3-A (2019-2023): By means of appropriate policies, incentives and development partners, the Township will facilitate a significant increase in the supply and variety of both rental and purchase housing/accommodation within Southgate.

Concluding Comments:

1. That Council receive this staff report as information.
2. That Council approve the DC payment schedule for the Dundalk Meadows Inc., Block 75 Seniors Apartment Development project.

Respectfully Submitted,

CAO approval: Original Signed By
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