

EXTRACT FROM COUNCIL MEETING MINUTES OCTOBER 19, 2016

**149. ASSUMPTION – RITAJO DEVELOPMENTS LIMITED EXTERNAL SERVICES  
RELATED FILE DA.07.049  
WARD 4, VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET  
(Referred Item 1)**

MOVED by Regional Councillor Di Biase  
seconded by Councillor Iafrate

That the recommendation contained in the following report of Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated September 7, 2016, be approved:

CARRIED

Council, at its meeting of September 20, 2016, adopted the following recommendation (Committee of the Whole, Report No. 31, Item 11):

By approving that consideration of this matter be deferred to the Council meeting of October 19, 2016, to give staff an opportunity to address outstanding site issues.

Committee of the Whole recommendation of September 7, 2016:

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of September 20, 2016.

Report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated September 7, 2016

**Recommendation**

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Environmental Services and the Director of Financial Planning and Development Finance and Deputy City Treasurer, recommend:

1. THAT Council enact the necessary by-law assuming the municipal services that are set out in the Development Agreement between the City and Ritajo Development Limited and 2159441 Ontario Inc., dated October 21, 2008 that the related Municipal Services Letter of Credit be released.

**Contribution to Sustainability**

The municipal services recommended for assumption in this report have been designed and constructed in accordance with City standards which include consideration for sustainability.

**Economic Impact**

Upon assumption of the municipal services associated with this development, approximately 0.4 kilometers of storm sewers will be added to the City's network of infrastructure. This additional infrastructure is valued at \$176,660 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$620 as shown on the following chart:

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Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Storm sewers	\$176,660	\$ 620
Totals	\$176,660	\$ 620

*(\*) Estimated Annual Operating Costs based on information from Environmental Services Department.*

The life cycle costs associated with this additional infrastructure will be accounted for in the City's future multi-year budgets.

**Communications Plan**

The pertinent City departments will be notified of the assumption of the municipal services described above.

**Purpose**

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Development Agreement between Ritajo Developments Limited, 2159441 Ontario Inc. and the City are complete and can be considered for assumption by the City.

**Background - Analysis and Options**

Ritajo Developments Limited and 2159441 Ontario Inc. entered into an External Services Development Agreement with the City on October 21, 2008 to facilitate the construction of storm sewers related to the Ritajo Developments Limited site plan application (Related File DA.07.049). The development is located south of Rutherford Road and west of Dufferin Street in Ward 4 as shown on Attachment No.1.

The construction of the storm sewers was considered substantially complete on October 10, 2010. The Developer has maintained the sewer during the required minimum thirteen month maintenance period and has rectified all deficiencies and all documents required for assumption have been received.

Development inspection staff, in conjunction with the Developer's consulting engineer, has conducted all necessary inspections of the municipal services and are now satisfied with the extent of the work.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning Services, Building Standards, Environmental Services, and Clerks. In addition, the Financial Planning and Development Finance Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Accordingly, Ritajo Developments Limited and 2159441 Ontario Inc. has requested that the storm sewer constructed in conjunction with the Ritajo Developments Limited site development be assumed by the City and the Municipal Services Letter of Credit be released.

**Relationship To Term of Council Service Excellence Strategy Map (2014-2018)**

The construction and assumption of the municipal services in the Ritajo Developments Limited External Services Development Agreement is consistent with the initiatives outlined in the Term of Council Service Excellence Strategy Map. The assumption of these municipal services will:

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- Invest, renew and manage infrastructure and assets;
- Attract investment and create jobs
- Continue to ensure the safety and well-being of citizens; and
- Continue to cultivate an environmentally sustainable city.

**Regional Implications**

There are no Regional implications with respect to the assumption of the municipal services described above.

**Conclusion**

The construction of the storm sewer associated with the Ritajo Developments Limited site development, has been completed in accordance with the development agreement. Accordingly, it is recommended that the storm sewer be assumed and the Municipal Services Letter of Credit be released.

**Attachment**

1. Location Map

**Report prepared by:**

Kevin Worth, Engineering Technologist - Development, Ext. 8670

Frank Suppa, Manager of Development Inspection and Grading, Ext. 8073

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**ASSUMPTION – RITAJO DEVELOPMENTS LIMITED EXTERNAL SERVICES  
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# ATTACHMENT No. 1



**ASSUMPTION**  
**RITAJO DEVELOPMENTS LIMITED AND 2159441 ONTARIO INC.**  
**RITAJO DEVELOPMENTS LIMITED EXTERNAL SERVICES**

LOCATION: Part of Lot 15, Concession 3

**LEGEND**

■ **SUBJECT 750mm STORM SEWER**

Note: Aerial photography acquired Spring, 2012



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