

City of Mississauga Corporate Report



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| <p>Date: May 2, 2023</p> <p>To: Chair and Members of General Committee</p> | <p>Originator's files: M-1930</p> |
| <p>From: Geoff Wright, P.Eng, MBA, Commissioner of Transportation and Works</p> | <p>Meeting date: May 24, 2023</p> |

Subject

Assumption of Municipal Works - Industrial Subdivision Servicing Agreement, Registered Plan 43M-1930, ProLogis Canada LLC (Ward 9)

Recommendation

1. That the City of Mississauga assume the municipal works as constructed by ProLogis Canada LLC under the terms of the Industrial Subdivision Servicing Agreement for Registered Plan 43M-1930 (Ward 9), lands located east of Ninth Line, west of Tenth Line, north of Derry Road and south of Highway 401, known as the Argentia Road Industrial Subdivision, Phase 1 (Appendix 1) as outlined in the corporate report dated May 2, 2023 entitled "Assumption of Municipal Works - Industrial Subdivision Servicing Agreement, Registered Plan 43M-1930, ProLogis Canada LLC (Ward 9) from the Commissioner of Transportation and Works.
2. That the Letter of Credit in the amount of \$1,895,345.38 be returned to ProLogis Canada LLC (Appendix 2).
3. That a by-law be enacted to assume the road allowances within Registered Plan 43M-1930 as Public Highway and part of the municipal system of the City of Mississauga.

Background

To support the creation of an industrial development for 43M-1930, ProLogis Canada LLC entered into a Subdivision Servicing Agreement with the City of Mississauga and Region of Peel on February 6, 2013 to construct the extension of Argentia Road. The municipal infrastructure included:

- Underground services comprising of a storm sewer, sanitary sewer and watermain
- Road construction and boulevard surface works, and
- Stormwater Management Facility

The location of the industrial 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 municipal work within the Argentia Road Industrial Subdivision, Phase 1 (43M-1930) 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 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, storm sewer infrastructure and stormwater management facility) can be accommodated in the existing 2023 Roads Service Area and Stormwater Service Area Operating Budgets.

With the assumption of the municipal works associated with the Argentia Road Industrial Subdivision, Phase 1 (43M-1930), the City will now be required to provide maintenance of 655 metres (2,149 feet) of roadway and 1,100 metres (3,609 feet) of storm sewer.

Conclusion

It is in order to assume the municipal works associated with the Argentia Road Industrial Subdivision, Phase 1 (43M-1930) and return the associated Letter of Credit to the developer.

Attachments

Appendix 1: Approximate location of the Argentia Road Industrial Subdivision, Phase 1, 43M-1930

Appendix 2: Table of Assumption 43M-1930



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

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