

# City of Mississauga Corporate Report



<p>Date: October 5, 2020</p> <p>To: Chair and Members of General Committee</p> <p>From: Geoff Wright, P.Eng, MBA, Commissioner of Transportation and Works</p>	<p>Originator's files: M-2036 CD.07.FER</p>
	<p>Meeting date: October 21, 2020</p>

## Subjects

**Assumption of Municipal Works associated with two (2) Servicing Agreements – (1) Residential Subdivision Servicing Agreement, City File M-2036, Thornridge Homes (7th Street) Ltd. (Ward 1) and (2) Commercial Municipal Works Only Servicing Agreement, City File CD.07.FER (Ward 3)**

## Recommendations

1. That the City of Mississauga assume the municipal works as constructed by Thornridge Homes (7th Street) Ltd., under the terms of the Servicing Agreement for Registered Plan 43M-2036 (Ward 1) (lands located north of Lakeshore Road East, south of the QEW, east of Cawthra Road and west of Dixie Road), known as Seventh Street Residential Subdivision (Appendix 1);
2. That the City of Mississauga assume the municipal works as constructed by FF Construction Company Limited, Ferkul Brothers and 763967 Ontario Inc., under the terms of the Municipal Works Only Servicing Agreement for CD.07.FER (Ward 3) (lands located north of Eastgate Parkway, south of Eglinton Avenue East, east of Tomken Road and west of Dixie Road), known as the Canadian Place Extension Commercial Development (Appendix 2);
3. That the Letter of Credit in the amount of \$146,383.40 be returned to Thornridge Homes (7th Street) Ltd.;
4. That the Letter of Credit in the amount of \$261,563.30 be returned to FF Construction Company Limited, Ferkul Brothers and 763967 Ontario Inc.; and
5. That a by-law be enacted to assume the road allowance within Registered Plan 43M-2036 as Public Highway and part of the municipal system of the City of Mississauga.

## Background

To support the creation of a residential development for 43M-2036, Thornridge Homes (7th Street) Ltd. entered into a Subdivision Servicing Agreement with the City and the Region of Peel on January 18, 2017 to construct the Seventh Street extension. The municipal infrastructure included:

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

To support the creation of the commercial development for CD.07.FER, FF Construction Company Limited, Ferkul Brothers and 763967 Ontario Inc. entered into a Municipal Works Only Servicing Agreement with the City of Mississauga and the Region of Peel on December 12, 2007 to construct the extension of Canadian Place, formerly known as Sisbro Court. The municipal infrastructure included:

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

## Comments

The developers have completed the construction of the required municipal works in accordance with the terms of the agreements.

Transportation and Works supports the assumption of the municipal works within the Seventh Street Residential Subdivision (M-2036) and the Canadian Place Extension Commercial Development (CD.07.FER) based on the following criteria:

- Final inspections completed and approvals issued by Transportation & Works;
- Final approvals received from the Region of Peel;
- Final certification of 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 report recommendations (maintaining the assumed roads and storm sewer infrastructure) is minimal and funding is available from the existing Road's 2020 operating general maintenance budget.

With the assumption of the municipal works associated with the Seventh Street Residential Subdivision (M-2036), the City will now be required to provide maintenance to 52 metres (170 feet) of roadway and 68 metres (223 feet) of storm sewer.

With the assumption of the municipal works associated with the Canadian Place Extension Commercial Development, the City will now be required to provide maintenance to 125 metres (410 feet) of roadway and 110 metres (361 feet) of storm sewer.

## Conclusion

It is in order to assume the municipal works associated with the Seventh Street Residential Subdivision (43M-2036) and return the associated letter of credit; and it is in order to assume the municipal works associated with the Canadian Place Extension Commercial Development (CD.07.FER) and return the associated letter of credit.

## Attachments

Appendix 1: Approximate location of Seventh Street Residential Subdivision M-2036

Appendix 2: Approximate location of Canadian Place Extension Commercial Development  
CD.07.FER



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

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