



Staff Report for Council Meeting

Date of Meeting: February 9, 2022

Report Number: SRPI.22.003

Department: Planning and Infrastructure
Division: Infrastructure and Engineering Services

Subject: SRPI.22.003 - Approval of City Contribution for SWM Retrofit and Authorization to Execute Amending Subdivision Agreement for Subdivision File 19T-07008, King South Developments Inc. (City File D03-07008)

Purpose:

To approve a City contribution for the external stormwater management pond retrofit works associated with Subdivision File 19T-07008, and obtain authorization to execute an Amending Subdivision Agreement with King South Developments Inc.

Recommendation(s):

- a) That the City contribution towards the construction of the external stormwater management pond retrofit works required under the subdivision agreement with King South Developments Inc. for Subdivision File 19T-07008, be increased to \$997,679.21;
- b) That the source of funding for this City contribution be the Oak Ridges Overall Area Specific Development Charge Reserve; and
- c) That, upon the written recommendation from the Commissioner of Planning and Infrastructure, the Mayor and Clerk be authorized to execute an amending Subdivision Agreement with King South Developments Inc. to revise the City contribution towards the construction of the external stormwater management pond retrofit works associated with Subdivision File 19T-07008.

Contact Person:

Jeff Walters, Manager Engineering Subdivisions and Infrastructure Planning,
905-747-6380

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Page 2

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.

Background:

As part of the infill growth plans within OPA129 in Oak Ridges, external stormwater management (SWM) retrofit works were identified to support the redevelopment of this area. This included modifications to the existing SWM ponds DF3 East and DF3 West to provide additional stormwater treatment to accommodate proposed subdivision developments within the contributing drainage area. The location of these SWM ponds are shown on Map A.

The DC Background Study for the Oak Ridges Area Specific Development Charge (ASDC) includes funding for the retrofit of both the DF3 West and DF3 East SWM ponds. The intention from Background Study was for the retrofit of these SWM ponds to be funded through the Oak Ridges ASDC.

In May of 2018, a Subdivision Agreement was executed between the City and King South Developments Inc. This agreement obligated King South Developments Inc. to design and construct the external stormwater management (SWM) retrofit works for DF3 West to support the development of Subdivision File 19T-07008, and other contributing developments.

The Subdivision Agreement also included a City contribution in the amount of \$539,336.21 towards the design and construction of the external SWM retrofit works for DF3 West. The approved funding source for this City contribution was the Oak Ridges Overall Area Specific Development Charge Reserve.

Based on more recent and updated technical studies and design work completed for development applications within the contributing drainage area, it has been identified that the retrofit of the existing DF3 East SWM pond is no longer necessary to support the proposed subdivision development.

At the same time, King South Developments Inc. has advised, through supporting documentation, that the actual construction cost for the external SWM pond retrofit works to DF3 West is approximately \$1,375,000.00. As the actual construction costs for DF3 West have exceeded the estimated cost in the ASDC, and it has been identified that the DF3 East SWM pond retrofit is no longer required, King South Developments Inc. has requested consideration to reallocate the ASDC funding for DF3 East pond towards DF3 West pond retrofit.

Page 3

In consideration of this request, Staff have reviewed the updated analysis and technical documents for the DF3 East SWM pond retrofit, as well as the updated costing information provided for the DF3 West pond retrofit, and have no objection to the re-allocation of the ASDC funding for the DF3 East SWM pond retrofit towards the retrofit of the DF3 West SWM pond. Finance staff have also reviewed this request and have no objections.

The current ASDC funding for retrofit of the DF3 East SWM pond is \$458,343.00 in 2022 dollars. Since this funding is no longer required, Staff recommend that the City contribution towards the external SWM retrofit of the DF3 West SWM pond be increased by an amount of \$458,343.00 (from \$539,336.21 to \$997,679.21) and that the source of funding continue to be the Oak Ridges Overall Area Specific Development Charge Reserve.

Staff have also determined that the original subdivision agreement will need to be amended to allow for this revised City contribution amount. In order to proceed with this Amending Subdivision Agreement, Council approval is required for the Mayor and Clerk to execute this agreement as outlined in this report.

Financial/Staffing/Other Implications:

King South Developments Inc. will be required to pay all fees associated with the amending subdivision agreement.

The recommended source of funding for the amended City contribution toward the DF3 West SWM Pond retrofit in the amount of \$997,679.21 is the Oak Ridges Overall Area Specific Development Charge Reserve Fund. This Reserve Fund has a current balance of \$4,185,800.

Relationship to Council's Strategic Priorities 2020-2022:

The recommended City contribution and execution of this amending Subdivision Agreement supports the Council's strategic priority of balancing growth and financial responsibility.

Climate Change Considerations:

Climate change considerations are not applicable to this staff report.

Conclusion:

Staff recommend that a City contribution towards the external SWM retrofit works for Subdivision File 19T-07008, be increased to the amount of \$997,679.21, with funding from the Oak Ridges Overall Area Specific Development Charge Reserve.

Furthermore, staff recommend that the Mayor and Clerk be authorized to execute an Amending Subdivision Agreement with King South Developments Inc., upon receiving a written recommendation from the Commissioner of Planning and Infrastructure.

Page 4

Attachments:

The following attached documents may include scanned images of appendices, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format, please call the contact person listed in this document.

- Map A – Location Plan

Page 5

Report Approval Details

Document Title:	SRPI.22.003 City Contribution for SWM Works and Execute Amending Subdivision Agreement.docx
Attachments:	- Map A Location Plan.docx
Final Approval Date:	Jan 12, 2022

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

Dan Terzievski – Jan 12, 2022 – 9:37 AM

Paolo Masaro – Jan 12, 2022 – 9:57 AM

Kelvin Kwan – Jan 12, 2022 – 1:41 PM

MaryAnne Dempster – Jan 12, 2022 – 3:03 PM