



Staff Report for Committee of the Whole Meeting

Date of Meeting: January 22, 2018

Report Number: SRPRS.18.001

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

Subject: SRPRS.18.001 - Great Land (Yonge 16th) Inc. -
Assumption of Municipal Services -Related Site
Plan file: D06-08038 -Town Files: L03-GR and
L03 -11003

Purpose:

To assume the external sanitary sewer associated with a servicing agreement with Great Land (Yonge 16th) Inc.

Recommendation(s):

1. That the assumption of the external sanitary sewer, located within the existing right of way of 16th Avenue, the 16th Avenue Service Road, and within a Town easement over Part of Lot 41, Concession 1, described as Parts 1 to 4 on Plan 65R-35815, be approved.

Contact Person:

Erik Loorand, Programs Coordinator Subdivisions, 905-747-6357 and/or
Jeff Walters, Manager of Development Engineering, 905-747-6350 and /or
Dan Terzievski, Director of Development Engineering and Transportation, 905-747-6358

Report Approval:

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

Approved by: Neil Garbe, Chief Administrative Officer

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

Background:

The Great Land (Yonge 16th) Inc. Site Plan D06-08038 is a high rise development located on the east side of Yonge Street, south of 16th Avenue, as indicated on Map A.

As part of this development, an external sanitary sewer has been constructed within the right of ways of 16th Avenue, the 16th Avenue Service Road, and within a Town easement, with the purpose of providing a sanitary servicing outlet for Great Land (Yonge 16th) Inc. Condominium site plan.

Great Land (Yonge 16th) was obligated to construct this sewer through a servicing agreement LO3-GR, with the Town.

The subject sanitary sewer also provides an appropriately sized trunk sanitary sewer outlet for the Yonge /16th Avenue development area which discharges to the York Durham Sanitary Sewer System As such, this sewer will be further utilized by other developments as they proceed in the area.

The developer has completed these works and has requested that the external sanitary sewer be assumed by the Town. The sewer is located within the Right of Way of 16th Avenue, the 16th Avenue Service Road, as well as a servicing easement in favour of the Town over Part of Lot 41, Concession 1 East of Yonge Street, described as Parts 1 to 4 on Plan 65R-35815. These roads have been established as public highways and both Region of York and Town inspection staff are satisfied with the services provided.

Based on fulfillment of the conditions from the servicing agreement as summarized in Appendix A, staff recommends that the subject external sanitary sewer be assumed by the Town.

Financial/Staffing/Other Implications:

Upon assumption, the Town will be responsible for the maintenance and operation of above and belowground infrastructure within the subject lands. The annual maintenance cost is estimated to be \$1,802.00.

It is recommended that the Public Works Operations annual operating budget be increased during the next budget cycle process to reflect these additional costs.

Relationship to the Strategic Plan:

Assumption of municipal services demonstrates our responsibility to provide wise management of our resources.

Conclusion:

Based on the above, staff recommends that the external sanitary sewer associated with the Great Land (Yonge 16th) Inc. serving agreement File number L03- 11003 ,and as outlined in this report, be assumed.

Attachments:

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

- Appendix A – List of Fulfilled Servicing Agreement Sections
- Map 1 – Location Map

Appendix A

Section 6.1 – As-Built Drawings

Schaeffer and Associates Ltd., consulting engineers to the owner, has submitted a complete set of as-built engineering drawings for the services to be assumed. These drawings have been certified by the engineer who supervised the construction and have been reviewed by EIS - Design section on October 13, 2017.

Section 6.2 and 6.5 – Consulting Engineer’s Certificate

Schaeffer and Associates Ltd., has provided a certificate stating that the services have been completed in general conformance with the approved drawings. Final inspection of the municipal services was carried out and completed as of October 18, 2017 with the Town’s inspection staff. Accordingly, services have been constructed to Town’s standards.

Section 6.4 – Letter of Credit

Current Servicing Letter of Credits (30 % of cost of works)	\$187,409.00
Value of works being assumed under this report (partial)	\$326,376.00
Letter of Credit retained upon Assumption (15% cost of assumed works)	\$56,456.40
Letter of Credit value released on Assumption (15% of assumed works)	\$56,456.40

This letter of credit portion pertaining to these assumed works will remain in place for the duration of the maintenance period which is 24 months from the date of the assumption bylaw. The balance of the letter of credit will be reduced further on assumption of the remaining currently unassumed services.

Section 6.5 – Statutory Declarations

Statutory Declarations have been received from Great Lands (Yonge 16th) Inc., their consultant Schaeffer and Associates Ltd., and their contractor Memme Excavation Company Limited. These declarations state that all accounts relating to the installation of services within the 16th Avenue right of way and the Town easement have been paid in full.

Report Approval Details

Document Title:	SRPRS.18.001 - Assumption of Great Land Externals.docx
Attachments:	- SRPRS.18.001 Map 1.pdf
Final Approval Date:	Jan 10, 2018

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

David Dexter - Jan 9, 2018 - 3:31 PM

Dan Terzievski - Jan 10, 2018 - 3:05 PM

Kelvin Kwan - Jan 10, 2018 - 3:48 PM

Neil Garbe - Jan 10, 2018 - 3:52 PM