



Staff Report for Committee of the Whole Meeting

Date of Meeting: March 18, 2019

Report Number: SREIS.19.004

Department: Environment and Infrastructure Services

Division: Design and Construction Services

Subject: **SREIS.19.004 Local Improvement Report for the Reconstruction of Montiel Road**

Purpose:

To report on the results of the Local Improvement process, identify the benefiting properties which will be specially assessed and to report on the petition for the proposed Road Reconstruction of Montiel Road within.

Recommendation(s):

- a) That Montiel Road (Driscoll Road to Laverock Avenue) be reconstructed as a Local Improvement under the provisions of Ontario Regulation 586/06, as amended, Local Improvement Charges – Priority Lien Status; and,
- b) That By-law number 23-19 for the reconstruction of Montiel Road (Driscoll Road to Laverock Avenue) under Ontario Regulation 586/06, as amended, Local Improvement Charges – Priority Lien Status be enacted.

Contact Person:

Lucius Maitre, Manager, Municipal Engineering Design, Extension 6325

Kyle Paterson, Project Manager, Municipal Engineering, Extension 6341

Report Approval:

Submitted by: Italo Brutto, Commissioner of Environment and Infrastructure Services

Approved by: Neil Garbe, Chief Administrative Officer

Background:

Montiel Road (Driscoll Road to Laverock Avenue) is an existing rural road with ditches and narrow shoulders. As part of the Town's 2019 Capital Program, the Town is proposing to reconstruct this roadway as a Local Improvement in accordance with Ontario Regulation 586/06, as amended, Local Improvement Charges – Priority Lien Status. In accordance with this regulation, a Notice of Intention to Pass a Local Improvement By-law was published in the Richmond Hill Liberal and circulated to all property owners fronting this section of roadway on January 10, 2019. In addition to the road improvements, the existing cast iron watermain will be replaced due to age and condition.

A Public Information Drop-in Centre was held on the evening of January 31, 2019 at the Elgin Barrow Arena Complex. All property owners on Montiel Road were invited to review the presentation drawings illustrating the proposed improvements.

In accordance with Ontario Regulation 586/06 the Clerk has determined the sufficiency of petitions as follows:

Notice of Intention Published:	January 10, 2019
Notice of Intention Mailed: (Package including Notice of Intention, brochure, covering letter and Notice of Public Information Meeting)	January 10, 2019
Last day for Petition:	February 11, 2019
Number of Valid Petitions Received:	0
Number of Valid Petitions Withdrawn:	0
Total Number of Valid Petitions:	0
Total Assessment Value:	\$ 9840.99
Assessment of Objectors:	0
Percentage:	0
Percentage required to prevent project:	50% + 1
Number of Owners (properties)	4
Number of Objectors:	0
Percentage:	0
Percentage required to prevent project:	50% + 1

The proposed project has not been sufficiently petitioned against under the provisions of Ontario Regulation 586/06, as amended, "Local Improvement Charges – Priority Lien Status" and may therefore proceed as follows:

Method of Procedure: Section 6 (2) Ontario Regulation 586/06, as amended, Local Improvement Charges – Priority Lien Status.

Nature of Improvement: Rural road section reconstructed to urban standard with asphalt pavement, curb, gutters and storm sewers.

Street: Montiel Road (Driscoll Road to Laverock Avenue)

Length of Works: 112 metres

The properties, which will be immediately benefited, are the property fronting or abutting the portion of the aforementioned street and is the land to be assessed.

The estimated cost of the work is \$400,000 and the expected life-cycle for the proposed work is 20 years. The proportion of the cost to be assessed against the properties benefiting is \$9,840.99. The remaining \$390,159.01 will be borne by the municipality.

In accordance with Section 15 of the Ontario Regulation 586/06, as amended, Local Improvement Charges – Priority Lien Status, the following properties shall be assessed in a manner differing from the normal assignment of frontages. In all cases, the frontages have been determined by applying the Town's Policy Guidelines for Local Improvement Works.

The following properties are corner lots with frontage or flankage on a previously improved street. Therefore, these properties will not be specially assessed.

<u>Civic No.</u>	<u>Lot/Plan</u>	<u>Tax Roll No.</u>
235 Montiel Rd	Plan 5151 Lot 90	38-04-0-011-68700-0000
247 Montiel Rd	Plan M816 Lot 91	38-04-0-011-69000-0000
234 Montiel Rd	Plan 5151 Lot 95	38-04-0-011-70200-0000
248 Montiel Rd	Plan M816 Lot 92	38-04-0-011-70500-0000

An equal rate per metre will be assessed against the properties benefiting from the work according to their frontage.

The assessable frontage is 62.01 m.

The non-assessable frontage is 122.97 m.

The total frontage is 184.98 m.

The flat rate cost per metre of frontage to be borne by the benefiting property owners for the conversion to an urban cross section is \$158.70/m of frontage. This unit rate has been determined by using historical data from previous local improvements and is indexed annually by applying the Statistics Canada Construction Price Index to the flat rate cost in the previous year. The proportion of the cost to be assessed against the properties benefiting is determined as follows:

The flat rate cost per metre of frontage (\$158.70/m) x assessable frontage (62.01 m) = \$9,840.99.

Financial/Staffing/Other Implications:

The funding for the reconstruction of this section of Montiel Road was approved as part of the 2019 budget.

Relationship to the Strategic Plan:

The recommendations outlined in this report conform to the Town's Strategic Plan Goal 2 - Better Choice in Richmond Hill by identifying and preparing for necessary infrastructure projects to support better transportation and, Goal 4 – Wise Management of our Resources in Richmond Hill by Serving as a Role Model for Municipal Management.

Conclusion:

Based on insufficiency of petitions against the Local Improvement project, the Clerk has determined that project can proceed as a Local Improvement in full compliance with Ontario Regulations 586/06, as amended. Therefore, staff recommends the reconstruction of Montiel Road be undertaken as a Local Improvement in 2019 in accordance with the approved 2019 Capital budget.

Attachments:

- Attachment 1 – Location Map

Report Approval Details

Document Title:	SREIS.19.004 Local Improvement Report for the Reconstruction of Montiel Road.docx
Attachments:	Attachment 1 – Location Map
Final Approval Date:	Mar 11, 2019

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

Paolo Masaro - Mar 11, 2019 - 12:22 PM

Italo Brutto - Mar 11, 2019 - 2:03 PM

David Dexter - Mar 11, 2019 - 3:27 PM

Task assigned to Neil Garbe was completed by delegate Ilmar Simanovskis

Ilmar Simanovskis on behalf of Neil Garbe - Mar 11, 2019 - 3:32 PM