

- 1. ROADWAY MODIFICATION AGREEMENT IN RESPECT OF PLAN OF SUBDIVISION – 4784-4798 BANK STREET – INTERSECTION MODIFICATIONS**
- ENTENTE DE MODIFICATION À LA CHAUSSÉE RELATIVEMENT AU PLAN DE LOTISSEMENT – 4784-4798, RUE BANK – MODIFICATION À L'INTERSECTION**

COMMITTEE RECOMMENDATIONS

That Council:

- 1. approve that authority be granted to the Director of Planning Services to finalize and execute a roadway modification agreement with 1534524 ONTARIO INC. and FINDLAY CREEK PROPERTIES (SOUTH) LTD. to provide for the reimbursement of the lesser of \$950,000 inclusive of HST and the actual cost of construction; said reimbursement will occur the later of 2019 and completion of the warranty period for the works;**
- 2. suspend the notice required under Subsections 29. (3) and 34. (1) of the Procedure By-law to consider this report at its meeting on 11 October 2017.**

RECOMMANDATIONS DU COMITÉ

Que le Conseil :

- 1. approuve l'attribution au directeur, Services de planification des pouvoirs de conclure et de mettre en œuvre une entente de modification du réseau routier avec 1534524 ONTARIO INC. et FINDLAY CREEK PROPERTIES (SOUTH) LTD. en vue du remboursement des coûts des travaux, jusqu'à un maximum de 950 000 \$, TVH incluse. Le remboursement devra être fait à la fin de la période de garantie, mais pas avant 2019; et**

2. **suspende l'avis requis en vertu des paragraphes 29.(3) et 34.(1) du Règlement de procédure afin qu'il examine le présent rapport lors de sa réunion du 11 octobre 2017.**

DOCUMENTATION / DOCUMENTATION

1. Planning Committee Coordinator's report, dated 10 October 2017 (ACS2017-CCS-PLC-0009)

Rapport de la coordonnatrice du Comité de l'urbanisme, daté le 10 octobre 2017 (ACS2017-CCS-PLC-0009)
2. Extract of draft Minutes, Planning Committee, 10 October 2017

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 10 octobre 2017

Report to
Rapport au:

Council
Conseil

11 October 2017 / 11 octobre 2017

Submitted on October 10, 2017
Soumis le 10 octobre 2017

Submitted by
Soumis par:

Melody Duffenais, Committee Coordinator / coordonnatrice du Comité

Contact Person

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Ward: GLOUCESTER-SOUTH NEPEAN File Number: ACS2017-CCS-PLC-0009
(22) / GLOUCESTER-NEPEAN
SUD (22); OSGOOD (20)

**SUBJECT: ROADWAY MODIFICATION AGREEMENT IN RESPECT OF PLAN OF
SUBDIVISION – 4784-4798 BANK STREET – INTERSECTION
MODIFICATIONS**

**OBJET: ENTENTE DE MODIFICATION À LA CHAUSSÉE RELATIVEMENT AU
PLAN DE LOTISSEMENT – 4784-4798, RUE BANK – MODIFICATION À
L'INTERSECTION**

REPORT RECOMMENDATIONS

That Council:

1. approve that authority be granted to the Director of Planning Services to finalize and execute a roadway modification agreement with 1534524 ONTARIO INC. and FINDLAY CREEK PROPERTIES (SOUTH) LTD. to

provide for the reimbursement of the lesser of \$950,000 inclusive of HST and the actual cost of construction; said reimbursement will occur the later of 2019 and completion of the warranty period for the works; and

2. suspend the notice required under Subsections 29. (3) and 34. (1) of the Procedure By-law to consider this report at its meeting on 11 October 2017.

RECOMMANDATIONS DU RAPPORT

Que le Conseil :

3. approuve l'attribution au directeur, Services de planification des pouvoirs de conclure et de mettre en œuvre une entente de modification du réseau routier avec 1534524 ONTARIO INC. et FINDLAY CREEK PROPERTIES (SOUTH) LTD. en vue du remboursement des coûts des travaux, jusqu'à un maximum de 950 000 \$, TVH incluse. Le remboursement devra être fait à la fin de la période de garantie, mais pas avant 2019; et
4. suspende l'avis requis en vertu des paragraphes 29.(3) et 34.(1) du Règlement de procédure afin qu'il examine le présent rapport lors de sa réunion du 11 octobre 2017.

BACKGROUND

The Planning Committee, at its meeting of 10 October 2017, approved the following motion, which was added to the agenda pursuant to Subsection 89. (3) of Procedure By-law 2016-377:

WHEREAS 1534524 ONTARIO INC. and FINDLAY CREEK PROPERTIES (SOUTH) LTD have submitted a 4M plan, financial securities and signed agreement for registration of a plan of subdivision;

THEREFORE BE IT RESOLVED that, pursuant to the Rules of Procedure subsection 89(3), the following motion be added to the agenda of the Planning Committee meeting of October 10, 2017.

WHEREAS the plan of subdivision known as Findlay Creek, Stage 2, Phase 4C proposes a modified intersection at Bank Street and Blais Road (new road on the west side of Bank Street and Blais Road intersection to be known as Mikana Road);

WHEREAS pursuant to a recent Ontario Municipal Board decision, subdivision

intersections with arterial and major collector roads are to be funded by development charges;

WHEREAS 1534524 ONTARIO INC. and FINDLAY CREEK PROPERTIES (SOUTH) LTD. is seeking registration of the Findlay Creek Stage 2, Phase 4C subdivision at 4784-4798 Bank Street;

WHEREAS this subdivision has a proposed intersection at Bank Street and Blais Road for which reimbursement will be required;

WHEREAS the abutting subdivision to the south known as 4800 Bank Street also requires this intersection for their subdivision lands;

WHEREAS the above intersection is listed in the Development Charge Background Study; and

WHEREAS staff only have delegated authority to permit registration of the subdivision where current financial authority for any City funds is in place;

WHEREAS the intersection work would be undertaken in 2017 and 2018 but 2018 funds for intersections are already committed; and

WHEREAS staff have identified funding from the annual envelope for Intersection Control Measures in 2019;

THEREFORE BE IT RESOLVED that Planning Committee recommend Council approve that authority be granted to the Director of Planning Services to finalize and execute a roadway modification agreement with 1534524 ONTARIO INC. and FINDLAY CREEK PROPERTIES (SOUTH) LTD. to provide for the reimbursement of the lesser of \$950,000 inclusive of HST and the actual cost of construction. Said reimbursement will occur the later of 2019 and completion of the warranty period for the works.

Committee also approved the following motion to expedite the matter to Council for consideration the following day:

BE IT RESOLVED that, in order to expedite the completion of the roadway modification agreement in a timely manner, Planning Committee recommend Council suspend the notice required under Subsections 29. (3) and 34. (1) of the Procedure By-law to consider this report at its meeting on 11 October 2017.

DISCUSSION

The Committee unanimously supported the aforementioned motion, which is now before Council.

RURAL IMPLICATIONS

There are no rural implications associated with the report recommendation.

CONSULTATION

No consultation was undertaken as this item was added at the Planning Committee meeting.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillors Qaqish and Darouze are aware of the motion.

ADVISORY COMMITTEE(S) COMMENTS

Not applicable

LEGAL IMPLICATIONS

Legal staff will be present at the Council meeting and can provide comment if requested.

RISK MANAGEMENT IMPLICATIONS

There are no known risk implications associated with the report recommendation.

FINANCIAL IMPLICATIONS

100% of the requested funding is available from Development Charge Revenue.

ACCESSIBILITY IMPACTS

There are no impacts to accessibility associated with the report recommendation.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

FS1 – Demonstrate sound financial management.

FS2 – Align strategic priorities to Council's financial targets.

EP2 – Support growth of local economy.

TM2 – Provide and promote infrastructure to support safe mobility choices.

DISPOSITION

Planning, Infrastructure and Economic Development Department staff will implement Council's decision, as directed.