

COMMITTEE OF THE WHOLE – FEBRUARY 17, 2003

ASSUMPTION – MONTEBELLO SUBDIVISION – PHASE I PARADISE HOMES MILLPAR INC. 19T-95100 \ 65M-3277

Recommendation

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3277, and that the municipal services letter of credit be reduced to \$261,100 required for outstanding remedial works after the City has secured the additional letter of credit amount required for Phase II.

Purpose

The Subdivision has been completed and assumption has been requested.

Background - Analysis and Options

The 281 lot development is a residential subdivision, located west of Islington, North of Rutherford, as shown on Attachment 1. The Subdivision Agreement was signed on October 22, 1998. The municipal services in Plan 65M-3277 were installed in September 1998, and the top course asphalt was placed in October 2001.

All the documentation required by the Subdivision Agreement for assumption has been submitted. The Commissioner of Engineering and Public Works has received inspection clearance from all pertinent City Departments except Public Works and the City Treasurer has confirmed that all of the City's financial requirements regarding this subdivision have been met.

The Parks Department requires that a letter of credit in the amount of \$25,000 be held until the spring of 2003 as security against maintenance of boulevard trees. The Building Department has identified several outstanding lot grading issues and requires that a \$13,000 letter of credit be held against resolution of these issues.

For over one year the Public Works and Engineering Departments have been requesting resolution of serious concerns with respect to the condition of the storm sewers. Approximately 150 metres of pipe displayed cracking and water infiltration during camera inspections. The developer's consulting engineer has recently overseen some repair work (January 2003). Staff note that it is premature to decide if this remedial work is adequate. Therefore staff recommend that a letter of credit be held for:

- the cost to potentially remove and replace the affected sections of pipe,
- the cost of an independent professional engineer's (expert) review, and
- the cost of additional camera inspections.

Engineering and Public Works staff estimate that the value of the letter of credit amount associated with the storm sewers should be \$223,100. The total value of the letter of credit to be retained pending satisfactory resolution of the forementioned matters is \$261,000.

Conclusion

It is therefore appropriate that the municipal services in 65M-3277 be assumed and the municipal services letter of credit be reduced to \$261,100 required for outstanding remedial works after the City has secured the additional letter of credit amount required for Phase II. The letter of credit will be reduced and released as the work is completed and certified to the City's satisfaction.

Attachments

1. Location Map

Report prepared by:

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Respectfully submitted,

Bill Robinson, P. Eng.
Commissioner of Engineering and Public Works

VR:MC

ATTACHMENT No. 1

