

Date: August 23, 2021

To: Chair and Members of General Committee

From: Geoff Wright, P.Eng, MBA, Commissioner of  
Transportation and Works

Originator's files:  
M-1710

Meeting date:  
September 8, 2021

## **Subject**

**Servicing Agreement Assumption – Residential Subdivision Servicing Agreement, City File M-1710, Di Blasio Corporation – Di Blasio Estates West – Phase II Subdivision (Ward 11, Z-44W)**

## **Recommendation**

1. That the City of Mississauga assume the municipal works as constructed by the Di Blasio Corporation under the terms of the Residential Subdivision Servicing Agreement for Registered Plan 43M-1710 (Ward 11, Z-44W), lands located between the north and south branches of Fletcher's Creek, west of McLaughlin Road, known as the Di Blasio Estates West – Phase II Residential Subdivision (Appendix 1).
2. That the Letter of Credit in the amount of \$200,000 be returned to Di Blasio Corporation.
3. That a by-law be enacted to assume the road allowances within the Registered Plan 43M-1710 as Public Highway and part of the municipal system of the City of Mississauga as outlined in the corporate report dated August 23, 2021 from the Commissioner of Transportation and works entitled "Servicing Agreement Assumption – Residential Subdivision Servicing Agreement, City File M-1710, Di Blasio Corporation – Di Blasio Estates West – Phase II Subdivision".

## **Background**

To support the creation of a residential development for 43M-1710, Di Blasio Corporation entered into a Subdivision Servicing Agreement with the City and the Region of Peel on April 12, 2006 to construct the applicable municipal infrastructure, which included:

- Underground services comprising of a storm sewer, sanitary sewer and watermain, and
- Road and boulevard surface works.

The location of the residential subdivision is shown in Appendix 1 and a summary of the relevant subdivision assumption information has been provided in Appendix 2.

## Comments

The developer has completed the construction of the required municipal works in accordance with the terms of the Subdivision Servicing Agreement. Transportation and Works supports the assumption of the Di Blasio Estates West – Phase II Residential Subdivision (M-1710) based on the following criteria:

- Final inspections completed and approvals issued by Transportation and Works,
- Final approvals received from the Region of Peel,
- Final certification of the works received from the Engineering Consultant, and
- Terms of the warranty period have been fulfilled.

## Financial Impact

The financial impact resulting from the adoption of the recommendations (maintaining the assumed roads and storm sewer infrastructure) is minimal and funding is available from the existing 2021 Roads Service Area and Stormwater Service Area operations and maintenance budgets.

With the assumption of the Di Blasio Estates West – Phase II Residential Subdivision (M-1710), the City will now be required to provide maintenance of 747 metres (2,451 feet) of roadway and 789 metres (2,589 feet) of storm sewer.

## Conclusion

It is in order to assume the municipal works associated with the Di Blasio Estates West – Phase II Residential Subdivision (43M-1710) and return the associated Letter of Credit to the developer.

## Attachments

Appendix 1: Approximate location of the Di Blasio Estates West – Phase II Residential Subdivision, M-1710

Appendix 2: Table of Assumption 43M-1710



Geoff Wright, P.Eng, MBA, Commissioner of Transportation and Works

Prepared by: John King, Development Area Supervisor