

Report No:	CAO 2017-16
Subject:	Kincardine Business Park Servicing
Recommendation:	<p>That Council authorize staff to engage BM Ross and Associates to complete a Phasing Plan and cost estimates for servicing the Kincardine Business Park</p> <p>AND FURTHER THAT Council authorize staff to engage Hemson Consulting to assist in the development of project financing and cost recovery strategy for development lands.</p>
Date to be considered by Council:	November 15, 2017
Report Summary:	<p>Council approved the final report for the Kincardine Business Park Servicing Master Plan on November 8, 2017. The report identified the preferred strategies for transportation, water, sanitary sewage and stormwater servicing for the remainder of the Kincardine Business Park.</p> <p>Further analysis and investigation is required to determine the feasibility of servicing the business park. Staff is seeking authorization from Council to proceed with the following activities to assist with the development of an implementation plan:</p> <ul style="list-style-type: none"> • Refine project phasing, including updated project costs. • Develop a financing plan and strategy to recover costs from future development; • Additional technical review may be required to determine whether it is feasible to phase stormwater management facilities. <p>Subject to the completion of the above work and formulation of an acceptable financing strategy, Council may consider a Phase 1 infrastructure project during 2018 budget deliberations.</p>
Origin:	The Kincardine Business Park Master Servicing Plan
Existing Policy:	N/A
Background/Analysis:	The Kincardine Business Park Master Servicing Plan identified the following preferred strategies and key recommendations for servicing the business park:


- That Road Concept 1 be adopted as the preferred transportation strategy to provide service for future development within the Business Park;
- That extending the Kincardine Drinking Water System and Kincardine Sanitary Sewage Collection System be adopted as the preferred strategy for water and sanitary servicing within the Business Park;
- That construction of two additional extended detention wet pond facilities and storm sewer conveyance system be adopted as the preferred stormwater management strategy within the Business Park;
- Implementation of the Master Plan will require further archaeological assessment to evaluate the potential for archaeological resources in the Business Park;
- Schedule 'A', 'A+' and 'B' projects, as identified in Table 11.1 (Stormwater - Pre-existing Miduss Flows) have undergone sufficient investigation and evaluation to complete Phases 1 and 2 of the Class EA process and therefore are approved through the Master Plan process;
- Implementation of the Master Plan should be conducted with reference to the project phasing strategy detailed in Section 9 of the Master Plan;
- Impact mitigation measures discussed in Section 11 of the Master Plan should be incorporated into the detailed construction plans for each proposed activity, as appropriate; and
- Recommended components of the preferred servicing strategy should be considered for incorporation into the next Official Plan update for the Municipality of Kincardine.

Next Steps:

In order for Council to decide upon the preferred approach for implementing the Master Plan recommendations, additional analysis and planning is required. The following action plan is recommended:

1. Develop a phased infrastructure plan to service the business park, including cost estimates for the required work. BM Ross and Associates would be engaged to refine the project phasing as illustrated in Section 9.2 of the Master Plan report and provide updated project costs for each phase.

	<ol style="list-style-type: none"> 2. Investigate a financing plan which will include recommendations on how servicing costs will be recovered from developers. It is recommended that Hemson Consulting, the firm that completed the Municipality's development charges study, be engaged to provide advice on a preferred strategy to recover costs from future development. 3. If required to complete the phasing plan, engage BM Ross and Associates to proceed with technical stormwater review to determine if phasing of stormwater facilities is feasible. <p>Council must also consider the Municipality's overall financial requirements to sustain its existing infrastructure. It is recommended that the Hemson Consulting review include a broader funding strategy to address the Municipality's needs, including strategies for cost recovery for growth related infrastructure. This would include not only the Kincardine Business Park, but other development lands within the Municipality.</p> <p>Timeline for Completion:</p> <p>The goal will be to complete the above work in time for Council to consider Phase 1 infrastructure projects during 2018 budget deliberations, subject to the development of an acceptable financing strategy.</p>
<p>Community Plan and Integrated Community Sustainability Plan (ICSP) Considerations: Direct future growth and development to be consistent with the principles of sustainable neighbourhood design (e.g., affordable, accessible, protective of the environment and culturally sensitive).</p>	
<p>Financial Implications:</p>	<p>BM Ross has already started to refine the phasing plan for servicing the business park. Staff will review funding options for this work at year-end when the operating budget is reconciled. Budget overages and shortfalls will be offset, and if needed, a transfer from the capital reserve would be made. A year-end financial report will be brought forward to Council for final approval in early 2018.</p> <p>Hemson Consulting has provided a budget price of approximately \$5,000 to assist with the financing plan and cost recovery strategies. If authorized by Council, this amount will be included in the 2018 budget.</p>

Attachments:	None		
Senior Manager's Signature		Date:	Nov 10 2017
Report Approved by:		Date:	