



Staff Report for Council Meeting

Date of Meeting: September 23, 2020

Report Number: SRPRS.20.125

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

Subject: SRPRS.20.125 - Authorization to Execute
Servicing Agreement, Site Plan D06-17040
(related 19T-18003), Times 1128 Inc. (City File:
L03-20001)

Purpose:

To obtain authorization to execute a servicing agreement for municipal servicing related to site plan D06-17040.

Recommendation(s):

That the Mayor and Clerk be authorized to execute a servicing agreement with Times 1128 Inc. for the installation of municipal servicing related to site plan D06-17040, upon the written recommendation of the Commissioner of Planning and Regulatory Services.

Contact Person:

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: 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 site plan D06-17040 is located within the North Leslie West secondary plan area, and more specifically on the west side of Leslie Street south of 19th Avenue as indicated on Map A.

The detailed engineering design for this site plan and related municipal servicing has proceeded, and submission of related engineering plans and technical reports have been reviewed by Development Engineering. This review has identified the need for municipal servicing to support the development of site plan D06-17040, as well as a future subdivision located north of this site plan. The required municipal servicing includes the installation of a stormwater management facility and a sanitary sewer. This SWM facility is located along the west boundary of the site plan lands and the sanitary sewer is located in an easement within the site plan lands.

Times 1128 Inc., being the registered owner of the site plan lands, has provided a written request (refer to Appendix A) for the preparation of a servicing agreement to allow the installation of the required municipal servicing to support development of site plan D06-17040. Development Engineering has reviewed this request from Times 1128 Inc. and support this request for execution of a servicing agreement.

This servicing agreement will ensure that the required municipal servicing will be constructed in accordance with approved engineering plans, City standards and installation will be secured through appropriate Letters of Credit. This agreement will also ensure that the lands required for the municipal stormwater management facility and municipal easement will be conveyed to the City.

Authorization is required from Council for the Mayor and Clerk to execute a servicing agreement with Times 1128 Inc., as recommended in this report.

Financial/Staffing/Other Implications:

All costs associated with preparation of the servicing agreement will be borne by Times 1128 Inc.

Relationship to the Strategic Plan:

This report relates to the objective of serving as a role model for municipal management as it anticipates the needs and impacts to the development community and wisely manages staff time and resources.

Conclusion:

Staff recommend that the Mayor and Clerk be authorized to execute a servicing agreement with Times 1128 Inc. to allow installation of municipal servicing required to support site plan D06-17040 as outlined in this report.

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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 A – Location of Site Plan D06-17040
- Appendix A – Copy of Letter from Times 1128 Inc.

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Report Approval Details

Document Title:	SRPRS.20.125 Authorization to Execute Servicing Agreement, D06-17040, Times 1128 Inc.docx
Attachments:	- SRPRS.20.125 Appendix A.pdf - SRPRS.20.125 Map A Location .pdf
Final Approval Date:	Sep 4, 2020

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

Dan Terzievski - Aug 31, 2020 - 3:02 PM

Kelvin Kwan - Sep 2, 2020 - 2:21 PM

MaryAnne Dempster - Sep 4, 2020 - 9:43 AM