

06 January 2020

REPORT TO: Mayor & Council
FROM: Elizabeth (Lisa) Slomke, Town Clerk
SUBJECT: Establish Lot Prices for Erin Crescent

BACKGROUND

My last report dated October 9, 2019 which Council approved, provided the following conditions on the sale of lots in Erin Crescent as follows:

- Five building seasons to obtain a building permit
- Establish a minimum deposit of \$1500.00 with ½ of that amount to be non-refundable
- Square footage minimum for the single-family dwellings will be the same as the current Zoning By-law
- Easements must be obtained in order to service utilities and appropriate wording would be included in the Agreement of Purchase and Sale

An amendment to the Sale of Town Lands Policy 6.2 will be brought forward reflecting the conditions once the lot prices have been established.

NEXT STEPS

Costs have been collected respecting the development of Erin Crescent and come to a total of \$2,135,139.90 (including Town's portion of HST). This includes all three phases previously approved by Council as part of the budget process as well as utility installation costs (i.e. Fort Frances Power Corporation, Enbridge, TbayTel, etc.) and surveying costs.

The Planning & Development Executive Committee met on January 6, 2020 and considered and approved the cost reducers listed below:

- FFPC portion of surveying (\$3,392.00)
- Contingency (\$118,850.00)
- No Town contribution

Another point considered was the extremely high price that would be placed on the two largest lots (due to their m²), PDEC recommends setting a flat m² amount for lots 10 and 20 (which would be marketable) and then prorate the remaining lots accordingly.

RECOMMENDATION

After considering a number of factors and a fulsome discussion, the Planning & Development Executive Committee recommends the following prices be established for the Erin Crescent lots:

Lot 22	\$	63,900.00
Lot 8	\$	64,900.00
Lots 7, 23, 24	\$	65,900.00
Lots 55 - 61	\$	67,800.00
Lots 12 - 18, 54, 62	\$	70,800.00
Lot 19	\$	78,600.00
Lot 9	\$	82,600.00
Lot 21	\$	89,500.00
Lot 11	\$	98,300.00
Lot 10	\$	110,400.00
Lot 20	\$	115,200.00

A by-law setting lot prices and pre-approving the Agreement of Purchase and Sale will be brought forward for Council approval at a future meeting.

Council approval of this report will establish lot prices for Erin Crescent as listed in this report and further direct Administration to prepare appropriate by-law for consideration at a future meeting.

Summary of Erin Crescent Costs:

		Town's Portion	TOTAL TOWN
Construction	Cost	HST	COST
Grading (Ph 1)	\$ 120,729.00	\$ 2,124.83	\$ 122,853.83
Stormsewer	\$ 306,275.00	\$ 5,390.44	\$ 311,665.44
Water	\$ 326,300.00	\$ 5,742.88	\$ 332,042.88
Sanitary	\$ 458,695.00	\$ 8,073.03	\$ 466,768.03
General	\$ 149,829.19	\$ 2,636.99	\$ 152,466.18
Grading (Ph 3)	\$ 322,655.00	\$ 5,678.73	\$ 328,333.73
General (Ph 3)	\$ 67,500.00	\$ 1,188.00	\$ 68,688.00
Engineering/PM	\$ 175,198.32	\$ 3,083.49	\$ 178,281.81
TOTAL	\$ 1,927,181.51	\$ 33,918.39	\$ 1,961,099.90
Utilities			
Electrical Design	\$ 10,800.00	\$ 190.08	\$ 10,990.08
Electrical Servicing	\$ 114,054.87	\$ 2,007.37	\$ 116,062.24
Surveying	\$ 10,175.00	\$ 179.08	\$ 10,354.08
Natural Gas	\$ 36,000.00	\$ 633.60	\$ 36,633.60
TOTAL	\$ 171,029.87	\$ 3,010.13	\$ 174,040.00

Total Development Cost \$ 2,135,139.90

Cost Reducers

FFPC Portion of Surveying \$ (3,392.00)
 Bay City Portion of Inspection \$ -
 Town's Portion \$ -
 Contingency \$ (118,850.00)

Total Cost to Recover \$ 2,012,897.90

Total Development Area 21000

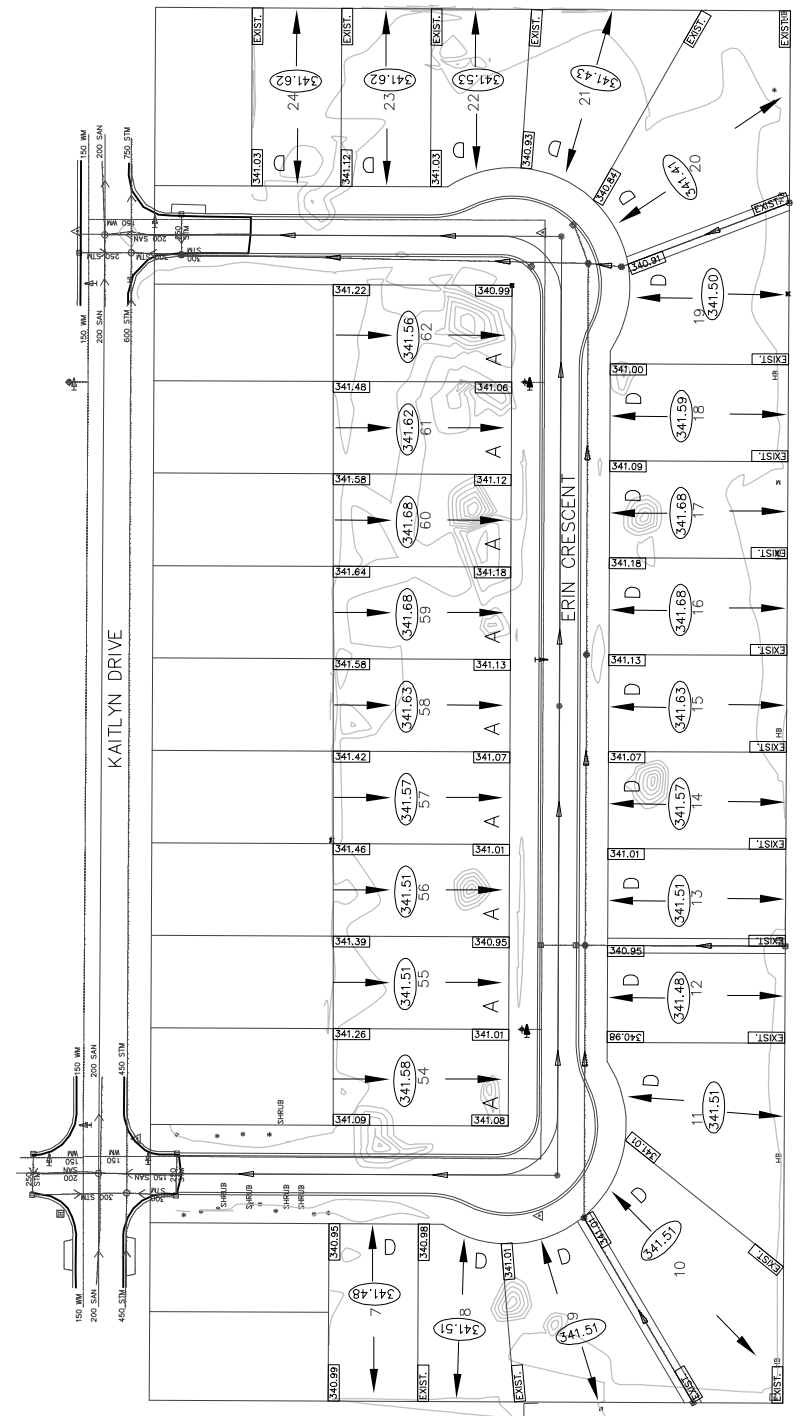
Cost per m2 \$ 95.85


98.31

Lot Price Summary				
Lot 22	\$	98.31	\$ 63,902.29	\$ 63,900.00
Lot 8	\$	98.31	\$ 64,885.40	\$ 64,900.00
Lots 7, 23, 24	\$	98.31	\$ 65,868.51	\$ 65,900.00
Lots 55 - 61	\$	98.31	\$ 67,834.74	\$ 67,800.00
Lots 12 - 18, 54, 62	\$	98.31	\$ 70,784.08	\$ 70,800.00
Lot 19	\$	98.31	\$ 78,648.97	\$ 78,600.00
Lot 9	\$	98.31	\$ 82,581.42	\$ 82,600.00
Lot 21	\$	98.31	\$ 89,463.21	\$ 89,500.00
Lot 11	\$	98.31	\$ 98,311.22	\$ 98,300.00
Lot 10	\$	80.00	\$ 110,400.00	\$ 110,400.00
Lot 20	\$	80.00	\$ 115,200.00	\$ 115,200.00

** above recommended by PDEC at January 6, 2020 meeting, report to COW Jan 13.

THE POSITION OF POLE LINES, CONDUITS, WATERMAIN, SEWERS & OTHER OVERGROUND & UNDERGROUND UTILITIES & STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, & WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES & STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL UTILITIES & STRUCTURES, & SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM



NOTES: • REFER TO DWG A1-11035-11 FOR LOT GRADING DETAILS							Approved		LOT GRADING		TOWN OF FORT FRANCES		<div>ENL Engineering Northwest Ltd. Thunder Bay</div> <div></div>					
											ERIN CRESCENT							
											SUBDIVISION DEVELOPMENT							
											Scale							
													20m	0	1m	Drawn By: MMS	Date	DECEMBER 2011
																Cdd. By: RM		
																Eng. No. A1-11035-02		Rev.