



REPORT

REPORT TO: Chair and Members of the Planning, Public Works and Transportation Committee

REPORT FROM: Rob Stribbell, Senior Policy Planner

DATE: August 28, 2019

REPORT NO.: PLS-2019-0065

RE: Southeast Georgetown Secondary Plan – Financial Agreement

RECOMMENDATION:

That Report PLS-2019-0065 dated August 28, 2019 regarding the Financial Agreement for the completion of the Southeast Georgetown Secondary Plan be received;

AND FURTHER THAT the Financial Agreement and related by-law with the Russell-Pines Property Corp, attached as Schedule One to this report be approved;

AND FURTHER THAT the Mayor and Clerk be authorized to sign the by-law attached as Schedule One to this report, to execute the Financial Agreement with the Russell-Pines Property Corp;

AND FURTHER THAT a copy of this report be forwarded to the Russell-Pines Property Corp, for information.

BACKGROUND:

Through Regional Official Plan Amendment No. 38 and Halton Hills Official Plan Amendment (OPA) No. 10, the lands identified as the Southeast Georgetown Lands were brought into the Urban Area in the Town of Halton Hills.

Since that time, Town staff have been corresponding and meeting with representatives of the Russell-Pines Property Corp, in order to prepare a Financial Agreement to facilitate the completion of the necessary secondary plan.

COMMENTS:

Attached as Schedule One to this report, is a proposed Financial Agreement for the consideration of Council.

As noted in the text of the proposed Financial Agreement, an agreement is necessitated by the inclusion of the Southeast Georgetown lands within the Urban Area of Halton Hills to the 2031 planning horizon, through Regional Official Plan Amendment No. 38 and Halton Hills Official Plan Amendment (OPA) No. 10. OPA 10 requires the preparation of a secondary plan and related background studies for the lands, before they can be developed for urban uses. The Town's approved Capital Forecast identifies the Secondary Plan study commencing in 2020. However, the owner of the subject lands wishes to advance the commencement of the Secondary Plan and related background studies relative to the timelines set out in the Town's Capital Forecast.

The proposed Financial Agreement is structured that 100 percent of the costs of the Southeast Georgetown Secondary Plan will be the responsibility of the benefitting landowners. The Town has agreed to reimburse the cost of the Secondary Plan to the property owners in two equal installments of \$150,000 once the Secondary Plan and related background studies have been completed. The First installment shall be paid no later than December 31, 2025 with the second payment being made no later than December 31, 2030.

The proposed Financial Agreement stipulates that:

- the Town retains control over the selection of a Consultant Team to complete the Secondary Plan;
- Russell-Pines Property Corp are responsible for 100 percent of the estimated \$300,000.00 cost for completion of the project;
- The Town agrees to reimburse the Owner \$300,000.00 plus any additional costs upon completion of the Secondary Plan. The Town will pay the applicant in two installments of \$150,000.00.
- if the bid price exceeds \$300,000.00, the Owner shall pay to the Town an amount equal to the Bid Price minus \$300,000.00;
- if additional work is required after work on the Secondary Plan and related background studies commences, the Town, in consultation with the Owner shall determine whether or not to proceed with such additional expenses;
- in the event that the agreement is terminated for any of the reasons set out in the Financial Agreement, the Town shall be entitled to ownership of any portion of the Secondary Plan and the related background studies to the date of such termination, regardless of the state of completion.

Town staff has been working with the Owner of the subject lands and their representatives as well as relevant agencies to prepare a draft Terms of Reference and Environmental Impact Study/Scoped Subwatershed Study. Once these documents are finalized, Town staff will bring forward a report to Council in late fall/winter 2019 for endorsement of the related Request for Proposals in order to hire a consulting team to undertake the Secondary Plan and related studies.

RELATIONSHIP TO STRATEGIC PLAN:

The Strategic Plan sets out a broad vision for the community contained in nine strategic directions. The completion of the Southeast Georgetown Secondary Plan relates to a variety of the Strategic Directions, in particular, Strategic Direction G - **Achieve Sustainable Growth** and relates closely to the following:

- G.4** To promote a 'growth pays for itself' philosophy.
- G.11** To ensure the efficient use of urban land and infrastructure in existing communities and new growth areas.
- G.12** To explore with the public and private sectors the use of innovative financial strategies to minimize the fiscal impacts of growth on existing development.

In October 2011, Council endorsed a Strategic Action Plan, containing a 'Top Ten' list of priorities to focus on for the 2010-2014 Council term. The sixth priority on the list was entitled Future Residential Area Planning and, amongst others, included the following components:

- Proactively promote opportunities for private sector participation in front-ending emerging growth related infrastructure requirements, recognizing that there will still be municipal costs.

FINANCIAL IMPACT:

Town staff has estimated the cost of the project to be \$300,000.00. As per the attached Financial Agreement the completion of the Secondary Plan is proposed to be financed 100 percent by the Russell-Pines Property Corp. The Town agrees to reimburse the Owner \$300,000.00 plus any additional costs upon completion of the Secondary Plan. The Town will pay the applicant in two installments of \$150,000.00.

CONSULTATION:

Planning staff consulted with the Town solicitor in the preparation of this report. The attached Financial Agreement was prepared by Town staff, with the input of the Town's solicitor, and the assistance of the Town Treasurer and Corporate Services staff.

PUBLIC ENGAGEMENT:

Public consultation and engagement will be a key component of the Study. Staff will adhere to the Public Engagement Charter throughout the duration of the study. Public meetings will be held throughout the study process. The timing of these meetings will be determined following the issuance of the RFP and the selection of a consultant to complete the Secondary Plan.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation.

This report supports the Cultural Vibrancy, Economic Prosperity, Environmental Health and Social Well-being pillars of Sustainability and in summary the alignment of this report with the Community Sustainability Strategy is excellent.

COMMUNICATIONS:

A public consultation and engagement program will be a key element for the successful completion of the Southeast Georgetown Secondary Plan. A detailed communications strategy will be developed as part of the Secondary Plan project.

CONCLUSION:

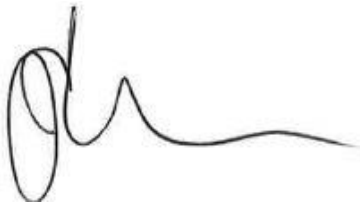
This report provides a summary of the contents of a proposed Financial Agreement between the Town and the Russell-Pines Property Corp, to provide the necessary funding to complete the Southeast Georgetown Secondary Plan.

It is recommended that the proposed Financial Agreement be approved by Council, and the Mayor and Clerk be authorized to sign the by-law executing the Financial Agreement.

Reviewed and Approved by,

A handwritten signature in cursive script that reads "Bronwyn Parker".

Bronwyn Parker, Manager of Planning Policy

A handwritten signature in cursive script, appearing to be "John Linhardt".

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in cursive script that reads "Brent Marshall".

Brent Marshall, Chief Administrative Officer