



C	17
Item #	7
Report No.	7 (CW)
Council - February 17/15	

**DATE:** February 13, 2015

**TO:** HONOURABLE MAYOR BEVILACQUA AND MEMEBERS OF COUNCIL

**FROM:** PAUL JANKOWSKI, COMMISSIONER OF PUBLIC WORKS  
ANDREW PEARCE, DIRECTOR OF DEVELOPMENT ENGINEERING AND  
INFRASTRUCTURE PLANNING SERVICES

**RE:** **COMMUNICATION – COUNCIL MEETING - FEBRUARY 17, 2015**  
**REPORT No. 7, ITEM No. 7,**  
**ASSUMPTION – MACKENZIE RIDGE SUBDIVISION**  
**PLAN OF SUBDIVISION 65M-4160 (19T-03V11)**  
**WARD 1 – VICINITY OF DEFFERIN STREET AND TESTON ROAD**

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### **Recommendation**

The Commissioner of Public works and the Director of Development Engineering and Infrastructure Planning Services recommend:

1. That Recommendation 2 of Item No. 7, Report No. 7 be replaced with the following:

*"That the Municipal Services Letter of Credit be reduced to \$150,000 to guarantee the completion of minor streetscaping and servicing related items to the satisfaction of the Development Planning and Development Engineering and Infrastructure Planning Services Departments. Upon completion of the streetscaping and engineering related deficiencies, the Municipal Services Letter of Credit will be released."*

### **Background**

The Committee of the Whole, at its meeting on February 3, 2015, directed staff as follows:

*"That staff meet with the local ratepayers' association prior to the Council meeting on February 17, 2015, to address the issues raised"*

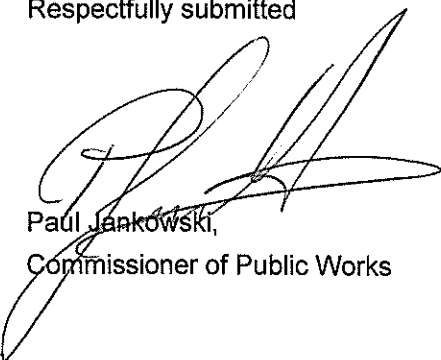
On February 12, 2015, staff met on site with Mr. Robert Kennedy, President of the Mackenzie Ridge Ratepayers Association together with a representative from the developer to discuss and inspect the potential issues with the municipal services in the Mackenzie Ridge subdivision that Mr. Kennedy identified in his deputation to the Committee of the Whole on February 3, 2015.




At the site meeting, Mr. Kennedy presented a detailed list of potential issues mostly related to streetscaping, cracks in certain segments of concrete curb and bays of sidewalk, cracks in the road asphalt in proximity to a number of manholes, and areas of settlement on several driveways with permeable interlocked paving stones. Many of these issues were considered in staff's recommendation to hold back \$67,500 in development securities after assumption until the works could be re-inspected in spring 2015 and any deficiencies in workmanship rectified to the satisfaction of the city.

Although a thorough inspection and condition assessment of the municipal services in the subdivision had been previously carried out by staff through the assumption process and any remaining deficiencies noted, staff is prepared to re-inspect the items identified by Mr. Kennedy. Unfortunately, the items could not be fully inspected by city staff on February 12<sup>th</sup> due to the accumulation of snow on the ground. Accordingly, the developer has agreed to increase the value of the holdback in the Municipal Services Letter of Credit from \$67,500 to \$150,000, which is considered a conservative amount that would be more than sufficient to guarantee the rectification of any remaining deficiencies in the subdivision during the 2015 construction season.

Respectfully submitted



Paul Jankowski,  
Commissioner of Public Works



Andrew Pearce,  
Director of Development  
Engineering and Infrastructure  
Planning Services

Copy to:      Barbara Cribbett, Interim City Manager  
                 John MacKenzie, Commissioner of Planning  
                 Jeffery A. Abrams, City Clerk  
                 Lloyd Noronha, Director of Development Finance and Investments  
                 Frank Suppa, Manager of Development Inspection and Lot Grading