

Distributed at the Planning and Development Council Meeting of October 5, 2020
Re: Item 2 – 79 Wilson Street Development Applications Update

Sept. 24, 2020

Process Overview -Timelines & Costs

Pre-Consultation Meeting to Construction – 79 Wilson

Activity	Time	Cost	Assumptions
1. Preparation for Pre-consultation Meeting			
Property inspection, D.R. Dyck & Assoc.	Dec. 31, 2016	\$282.50	Includes HST
Prepare design Drawings – DQI	Mar. 15, 2017	(retainer) \$5,000	Includes HST
	May 31, 2017	\$5,220.60	
	Feb. 28, 2018	\$16,678.80	
	June 13, 2018	\$21,111.23	
Prepare Topographic Survey, Cunningham McConnell	June 8, 2017	\$3,010.96	Includes HST
Environmental site screening, Prep. for Pre-consultation meeting – Town of Oakville	Apr. 18, 2018	\$35.00	Includes HST
		Total Step 1 = \$51,339.09	

Activity	Time	Cost	Assumptions
2. Prepare and Submit Zoning By-Law Amendment Application	Pre-consultation Meeting - May 15, 2018 Submit Application to Town, - Jan. 8, 2019		
Aerial Photograph – DQI			
Application Form – DQI			
Concept Plan – DQI			
Urban Design Brief – DQI			
Development Sign Requirements & Co-ordination - DQI			
Create copies of supporting materials as required - DQI			
DQI Invoices	Oct. 18, 2018 Jan. 22, 2019 Apr. 18, 2019 May 30, 2019	\$20,515.15 \$41,692.20 \$32,380.15 \$6,462.19	Includes HST Costs re: Soakaway pits - \$10,362.10
Applicant-initiated Public Info. Meeting	July 19, 2018 July 26, 2018 July 26, 2018	Town mailing list \$108.48 Meeting expenses \$50.00 Mailing expenses \$210.00	HST not payable on fee - Includes HST - Includes HST
Prepare/update arborist report – Maple Hill Tree Services	Aug. 2, 2018	\$988.75	Includes HST
Land Ownership Documentation – Robert Cross	Sept. 4, 2018	\$282.50	Includes HST
HST/Tax Consulting Advice - BDO - BDO - Scarrow Yurman	Sept. 30, 2018 Nov. 30, 2018 Mar. 3, 2019	\$790.55 \$598.90 \$4,601.64	Includes HST
Property Appraisal – Bruce Rae	Oct. 5, 2018	\$400	HST not payable on fee
Soil Test and Drywell Design – Soils Eng. Ltd.	Oct. 29, 2018	\$2,521.60	Includes HST
Application Fee – Town of Oakville Application Fee – Region of Halton	Jan. 7, 2019 Jan. 7, 2019	\$24,801.75 \$976.58	HST not payable on fee
Site Grading and Servicing Plan & Draft Reference Plan Surveyor's Real Property Report - Cunningham McConnell	Feb. 11, 2019 Apr. 24, 2019	\$6,921.00 \$678.00	Includes HST
Planning Justification Report – Rick Cockfield	Feb. 14, 2019 May 8, 2019	\$4,640.00 \$1,400.00	HST not payable on fee
Draft Zoning Bylaw Amendment – Rick Cockfield			Included in PJR above
RSC Submission re: 79 Wilson – Try Environmental	June 25, 2019	\$3,390.00	
		Total Step 2 = \$154,409.44	

Activity	Time	Cost	Assumptions
3. Prepare and Submit Site Plan Application Preparation prior to Pre-Consultation Meeting; <ul style="list-style-type: none"> • Revise Floor Plans (Sandra) • Prepare Elevation Drawings (Sandra) • Jaro updates Survey Request to Town for Pre-Consultation Meeting	Complete June 10 June 12		
Attend Pre-Consultation Meeting - DQI	July 5		
Prepare Site Plan Application Materials for Submission <ul style="list-style-type: none"> • Revise/update materials as required • Cover Letter • List of materials submitted along with copies of materials 	July 15 th	\$22,700.01 DQI invoice July 31, 2019	HST Included
Site Plan Application Fees <ul style="list-style-type: none"> • Town of Oakville, \$5,905.75 x 2 units = \$11,804 • Region of Halton, \$1,117.02 	July 24, 2019	\$12,921.02	HST not payable on fee
Install silt fence and tree hoarding, Master Homes	Feb. 26, 2020	\$2,148.37	HST included
		Total Step 3 =\$37,769.40	

Activity	Time	Cost	Assumptions
4. Site Plan Review and Approval			HST included
- Circulation of first round of comments from Town staff	Sept. 9, 2019		
DQI – Prepare response to comments from Town Staff	Sept. 25, 2019	\$3,460.63	
DQI – Prepare response to comments from Town Staff and prepare severance application	Dec. 12, 2019	\$14,230.94	
DQI – Following up with Town Staff	Feb. 27, 2020	\$28,001.85	
DQI – Following up with Town Staff	June 2, 2020	\$31,357.50	
blueprints	May 2020	\$60.35	
Professional Reports			All reports required prior to Site Plan Approval
Prep. of HVAC Design, Bowser Technical			HST included
- Deposit paid on 50% of fee	Sept. 6	\$1,549.80	
- Final payment	Apr. 25, 2020	\$1,634.55	
- revisions	May 9, 2020	\$ 491.55	
Design of Soakaway pits, A.M. Candaras			HST included
- Final payment	Dec. 16	\$1,808.00	
Shoring Design, A-D Engineering			HST included
	Feb. 27, 2020	\$1,921	
	Mar. 26, 2020	\$1,525.50	
Solicitor’s certificate ownership, Robert Cross	Apr. 1, 2020	\$396.68	
Site Plan Agreement, Legal, Robert Cross	Apr. 22, 2020	\$2,743.08	
Town of Oakville			Paid prior to Site Plan approval, no HST
Security Deposit for Site Works	Apr. 21, 2020	\$20,000.00	
Site Plan Agreement Fees		940.00	
Tree Removal payment		879.72	
Security for Tree Protection		2,510.00	
Removal of the “H”	May 22, 2020	\$ 5,432.00	
Site Plan Approval granted	June 29, 2020		
		Total Step 5 = \$118,943.15	Costs include Security Deposits

Activity	Time	Cost	Assumptions
5. Severance Review and Approval			
Prepare and Submit Severance Application to Town – DQI - Documents prepared and submitted to Town in Sept. 2019. - At Nov. 2019 meeting with Town Staff, decided to wait to complete Severance until after construction of 2 nd floor in order to ensure accurate measurements. - DQI – oversight (\$3,500 per month) - Legal/professional fees (estimate)	Sept. 2019 Oct. – Nov., 2020 Nov. 2020	Included in Dec. 12 DQI invoice \$7,000 \$10,000	
Create Final Reference Plan – Cunningham, McConnell	Nov. 2020	\$1,553.75 \$250 disbursements	Includes HST
Application review and approval – Town of Oakville	Severance granted Nov. 2020	Town \$8,400 Region \$1,117.02	HST not payable on fee
Pay cash in lieu of parkland (CILP) 1 additional unit on property	Confirmed in July 17, 2020 conversation with Jim Knighton	\$67,187.50 (215 sq. ft. X \$312.5/sq. ft.) - HA/300 units calculation	HST not payable on fee CLIP due prior to receiving severance
		Total Step 5 = \$95,508.27	

Activity	Time	Cost	Assumptions
6. Demolition and Building Permits Issued			
Prepare Applications for Demolition Permit and Building Permit and manage interactions with Town staff – DQI	July 15, 2020 Sept. 17, 2020	\$12,793.01 \$1,057.68	HST included
Demo Permit Fee Building Permit Fee, 79 Wilson Building Permit Fee, 81 Wilson	July 6, 2020 July 6, 2020 July 6, 2020	\$518.00 \$4,916.90 \$4,722.95	<ul style="list-style-type: none"> All tenants out of building by March 31, 2020. Demo planned to start in mid-April 2020. Building sits empty until July 29, 2020 when demolition takes place. Lost income due to Town of Oakville delays 4 months X \$5 K per month = \$20 K.
Site check for Asbestos – Healthy Insulation	Aug. 5, 2020	\$1,073.50	
Arborist Consultation – removal of services from building	June 10, 2020	\$ 282.50	
Arborist Consultation – follows demo & excavation	Aug. 7, 2020	\$ 141.25	
Demo Permit issued Building Permits issued	July 7, 2020 Aug. 5, 2020		
Region of Halton Service Permit	June 8, 2020	\$7,067.21	Includes deposit amount of \$2,300
Pay Development Charges minus Demolition Credits	July 31, 2020	\$86,856.17	See Patti Tutt email July 17, 2020
Wire transfer fee	July 31, 2020	\$80.00	Development charges must be paid before Building Permit issued
		Total Step 6 =\$108,509.17	

7. Reports, Inspections and Permits Required During Construction			
Soil compaction and testing report – Soil Engineers	Aug. 31, 2020	\$621.50	HST included
Shoring inspection – A-D Engineering	Sept. 3, 2020	\$791.00	HST included
Temporary Street Occupancy Permit – Town of Oakville	Sept. 9, 2020	\$280.00	
Road Cut Permits			
79 Wilson	Sept. 23, 2020	\$355.00	
81 Wilson	Sept. 23, 2020	\$355.00	
Deposit	Sept. 23, 2020	\$5,000.00	
		Total Step 7 = 7,402.50	
		Cost, Steps 1-7 = \$572,807.52	
Land Transfer Tax payable on sale of property at 81 Wilson St.	July 2020	\$12,500	Sale price, \$625 K. x 2% = \$12,500
HST payable on change of use from Commercial to Residential	June 2021	\$56,712.50 – 79 Wilson \$81,250 - 81 Wilson <u>\$139,962.50 Total HST</u>	See emails with Rino Bellavia

Total = \$725,270.02