

Township of Southgate

Administration Office

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Staff Report CAO2022-064

Title of Report: Flato Dundalk Meadows Inc. East & North Subdivision
Security Reductions Report

Department: Administration

Council Date: September 21, 2022

Council Recommendation:

Be it resolved that Council receive staff report CAO2022-064 as information; and

That Council approve the Flato Dundalk Meadows Inc., Flato East Phase 4, 5 & 6 Subdivision Acceptance of the Stages I & II infrastructure services for this development reducing the security requirement by \$275,000.00; and

That Council approve the Flato Dundalk Meadows Inc., Flato East Sewage Pumping Station acceptance of installation progress for this development reducing the security requirement by \$404,705.00.

Background:

A Subdivision Agreement (SDA) is required by the Township of Southgate for all residential development projects where the lands being developed with roads and normal municipal services (lighting, sidewalks, stormwater, wastewater and water) and public servicing (cable TV, electricity, internet, natural gas, telephone, etc.) infrastructure. Subdivision development agreements establish the required infrastructure for the project, inspection of the assets installed, initial maintenance of assets, progress work reductions, preliminary acceptance, warranty period, final acceptance and ownership transfer of the assets to the municipality.

Council at the September 7th, 2022 Council meeting received staff report CAO2022-061 titled "Southgate Meadows Inc. Flato East Phase 2B Subdivision Preliminary Acceptance" and approved the following Council resolution:

Moved By Councillor Dobreen; **Seconded By** Councillor Frew;

Be it resolved that Council receive staff report CAO2022- 061 as information; and

That Council approve the Flato Dundalk Meadows Inc., Flato East Phase 2B Subdivision Preliminary Acceptance of the Stages III & IV infrastructure services for this development.

Carried No. 2022-593

We have included the Flato East Phase 2B approved reduction in this report as it will be included as one aggregate reduction with this report being issued to Flato.

Staff Comments:

Crozier Engineering has now requested security reductions for the Flato Meadows Inc., Flato North Phase 4, 5 & 6 development receive Stage 1 & 2 Preliminary Acceptance of this phase of the subdivision. They are also requesting acceptance of site servicing work of the new Sewage Pumping Station (SPS). The work on the SPS is complete from an infrastructure work perspective, except for the delivery and commissioning of the Genset and Hydro One electrical service. Since the SPS cannot be tested, Triton has inspected and agreed to a 25% security reduction, until the facility can be energized and tested. The letter request is included in this staff report as Attachment #1. The Crozier letter is dated September 12th, 2022 and spells out the details of their acceptance request.

Triton Engineering staff have completed site inspections and reviewed the Flato East Phase 2B subdivision infrastructure installed to attain the preliminary acceptance requirements. Triton in their letter report dated February 23rd, 2022 have confirmed by their inspections the required works completed, identified services to be repaired and approved preliminary acceptance to start the guarantee and maintenance period on February 8, 2022. The Triton letter is included in this report as the Attachment #2 document.

The purpose of this report is for the Township to approve by resolution, the Preliminary Acceptance of Flato Phase 2B for our record for the purpose to trigger any applicable security reductions.

Financial Impact or Long Term Implications

There is no financial impact to the municipality as a result of this report. The engineering costs to review the servicing and inspection of the project work is paid by the developer.

The following Flato residential and servicing work for their projects are requested to have the securities reduced as follows:

Project	Stage of Work	Security Reduction
Flato East Phase 2B	Stage 3 & 4	\$670,531.74
Note: 2B approved at the Sept. 7 th , 2022 Council meeting.		
Flato North Phase 4,5&6	Stage 1 & 2	\$275,000.00
Flato East Sewage Pump Station	Progress Work	\$404,705.00
Note: This security reduction is based on presently posted LC of \$1,898,500.00 (see Attachment #2)		
Total Letter of Credit Security Reduction		\$1,350.236.74

Attachment #3 is copy of the Flato Dundalk Meadows Security Summary Report that provides an overview of the securities that will remain after Council approval.

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 comfortable life, even as our population grows and changes.

Concluding Comments:

1. That Council receive this staff report as information.
2. Triton staff has reviewed the Flato North Phase 4, 5 & 6 subdivision public infrastructure installed and the subdivision agreement preliminary acceptance of Stage I & II works and recommend Township Council approval.
3. Triton staff has reviewed the infrastructure installed for the Flato East Sewage Pumping Station for a 25 percent security reduction approved by the engineers and recommend Township Council approval.
4. A copy of the Triton letter reporting on their review Flato North, East and SPS works is included in the staff report as Attachment #4.

Respectfully Submitted,

CAO approval: Original Signed By

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PW approval: Original Signed By

Jim Ellis – Public Works Mgr.

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Planning approval: Original Signed By

Clint Stredwick – Municipal Planner

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Attachments:

- Attachment 1 – Crozier request letter for Flato Development Security Reductions dated September 12, 2022
- Attachment 2 – Flato Dundalk Meadows Securities Summary Report dated August 26, 2022
- Attachment 3 – Flato Dundalk Meadows Securities Summary Report dated September 12, 2022
- Attachment 4 – Triton letter reporting on the Flato Development Security reduction request dated September 15, 2022