



Staff Report for Committee of the Whole Meeting

Date of Meeting: March 19, 2025

Report Number: SRIES.25.004

Department: Infrastructure and Engineering Services
Division: Infrastructure Planning and Development Engineering

Subject: **SRIES.25.004 – Authorize Execution of Amending Subdivision Agreement for City Contribution, 19T-11004 Montagna Capital (BT) Inc.**

Purpose:

To obtain authorization to execute an Amending Subdivision Agreement with Montagna Capital (BT) Inc. to include a City Contribution for boundary road improvements and active transportation improvements within Subdivision File 19T-11004.

Recommendation(s):

- a) That staff report SRIES.25.004 be received;
- b) That upon the written recommendation of the Commissioner Infrastructure and Engineering Services, the Mayor and Clerk be authorized to execute the Amending Subdivision Agreement with Montagna Capital (BT) Inc. to include a City Contribution towards the construction of boundary road improvements and active transportation improvements associated with Subdivision File 19T-11004.

Contact Person(s):

- Jeff Walters, Manager Engineering Subdivisions and Infrastructure Planning, Ext. 6380
- Paul Guerreiro, Acting Director Infrastructure Planning and Development Engineering, Ext. 6448
- Paolo Masaro, Commissioner Infrastructure and Engineering Services, Ext. 6540

Report Approval:

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:

In October of 2023, a subdivision agreement was executed between the City and Montagna Capital (BT) Inc. for Subdivision File 19T-11004. As part of the municipal servicing obligations, the developer is required to construct boundary road improvements on Major Mackenzie Drive East and the active transportation improvements on Vogell Road.

The boundary road improvements on Major Mackenzie Drive East include the installation of a sidewalk, multi-use path, streetlights, and landscaping on the south side of Major Mackenzie Drive East from Leslie Street to the Highway 404 on-ramp. The active transportation improvements on Vogell Road include the installation of a cycle track within the boulevard on both sides of Vogell Road within the limits of Subdivision File 19T-11004. Refer to Attachment 1 - Location Map.

Discussion:

At the time of execution of the subdivision agreement, the Area Specific and City-wide Development Charge (DC) By-laws were still in the process of being updated. More specifically the remaining boundary road improvements from existing Area Specific By-laws were being transferred to the “*engineering servicing*” component of the City-wide DC. In addition, active transportation improvements within Vogell Road were also included in the City-wide DC update.

The update to the City-wide DC By-law was completed in March of 2024. Capital budgets in the amount of \$523,240.00 for the Major Mackenzie Drive East boundary road improvements and \$310,000.00 for the Vogell Road active transportation improvements were approved through the 2025 budget process in December of 2024. The source of funding for these improvements is the City-wide Engineering Services Development Charges Reserve Fund.

With these budget approvals in place, the timing is now appropriate to amend the subdivision agreement to include City Contributions towards these improvements being constructed by the developer. Staff recommend that Council authorize the execution of an amending subdivision agreement to include the City Contributions as outlined in this report.

Financial Implications:

Montagna Capital (BT) Inc. will be required to pay all fees associated with preparation of the amending subdivision agreement.

Capital budgets in the amount of \$523,240.00 (Account No. P/001301) for the Major Mackenzie Drive East boundary road improvements and \$310,000.00 (Account No. P/001255) for the Vogell Road active transportation improvements was approved through the 2025 budget process. The source of funding for these capital budgets is the City-wide Engineering Services Development Charges Reserve Fund.

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Relationship to Strategic Plan 2024-2027:

The construction of the Major Mackenzie Drive East boundary road improvements and the Vogell Road active transportation improvements align with Pillar 1: Growing a Livable, Sustainable Community, specifically Priority 1 which focuses on managing growth in a way that enables choice and connection for the City, its residents, and businesses now and in the future. Furthermore, it enhances transportation infrastructure and improves mobility and accessibility to support the safety of community members, promote active and sustainable modes of travel.

Attachments:

The following attached documents may include scanned images of appendixes, 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.

- SRIES.25.004 - Attachment 1 - Location Map

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Report Approval Details

Document Title:	SRIES.25.004 Authorize Execution of Amending Subdivision Agreement for City Contribution 19T-11004 Montagna Capital(BT)Inc.docx
Attachments:	- SRIES.25.004 Attachment 1 Location Map.pdf
Final Approval Date:	Mar 4, 2025

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

Paul Guerreiro - Mar 4, 2025 - 2:59 PM

Gigi Li - Mar 4, 2025 - 3:45 PM

Paolo Masaro - Mar 4, 2025 - 3:52 PM

Darlene Joslin - Mar 4, 2025 - 4:22 PM