

Township of Southgate

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Staff Report CAO2020-057

Title of Report: Southgate - Flato West Block 75 Senior Apartment
Development Off Site Work Cost Sharing Agreement

Department: Administration

Council Date: October 7, 2020

Council Recommendation:

Be it resolved that Council receive staff report CAO2020-057 as information; and

That Council consider approve the Southgate-Flato Dundalk Meadows Inc. Block 75 Senior Apartment Development Project Cost Sharing Agreement for off-site works to service the project by Municipal By-law 2020-110 at the October 7, 2020 meeting.

Background:

The Township of Southgate has supported and approved the Flato Dundalk Meadows Inc. Block 75 Senior Apartment Development Project to construct an 80 unit Seniors Apartment Building development on Hagan Street in Dundalk. The project has primary access to services installed for the Flato West project on Hagan Street that accesses the service from Young Street. The primary vehicle access to this property is through the use on Rows Lane which requires roadway widening and service upgrades to provide secondary access to water, sewer services for this street and a sidewalk for public safety. Some of the cost of these services are growth related being borne by the developer and some are not growth related with the cost assessed to Southgate to provide the upgrading of existing services and/or the install of new services for existing residential properties.

Staff Comments:

The Flato Dundalk Meadows Inc., Block 75 Senior Apartment Development has developed their off-site construction plans and project costs to complete the work. Triton Engineering has reviewed and approved the off-site construction plans and financial cost allocations to Flato and Southgate. Included in this staff report is a copy of the document (Attachment #1) prepared by Triton to allocate the Flato Block 75 project for all the off-site works.

Staff recommends that Council approve this Agreement by Municipal By-law 2020-110.

Financial Impact or Long Term Implications

The financial impact to the municipality as a result of this report will be the following capital cost estimates in 2021 with following cost allocations:

Description of Work	Cost
<i>Sanitary Sewers</i>	
Rowes Lane	\$71,910.00
Hagan Street (middle section-rail trail to 270 Young)	\$ 100.00
Hagan Street (west section-270 Young to Young St.)	<u>\$ 400.00</u>
Sub-total	\$72,410.00
15% for Contingency & Engineering	<u>\$10,961.50</u>
Total	\$83,271.50
 <i>Watermain</i>	
Rowes Lane	\$61,450.00
Hagan Street (east section-Rowes Lane to Rail Trail)	<u>\$ 870.00</u>
Sub-total	\$62,320.00
15% for Contingency & Engineering	<u>\$ 9,348.00</u>
Total	\$71,668.00
 <i>Roads & Streetlighting</i>	
Hagan Street (middle section-rail trail to 270 Young)	\$ 37,350.00
Hagan Street (west section-270 Young to Young St.)	<u>\$ 51,050.00</u>
Sub-total	\$88,400.00
15% for Contingency & Engineering	<u>\$13,260.00</u>
Total	\$101,660.00

Note: Southgate's actual cost sharing portion will be based on actual construction costs of the project certified by Triton when the work has been completed.

The construction of this residential seniors apartments will generate future taxation, building permit fees and development charges, plus water and sewer user revenues for the Township once occupied.

Communications & Community Action Plan Impact:

This report has been written and presented to Council to communicate accurate information to the public.

Goal 3 - Promoting Health Services and Housing Choices

Action 3: The residents and businesses of Southgate envision a caring community which meets the needs of all ages and incomes for a healthy and comfortable life, even as our population grows and changes.

Strategic Initiatives 3-A (2019-2023): By means of appropriate policies, incentives and development partners, the Township will facilitate a significant increase in the supply and variety of both rental and purchase housing/accommodation within Southgate.

Concluding Comments:

1. That Council receive this staff report as information.
2. That Council approve the Southgate-Flato Dundalk Meadows Inc. Block 75 Seniors Apartment Development Project Cost Sharing Agreement for off-site works to service the project by Municipal By-law at the October 7, 2020 meeting that is included in this report as Attachment #1.

Respectfully Submitted,

CAO approval.: <u>Original Signed By</u>	Public Works Mgr: <u>Original Signed By</u>
Dave Milliner – CAO	Jim Ellis – PW Mgr.
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- Attachment #1 – Triton Cost Sharing Worksheet for Flato Block 75 Off Site Construction Works
- Attachment #2 – Southgate Flato Block 75 Seniors Apartment Development Project Cost Sharing Agreement