



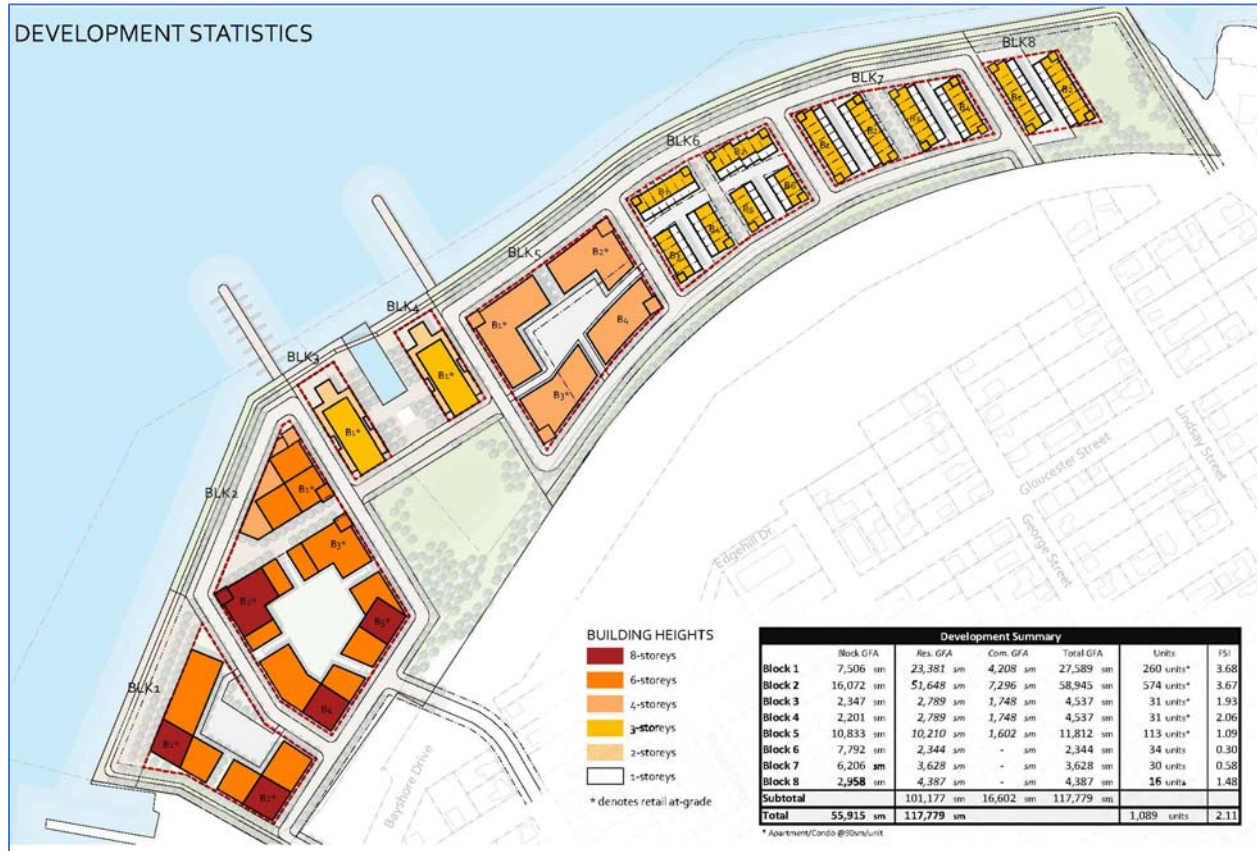
October 30, 2017
Council Chambers

Display Boards

Planning / Infrastructure

Wes Crown RPP.

Director of Planning and Building Services



Community Consultation

Official Plan / Zoning

Due Diligence – Servicing / Soils Remediation / Shoreline Protection

Site Plan Approval

Role of the Planning and Engineering Departments

Governance

John Skorobohacz

Chief Administrative Officer

Roles and Responsibilities

Council - Municipal Development Corporation

Council

Overall control and Oversight

Set out the parameters

Reporting

Budget

Workplan

Municipal Development Corporation

Day to day management – Development professional

MSC Director Input (minimum 2 Councillors)

Municipal Development Corporation

Donald May, RPP.

Ontario Land Economist

Special Consultant to the Town

Midland Bay Landing Property was purchased by the Town - Public and Private objectives

- **Why consider an MDC and the alternatives**
- **Advantages of an MDC (Lite option)**
- **Obtain necessary expertise**
- **Create an organization for greater success**
- **Developer / purchaser requirements**
- **Separate the Town's functions and responsibilities**
- **Better manage risks**

Continuum of Delivery Models



Existing Real Estate Structure and Development Capabilities

- Status Quo
- Primary Management Role but without significant value creation expertise or activities
- Typically rewarded for stewardship and management, not innovation or risk taking

New Dedicated Strategic Real Estate program

- New dedicated individual or group, or retooling of existing team with an executive "champion"
- Focus on value creation and achieving strategic outcomes
- Include Economic Development, Planning, Real Estate and Finance partners.
- Would need enhanced delegated authority and structures to be able to transact in an efficient manner

MDC – Land Preparation Only (MDC Lite)

- Small dedicated external corporation
- Target to enhance and unlock value on a small number of sites
- Primary "front end" of the development cycle and would vend or JV land with private developers

MDC – End to End Development (MDC Heavy)

- Larger corporation and board with more capacity (and overhead)
- Target more of an "end to end" development role and would actively JV with developers
- Higher risk and higher overheads but if sufficient land assets and throughput then it can be supported.

Increased Risk, Reward and Overheads

Phasing and Approach

