

Date: April 12, 2022

To: Chair and Members of General Committee

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

Originator's files:
43M-2004

Meeting date:
April 27, 2022

Subject

Assumption of Municipal Works associated with Residential Subdivision Servicing Agreement, Registered Plan 43M-2004, Cal-Arvona Developments Inc. (Ward 10)

Recommendations

That the corporate report dated April 12, 2022 from the Commissioner of Transportation and Works entitled "Assumption of Municipal Works associated with Residential Subdivision Servicing Agreement, Registered Plan 43M-2004, Cal-Arvona Developments Inc. (Ward 10)" be approved, as follows;

1. That the City of Mississauga assume the municipal works as constructed by Cal-Arvona Developments Inc., under the terms of the Servicing Agreement for 43M-2004 (Ward 10), lands located north of Erin Centre Boulevard, east of Ninth Line, west of Tenth Line, and south of Britannia Road West, known as Arvona Place (Churchill Meadows) Residential Subdivision (Appendix 1);
2. That the Letter of Credit in the amount of \$367,100.62 be returned to Cal-Arvona Developments Inc. (Appendix 2);
3. That a by-law be enacted to assume the road allowance within Registered Plan 43M-2004 as Public Highway and part of the municipal system as outlined in the corporate report dated April 12, 2022 from the Commissioner of Transportation and Works entitled Assumption of Municipal Works associated with Residential Subdivision Servicing Agreement, Registered Plan 43M-2004, Cal-Arvona Developments Inc.

Background

To support the creation of a residential development for 43M-2004, Cal-Arvona Developments Inc. entered into a Subdivision Servicing Agreement with the City and the Region of Peel on November 25, 2015 to construct the Arvona Place extension. The municipal infrastructure included:

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

Comments

The developer has completed the construction of the required municipal works in accordance with the terms of the agreement.

Transportation and Works supports the assumption of the municipal works within the Arvona Place (Churchill Meadows) Residential Subdivision (43M-2004) 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 works received from the Engineering Consultants; and
- Terms of the warranty period have been fulfilled.

Financial Impact

The financial impact resulting from the adoption of the report recommendations (maintaining the assumed roads and storm sewer infrastructure) is minimal and funding is available from the existing 2022 Roads Service Area and Stormwater Service Area Operating Budgets.

With the assumption of the municipal works associated with the Arvona Place (Churchill Meadows) Residential Subdivision (43M-2004), the City will now be required to provide maintenance to 200 metres (656 feet) of roadway and 132 metres (433 feet) of storm sewer.

Conclusion

It is in order to assume the municipal works associated with the Arvona Place (Churchill Meadows) Residential Subdivision (43M-2004) and return the associated Letter of Credit.

Attachments

Appendix 1: Approximate location of Arvona Place (Churchill Meadows) Residential Subdivision 43M-2004

Appendix 2: Table of Assumption 43M-2004



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

Prepared by: Donna Waters, Supervisor, Development Engineering & Construction