



## CITY COUNCIL REFERRAL OF MEMBER MOTION

### Sherman Campus Request for Relief - Development Charges

**Date:** July 18, 2017  
**To:** Executive Committee  
**From:** City Council  
**Wards:** Ward 10

#### **CITY COUNCIL DECISION**

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City Council on July 4, 5, 6 and 7, 2017, referred Motion MM31.26 to the Executive Committee.

#### **RECOMMENDATIONS**

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Councillor James Pasternak, seconded by Councillor Joe Mihevc, recommends that:

1. City Council grant a site specific exemption to the three year time limit for demolition reduction credits under the development charges by-law for the redevelopment of the Sherman Campus Community Centre at 4588 and 4600 Bathurst Street.

#### **SUMMARY**

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Lands at 4588 and 4600 Bathurst Street (collectively "the Sherman Campus") have long been used to provide indoor and outdoor community and cultural facilities and are supported by the City's Ethno-Cultural Tax Rebate program. The indoor facilities are offered to members only, but membership is open to the public. The grounds are connected to the City's park system.

Pursuant to site-specific Zoning amendments, approved in September 2006, the campus embarked on a phased redevelopment of the lands. Phase 1 was completed in 2009, and in 2010 the campus drew a demolition permit for the redevelopment of the main structure (Phase 2). Redevelopment was delayed due to private donor funding challenges related to the 2008/2009 financial crisis, and despite support from the Federal stimulus program, the bulk of the reconstruction is only now approaching the submission of the required building permit application. The new facilities are expected to be somewhat smaller than the original facilities in terms of gross floor area.

The project is subject to development charges; however, the City's development charges by-law provides a reduction for redevelopment projects provided the issuance of a demolition permit and the submission of a complete building permit application occur within a three year period. Since the Sherman Campus demolition occurred in 2010 and a building permit application for redevelopment has not yet been submitted, the project is subject to development charges, estimated on the basis of preliminary architectural drawings to be about \$600,000.

The three year availability of redevelopment reduction under the City's 2013 development charges by-law is one of many policies that will be reviewed as the by-law is renewed later in 2017. In this case the effect of the three year limit places an onerous financial requirement on the project that otherwise is the subject of considerable public benefit and funding support.