

June 14, 2019

Delivered via Email

Mr. Dan Terziewski, P. Eng., PTOE
Director, Development Engineering
City of Richmond Hill
225 East Beaver Creek Road,
Richmond Hill, ON
L4B 3P4

Dear Mr. Terziewski:

RE: North Valley Subdivision 19T-94022 – Snively Wetlands Outfall

Thank you for meeting with us on March 29, 2019 to discuss the North Valley Subdivision 19T-94022, and specifically the above noted works.

As discussed during our meeting, one of the outstanding issues preventing the close out of this project is related to an Outfall that currently drains Snively Wetlands, situated on the west side of Bayview and north of Snively Road, to a ditch on Bayview Ave.

There was an obligation for North Valley Developments Ltd to replace this existing culvert pipe to ensure that an unobstructed arrangement could be maintained free and clear of any obstacles, thus preventing any upstream flooding to the surrounding public and private properties.

This infrastructure was originally expected to cost approximately \$20,000 and then increased to \$90,000, and securities for the design and construction of these works were posted with the City as part of the project approval.

However, as you are aware, over the course of the last 15 years the City have had to reconsider the locations and options for the outlet due to contributing flows from the adjacent developments, construction of municipal projects that did not plan or anticipate for these outfall improvements, as well as York Region's reconstruction of Bloomington, Bayview Avenue as well as the City's reconstruction of Snively Road.

Several reanalyses and redesigns for the Snively Wetland Outfall solution have resulted in significant costs already being incurred by North Valley Developments Ltd for this project, including approximately \$70,000 in Consulting fees, to date.

Furthermore, the reanalysis and redesign has also resulted in a more complex solution, which is estimated to cost \$224,000. This solution cost significantly more than the original estimate, and is also yet to be approved by the Region

We are also aware that City staff had already brought forward a Capital project business case in 2018 to undertake these works as a municipal project. This business case contemplated drawing on all of North Valley Developments Ltd remaining securities (\$186,100) to construct this more complex project.

However, as we indicated to you during our meeting and as noted above, significant fees have already been incurred by North Valley Developments Ltd for changes outside of our control, and the cost of this new solution significantly exceeds the original project cost estimate of approximately \$20,000.

Furthermore, North Valley Developments Ltd has fulfilled all other obligations related to this Subdivision.

As such, we kindly request that City of Richmond Hill move forward on the completion of the Snively Wetland Outfall as a municipal project, as contemplated in the 2019 Capital business. A onetime fixed financial contribution from North Valley Developments Ltd of \$20,000, will be supplied to the City of Richmond hill, to be used towards the Snively Outlet municipal project.

We further request that, upon receipt of the \$20,000 cash payment, the City of Richmond Hill close out Subdivision 19T-94022, and that all related securities be released in accordance with the assumption processes and end of maintenance period for the City.

Thanking you in advance for your consideration.

North Valley Developments Ltd.

A handwritten signature in black ink, appearing to read 'Nick Cortellucci', with a long horizontal flourish extending to the right.

Nick Cortellucci