



**PLANNING & BUILDING SERVICES DEPARTMENT
MEMORANDUM**

File: D11-020-2017

TO: MAYOR J. LEHMAN, AND MEMBERS OF COUNCIL

FROM: ANDREA BOURRIE, DIRECTOR OF PLANNING & BUILDING SERVICES

**NOTED: A. BOURRIE, RPP
DIRECTOR OF PLANNING & BUILDING SERVICES**

**R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: SITE PLAN BUMP UP – COLLIER CENTRE
SUPPLEMENTARY FINANCIAL INFORMATION – PLN030-17**

DATE: SEPTEMBER 11, 2017

This memo provides supplementary financial information regarding staff report PLN030-17 being considered by General Committee at its meeting on September 11, 2017.

Development Charges

In the Financial Section of staff report PLN030-17, it was identified that any previous development charges paid for the area previously built for commercial use, now proposed for conversion to residential use, would be deducted from the development charges that would be owing for the proposed residential units.

The subject lands are located within the City Centre Planning Area. Initial building permits for the construction of the development were issued in October 2012. At that time, commercial development charge fees were 100% exempt. Therefore there were no development charges paid for the portion of the building proposed for conversion.

The proposal is construct 112 residential units. Given that development charges were exempt for commercial space at the time of original construction, the incremental increase in development charges would be \$2,505,896.

Building Permit Fees

Building permit fees were not included in staff report PLN030-17. For General Committee's information, below is a breakdown of the current building permit fees that would be charged for the change of use and interior alteration based on 8,682m² (93,460SF) of area.

Change of Use (\$2.60/m²) = \$22,573

Interior Alteration (\$8.50/m²) = \$73,797

Zoning Review = \$4,720.00

Total Building Permit Fees = **\$101,090**