



Staff Report for Council Meeting

Date of Meeting: July 8, 2020
Report Number: SRPRS.20.050

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

Subject: SRPRS.20.050 - Corsica Development Inc.,
Hydro Service Improvements, David Dunlap
Observatory Park, City File: D03-10001

Purpose:

To obtain approval for a City payment to Corsica Development Inc. for the City share of Hydro service improvements for existing buildings within the David Dunlap Observatory Park.

Recommendation(s):

- a) That an amount of \$112,300.97 be approved as a City payment to Corsica Development Inc. for the City share of Hydro service improvements for existing buildings within the David Dunlap Observatory Park.
- b) That the Cash-in-Lieu of Parkland Reserve Fund be approved as the source of funding for this City payment to Corsica Development Inc.

Contact Person:

Jeff Walters, Manager Development Engineering Subdivision & Stormwater Management, 905-747-6380.

Michelle Dobbie, Manager Park and Natural Heritage Planning. 905-771-2467

Report Approval:

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

Approved by: Mary-Anne Dempster, City Manager

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

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Background:

The subject Hydro service improvements are associated with the David Dunlap Observatory Park located within the Corsica Development Inc. Subdivision. The Corsica Subdivision is located west of Bayview Avenue and north of 16th Avenue, as illustrated on Map 1.

As part of the related subdivision agreement, Corsica Development Inc. was obligated to replace the existing overhead Hydro service to the existing David Dunlap Observatory and Administration buildings with a new underground service as part of the underground services being installed for the Corsica Development Inc. Subdivision.

However, during the design of the new underground Hydro service, it was revealed through investigations by Corisca's consultant and Alectra that the condition of the existing underground service connection for these buildings was not in a safe or suitable condition for connection to the new underground Hydro service.

This condition was reviewed with City staff and staff agreed that the existing underground service connection to the buildings should be replaced at the same time as the replacement of the overhead Hydro service. Corsica proceeded to design the complete Hydro service improvements and obtain related approvals. Corisca had a contractor available and wished to proceed to have the works constructed including replacement of the existing underground service. At the time, Corisca was advised that the City did not have budget approval or a funding source approved yet for any City contribution towards this work, and that if construction proceeded it would be at their own risk. Given scheduling, Corsica acknowledged this risk and proceeded to have the works installed at their expense.

Corsica Developments Inc. has subsequently made a formal request to the City for a financial contribution toward the portion of the Hydro service improvements that were not part of their obligation under their related subdivision agreement.

The City portion or share of the Hydro service improvements includes replacement of the existing underground portion and the removal of some of the existing overhead Hydro poles and lines.

Corsica has provided the following summary of the cost share amounts based on the related invoices.

1. Transpower Invoice (underground ducts and cabling)	\$111,522.73
2. Rogers Invoice (relocation of plant)	\$8,927.85
3. Kettleby Invoice (construction access road)	\$45,270.06
4. Kettleby Invoice (tree cutting and transplanting)	\$15,255.00
5. Kettleby Invoice (fencing of work area)	\$3,952.74
6. Kettleby Restoration (removals and seeding)	\$25,371.33
7. RTG Consulting Fees	\$11,300.00

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8. Transpower Cost (removal of overhead poles and cables)	\$61,988.60
Sub-Total	\$283,588.31
Total City Share (39.6%)	\$112,300.97

The City share percentage of 39.6% was calculated based on the length of existing underground service replaced in proportion to the total length of existing and new underground service installed. Map 2 shows the location of the existing and new Hydro underground service for the existing buildings and the City percentage calculation.

Staff have reviewed the City cost share calculations and support the request from Corsica for a City payment in the amount of \$112,300.97, which includes HST.

Financial/Staffing/Other Implications:

The proposed source of funding for this City payment in the amount of \$112,300.97 is the Cash-in-Lieu of Parkland Reserve Fund. This Reserve has a current balance of approximately \$32.7 million.

Relationship to the Strategic Plan:

The Hydro service improvements for the existing buildings within the David Dunlap Observatory Park supports the City's Strategic Plan goal of wise management of City resources.

Conclusion:

Based on the above, staff recommends that a City payment in the amount of \$112,300.97 be approved to Corsica Developments Inc. for the City share of Hydro service improvements to the David Dunlap Observatory Park and that the Cash-in-Lieu of Parkland Reserve be approved as the source of funding.

Attachments:

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

- Map 1 – Map Location
- Map 2 – Underground Hydro Service Location

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Report Approval Details

Document Title:	SRPRS.20.050 - DDO Hydro Conversion.docx
Attachments:	- SRPRS.20.050 - Map 1 - Location.pdf - SRPRS.20.050 - Map 2 - Underground Hydro Service Location.pdf
Final Approval Date:	Jun 18, 2020

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

Dan Terzievski - Jun 17, 2020 - 1:46 PM

Kelvin Kwan - Jun 17, 2020 - 2:19 PM

David Dexter - Jun 17, 2020 - 2:53 PM

MaryAnne Dempster - Jun 18, 2020 - 1:46 PM