



Staff Report for Committee of the Whole Meeting

Date of Meeting: March 19, 2018

Report Number: SRPRS.18.061

Department: Planning and Regulatory Services
Division: Development Engineering & Transportation

Subject: **SRPRS.18.061 - Assumption of Storm Water Management Facility - Monarch Renaissance Woods Limited - Subdivision File 19T-94002**
Town File: D03-94002

Purpose:

To assume the storm water management facility and storm sewers related to the Pond DF3 (East) Servicing and Credit Agreement between the Town and Monarch Renaissance Woods Limited.

Recommendation(s):

- a) That the assumption of the storm water management facility and storm sewers located within the Town lands described as all of Lots 196, 342 to 366, both inclusive, part of Lots 164 to 195, 196 to 202, 338 to 341, 367, 368, all inclusive and Parts of Portage Avenue, Hastings Street and Sparks Street on Plan 133, being Parts 50, 51, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70 and 71 on Plan 65R-25577 related to Subdivision File 19T-94002, be approved.

Contact Person:

Manuela Kodra, Project Coordinator, 905-747-6415 and/or
Jeff Walters, Manager, Development Engineering Subdivisions and Stormwater Management, 905-747-6380.

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Background:

Storm Water Management Pond DF-3 (East) is located east of Bathurst Street and north of King Road as indicated on Map 1.

The developer of this subdivision, Monarch Renaissance Woods Limited has requested that the storm water management facility and storm sewers associated with the Pond DF3 (East) Servicing and Credit Agreement between the Town and Monarch Renaissance Woods Limited related to Subdivision File 19T- 94002, be assumed by the Town.

The balance of municipal services within this subdivision, save and except this storm water management facility and related storm sewers, where previously assumed under By-law Number 203-08.

Staff supports this assumption request based on the developer's fulfillment of the conditions from the Subdivision Agreement as summarized in Appendix A.

Financial/Staffing/Other Implications:

The Town now assumes the maintenance responsibility for the assumed storm water management facility. The estimated annual maintenance cost for the assumed facility within DF-3 (East) is \$ 10,400 and this cost will be funded from the approved 2018 budget.

Relationship to the Strategic Plan:

Assumption of this storm water management pond supports the objective of demonstrating responsible municipal management of infrastructure.

Conclusion:

Based on the above, staff recommends assumption of the storm water management facility and storm sewers associated with the Pond DF3 (East) Servicing and Credit Agreement between the Town and Monarch Renaissance Woods as outlined in this report.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A, List of Fulfilled Subdivision Agreement Sections
- Map 1, Location Map

Appendix A

Section A.23 – As-Built Drawings

R.V. Anderson Associates Limited, consulting engineers to the owner, has submitted a complete set of as-built engineering drawings for the services to be assumed. These drawings have been certified by the engineer who supervised the construction and have been reviewed by EIS - Design section on September 24, 2008.

Section A.24 – Consulting Engineer’s Certificate

R.V. Anderson Associates Limited has provided a certificate stating that the services have been completed in general conformance with the approved drawings. Final inspection of the municipal services was carried out and completed as of November 1, 2017, with the Town’s inspection staff. Accordingly, services have been constructed to Town’s standards.

Section A.25 – Street Tree Planting and Parks

Parks services and planting related to this facility have been satisfactorily completed. Our Parks Section has concurred with the assumption of this plan proceeding.

Section A.26 – Letter from Ontario Land Surveyor

David Horwood Limited, Ontario Land Surveyors, has provided a letter certifying that all standard iron bars (SIB’s) as shown on the registered plan have been reinstated as of April 7, 2007.

Section A.27 – Letter of Credit

Current Servicing Letter of Credits:	\$ 167,777.00
Letter of Credit retained upon Assumption (15% cost of works plus security for completion of landscaping)	\$ 75,166.55

This letter of credit will remain in place for the duration of the maintenance period which is 24 months from the date of the assumption bylaw.

Section A.28 – Statutory Declaration

Statutory Declarations have been received from the developer, Monarch Renaissance Woods Limited, their consultant R.V. Anderson Associates Limited and their contractor Terrain Excavation Inc. These declarations state that all accounts relating to the installation of services associated with the Pond DF3 (East) Servicing and Credit Agreement have been paid in full.

Report Approval Details

Document Title:	SRPRS.18.061 Assumption of Stormwater Management Pond.docx
Attachments:	- SRPRS.18.061 Map 1.pdf
Final Approval Date:	Mar 12, 2018

This report and all of its attachments were approved and signed as outlined below:

Dan Terziewski - Mar 9, 2018 - 3:07 PM

Kelvin Kwan - Mar 12, 2018 - 8:57 AM

David Dexter - Mar 12, 2018 - 9:01 AM

No Signature - Task assigned to Neil Garbe was completed by delegate Shane Baker

Shane Baker on behalf of Neil Garbe - Mar 12, 2018 - 3:48 PM