

Building permit will be held until next month Town gives St. Andrew's project managers a break

CYNTHIA GAMBLE
Staff Writer

Caught between two governmental agencies' timetables, Residences of St. Andrew's asked for—and received—a break from the Town of Halton Hills.

Residences of St. Andrew's, located at the corner of Mountainview Rd. and Sinclair Ave., plans to build a four-storey 53-unit seniors' building attached to the United church.

But the project managers were facing a looming August 18 deadline—the date when higher Halton Region development charges (DCs) go into effect, adding thousands of dollars onto their bottom line. But, their loan was being delayed as they waited for a Canada Mortgage and Housing Corporation insurance decision—expected sometime in September. A Town building permit could not be issued until the Residences of St. Andrew's paid just over \$500,000 in Town fees and DCs.

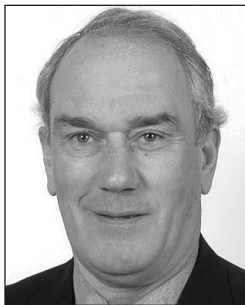
To beat the August 18 deadline, St. Andrew's requested that Halton Hills council, at its August 11 meeting, remove the H (holding provision) and issue the building permit, but hold it until September 30 when the group is expected to have its money.

No construction or site works will occur until all the money has been paid.

The Town is advising Halton Region of this approach so that the regional body could vote on the same method, related to the regional DCs, at its September meeting.

There is Halton Region water allocated to this project.

Building permit fees amount to about \$50,000, Town-related DCs are \$263,000 (Region and School Board DCs are extra), site work and landscaping securities are \$183,000, and planning fees are \$4,800. The Town had already waived some of its fees related to this project.



BRYAN LEWIS

Wards 1&2 Regional Councillor Clark Somerville said affordable housing for seniors is an important priority identified in the Halton Region Comprehensive Housing Strategy.

"It's really needed in the community," he said.

"We say to St. Andrew's congratulations for having the insight and the intestinal fortitude to stay with what must seem to be a very long and arduous process," said Ward 2 Councillor Bryan Lewis.

"To those people we say thank you."

Lewis also acknowledged Town staff who had put in a lot of overtime lately helping developers get their projects ready for a building permit before the August 18 deadline. Two other developments, attempting to beat the deadline, were also on the council meeting docket.



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