

## **Township of Southgate**

### **Administration Office**

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## **Staff Report CAO2022-033**

**Title of Report:** White Rose Park Subdivision Preliminary Acceptance and Security Reduction Approval Report

**Department:** Administration

**Council Date:** July 6, 2022

### **Council Recommendation:**

**Be it resolved that** Council receive staff report CAO2022-033 as information; and

**That** Council approve the White Rose Park Phase I & II Residential Development project for the Preliminary Acceptance of the Phase III & IV Internal Works; and

**That** Council approve the White Rose Park Phase I & II Residential Development project Letter of Credit security reduction based on the Preliminary Acceptance of the Phase III & IV External Works to reduce the Letter of Credit requirement to \$200,000.00 being required by the Township of Southgate.

### **Background:**

White Rose Park is a residential subdivision project constructing a 66 residential unit development north of Artemesia and Doyle Street, in Dundalk. The project has an approved Subdivision Agreement with the Township of Southgate for the residential development to construct roads and municipal services (lighting, sidewalks, stormwater, wastewater and water) and public servicing (cable TV, electricity, internet, natural gas, telephone, etc.) infrastructure. A Subdivision Agreement is a robust version of a site plan agreement that the Township uses to manage industrial and commercial projects. A Subdivision Agreement is a broader document that deals with all the issues to manage the project and the municipal risk associated with these types of developments. The Subdivision Agreement also deals with costs estimates for ensuring the completion of the external and internal municipal servicing work of roads, sidewalks, stormwater management, wastewater disposal, water, etc. should the developer default in the completion of the project works. The Subdivision Agreement requires and establishes a Letter of Credit amount that must be maintained during the project until the works are fully accepted and the warranty period requirements have expired.

### **Staff Comments:**

The Township's engineering consultant, Triton Engineering has reviewed the White Rose Park Phase I & II project subdivision works completed externally on Artemesia and Doyle Street, as well as the internal municipal required works within the project development. The Triton memorandum report is included in this staff report as

Attachment #1 and provides the recommendation to approve Preliminary Acceptance of the Stage III & IV internal works, to reduce the security requirement to \$200,000.00 for warranty which is a total reduction of \$350,000.00 for the internal works for outstanding issues to be completed or inspected.

### **Financial Impact or Long Term Implications**

There is no financial cost impact to the municipality as a result of this report as all engineering costs to peer review the White Rose Park agreement securities for their development will be charged to the developer.

### **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 facilitated 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 CAO2022-033 as information.
2. That Council approve the White Rose Park Phase I & II Residential Development projects Letter of Credit security reduction based on the Preliminary Acceptance for internal works and reduce the present amount of Letter of Credit to \$200,000.00 being retained by the Township of Southgate.

Respectfully Submitted,

### **PW approval: Original Signed By**

Jim Ellis – Public Works Mgr.

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### **CAO approval: Original Signed By**

Dave Milliner – CAO

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- Attachment #1 – Triton memorandum dated June 16, 2022 for White Rose Phase I& II Subdivision Updated Security Requirement