

City of Mississauga Corporate Report



<p>Date: November 13, 2020</p> <p>To: Chair and Members of General Committee</p>	<p>Originator's files: M-1776</p>
<p>From: Geoff Wright, P.Eng, MBA, Commissioner of Transportation and Works</p>	<p>Meeting date: December 2, 2020</p>

Subject

Servicing Agreement Assumption – Industrial Subdivision Servicing Agreement, City File M-1776, Orlando Corporation - Heartland (Seven) Limited (Ward 5) (Z-44E).

Recommendations

1. That the City of Mississauga assume the municipal works as constructed by the Orlando Corporation - Heartland (Seven) Limited, under the terms of the Industrial Subdivision Servicing Agreement for Registered Plan 43M-1776 (Ward 5) (Z-44E) (lands located at the northwest quadrant of Hurontario Street and Highway 401), known as the Heartland Phase 8 Industrial Subdivision.
2. That the Letter of Credit in the amount of \$200,000.00 be returned to the Orlando Corporation provided on behalf of Heartland (Seven) Limited.
3. That a by-law be enacted to assume the road allowances within the Registered Plan 43M-1776 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-1776, Orlando Corporation - Heartland (Seven) Limited entered into a Subdivision Servicing Agreement with the City and the Region of Peel on December 12, 2007 to construct Madill Boulevard, Kateson Drive and Capston Drive. The municipal infrastructure identified in the Agreement included:

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

The location of the industrial subdivision is shown in Appendix 1.

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 Heartland Phase 8 Industrial Subdivision (M-1776) 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 Roads Service Area and Stormwater Service Area 2020 operations and maintenance budgets.

With the assumption of the Heartland Phase 8 Industrial Subdivision (M-1776), the City will now be required to provide maintenance of 1640 metres (5381 feet) of roadway and 1526 metres (5007 feet) of storm sewer.

Conclusion

It is in order to assume the municipal works associated with the Heartland Phase 8 Industrial Subdivision (43M-1776) and return the associated Letter of Credit.

Attachments

Appendix 1: Approximate location of the Heartland Phase 8 Industrial Subdivision, M-1776.



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

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