



Council Report

Report Number:	PLAN2022-061
Meeting Date:	September 27, 2022
Title:	Women's Resources Fees and Charges Waiver Request
Description:	Request by Women's Resources to have all Development Fees and Charges Waived – 30 Logie Street, Lindsay
Type of Report:	Regular Meeting
Author and Title:	Richard Holy, Director of Development Services

Recommendations:

That Report PLAN2022-061, **Women's Resources Fees and Charges Waiver Request**, be received.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

Women's Resources is proposing to convert an existing place of worship at 30 Logie Street in Lindsay to accommodate 6 apartment units allowing families to lead lives free of abuse and violence. The apartments will offer families a safe and affordable place to live and support a successful transition.

Council approved the rezoning on March 22, 2022 subject to conditions of approval to be fulfilled through site plan approval. The applicant has submitted a site plan application that is being reviewed by staff and the necessary agencies.

Women's Resources has also applied to Canada Mortgage and Housing Corporation (CMHC) for one-time capital funding and 6 years of operational funding to assist with project success.

Rationale:

On January 21, 2022 and February 9, 2022, Women's Resources submitted correspondence requesting that all City fees and charges be waived so that these funds could be used towards the redevelopment costs associated with the project. The request includes waivers of fees and charges for planning applications (rezoning, site plan approval, and removal of holding fees), parkland dedication, development securities, DAAP fees, and development charges. Below is a summary of the fees and charges contained in the waiver request. Where firm costs are not available, best efforts to provide Council with an estimate have been made by Staff.

Planning Application Fees

The applicant has prepaid all of the planning fees with their application submission as follows:

Rezoning – \$2,998

Site Plan - \$4,473

Removal of Holding – \$595

The total amount of planning application fees paid to date is \$8,066.

Parkland Dedication Charge

This fee is determined by the Planning Department based on a property appraisal. In this instance, an appraisal has not yet been requested. In this instance, the City would request a cash payment rather than accept parkland. This would be at a rate of 5% of the land value. Staff would **estimate** that the land value would range between \$500,000 to \$750,000, translating into a cash payment between \$25,000 and \$37,500.

Development Securities

Part of the site plan approval process is to take securities to ensure that landscaping and lighting works are constructed in accordance with the approved plans. Based on the preliminary cost estimate submitted with the site plan application, this amount would total \$32,600 to secure topsoil, sod, and construction of a garbage enclosure. Once the works are completed, the securities are returned to the applicant. It is anticipated that they will be kept by the City for a year until all works are completed. Therefore, there is a borrowing cost estimated between 2% - 5% for these funds, ranging between \$650 to \$1650.

DAAP Fees

The Engineering and Corporate Assets Department takes a fee for site plans to cover their review and inspection costs. This is based on 3.7% of the engineering site works, which is estimated at \$3,496.

Development Charges

The existing place of worship use is an exempt class under the City's Development Charges By-law so a redevelopment credit is calculated as institutional totalling \$96,545.58. Since the proposed use with associated amenity space would only total \$94,479.00, no Development Charges are owed in this instance.

The total request of fees and charges is expected to range between \$37,212 and \$50,712 based on some of the estimated values.

Other Alternatives Considered:

Staff does not typically support the waiver request of fees and charges because the tax base then has to support these costs. However, should Council deem some/all of the request(s) supportable, then the following resolution could be adopted:

That Council direct the Development Services Department to refund all planning application fees submitted to date;

That Council waive the need for a cash-in-lieu payment for parkland dedication and site plan securities; and

That Council waive the need for a DAAP fee.

Alignment to Strategic Priorities:

The Council Adopted Strategic Plan identifies these Strategic Priorities:

1. Healthy Environment
2. An Exceptional Quality of Life
3. A Vibrant and Growing Economy
4. Good Government

The proposal aligns with the strategic principles of an exceptional quality of life by providing housing alternatives and good government.

[Kawartha Lakes Strategic Plan 2020-2023](#)

Financial/Operation Impacts:

There are no anticipated financial implications to the City unless Council supports the waiver of fees and charges.

Consultations:

Building Division

Engineering and Corporate Assets

City Treasurer

Development Services – Planning Division Comments:

The report outlines the total cost of fees and charges being requested through waiver by Women's Resources, which is a not-for-profit organization providing a much-needed transitional housing project in the community. Should Council consider granting the request in whole or in part, it would not be considered bonussing under Section 106 of the Municipal Act.

Attachments:

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please call Richard Holy, Director of Development Services, (705) 324-9411 extension 1246.

Appendix "A" – Location Map



PLAN2022-061
Appendix A.pdf

Appendix "B" – Waiver Request



PLAN2022-061
Appendix B.pdf

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Department Head: Richard Holy, Director of Development Services

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