



Staff Report

Planning and Development Services-Development Engineering

Report To: Committee of the Whole
Meeting Date: January 14, 2019
Report Number: PDS.19.04
Subject: Subdivision Defaults Update - Peaks Meadows and Ridge Estates
Prepared by: Brian Worsley, Manager Development Engineering

A. Recommendations

THAT Council receive Staff Report PDS.19.04, entitled "Subdivision Defaults Update -- Peaks Meadows and Ridge Estates" for information.

B. Overview

The Peaks Meadows subdivision located east of Camperdown Road, and the Ridge Estates subdivision, located to the west of Camperdown Road, were both impacted by the 2008 economic slowdown, and are both effectively in default. The roads within the Ridge Estates subdivisions are in need of repair, additionally a number of street lights in both subdivisions require maintenance. Town staff are currently working through the provisions of the subdivision agreement(s) to have the subdivisions completed. The available securities for the Peaks Meadows may be adequate, but it is unlikely that the sufficient securities are available for Ridge Estates. A future report will provide additional detail as to any outstanding financial requirements that may be associated with ensuring these subdivisions are completed to a satisfactory standard by the Town.

C. Background

The Peaks Meadows subdivision, consisting of Barton Boulevard and Dorothy Drive located east of Camperdown Road, accounts for approximately 825 meters of roadway. The roads within the Peaks Meadows subdivision are in reasonable condition. The Ridge Estates subdivision, consisting of George McRae Road and Maryward Crescent, located west of Camperdown Road, accounts for approximately 900 metres of roadway. The roads within the Ridge Estates subdivisions are in need of repair. Both subdivisions were impacted by the 2008 economic slowdown, and are effectively in default. Past correspondence and meetings with the original Developers of both the Ridge Estates, and Peaks Meadows subdivisions, have not motivated the developers to finish the subdivisions. At this time, the developer(s) responsible for constructing the subdivisions are unable to complete the works required to ensure the infrastructure is constructed and/or completed to a standard that is acceptable to the municipality.

The unsold lots within the Peaks Meadows subdivision were conveyed by Royal Bank to another developer (2399494 Ontario Inc). Similarly, the unsold lots with the Ridge Estates subdivision were conveyed by HSBC Bank under power of sale to another developer (SOLCORP). In September of 2018, in accordance with the subdivision agreement, the Town withdrew all funds from the letters of credit (provided by the original developers) for both subdivisions. The letter of credit for Peaks Meadows amounted to \$477,327.55. The letter of credit for Ridge Estates amounted to \$433,124.90

Fee proposals have been obtained from the Engineer of Record to assess the costs associated with the Town completing both subdivisions.

The fee proposal for Peaks Meadows totaled approximately \$14,250 for site investigations, analysis & reporting, and tender preparation to prepare contract documents for works to complete the subdivision. A further sum of approximately \$43,750 was identified for contract administration and warranty period services. The approximately \$419,327 in funds remaining after the aforementioned engineering, provides approximately \$500 per meter of roadway to complete the subdivision.

The fee proposal for Ridge Estates totaled approximately \$24,250 for site investigations, analysis & reporting (including geotechnical investigations into the road failures), and tender preparation to prepare contract documents for works to complete the subdivision. A further sum of approximately \$46,250 was identified for contract administration and warranty period services. The \$362,624 in funds remaining after engineering provides approximately \$400 per meter of roadway to complete the subdivision.

Some works, such as street light maintenance, are intended to be undertaken in parallel with the more detailed engineering investigations.

D. Analysis

Upon completion of the site investigations, analysis & reporting, and tender preparation identified above; Engineer's estimates will be available to allow assessment of the sufficiency of the available securities. A further report will be brought forward in the spring/summer 2019 detailing the costs associated with completion of these subdivisions, adequacy of the available securities, and presenting options for Councils consideration if the available securities are deemed insufficient to complete the subdivision(s).

E. The Blue Mountains Strategic Plan

- Goal #4: Promote a Culture of Organizational & Operational Excellence
- Objective #3 To Consistently Deliver Excellent Customer Service
- Objective #5 Constantly Identify Opportunities to Improve Efficiencies and Effectiveness

- Goal #5: Ensure Our Infrastructure is Sustainable
- Objective #2 Avoid Unexpected Infrastructure Failure and Associated Costs and Liability
- Objective #4 Ensure that Infrastructure is Available to Support Development

F. Environmental Impacts

None at this time.

G. Financial Impact

Further information as to the required works and probable costs will be available upon completion of the Engineering investigations, designs & estimates. The financial information currently available is set out in the Table below.

Development	Securities	Engineering & Contract Administration	Remaining funds available for Works	Available \$ per meter of road
Peaks Meadows <i>(Barton Boulevard & Dorothy Drive; ~825m)</i>	\$477,327.55	\$58,000.00	\$419,327.55	~ \$ 500
Ridge Estates <i>(George McRae Road & Maryward Crescent; ~900m)</i>	\$433,124.90	\$70,500.00 * *Including Geotechnical investigations into road failures	\$362,624.90	~ \$ 400

H. In consultation with

Reg Russwurm, Director Infrastructure & Public Works
Ruth Prince, Director of Finance and IT Services
Shawn Everitt, Interim CAO
John Metras, Town Solicitor

I. Public Engagement

The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, consultation with area residents took place on January 3 and additional engagement

will be undertaken when more information is available. Comments regarding this report should be submitted to Brian Worsley, planning@thebluemountains.ca.

J. Attached

1. Peaks Meadows subdivision location plan
2. Ridge Estates subdivision location plan

Respectfully submitted,

Brian Worsley
Manager, Development Engineering

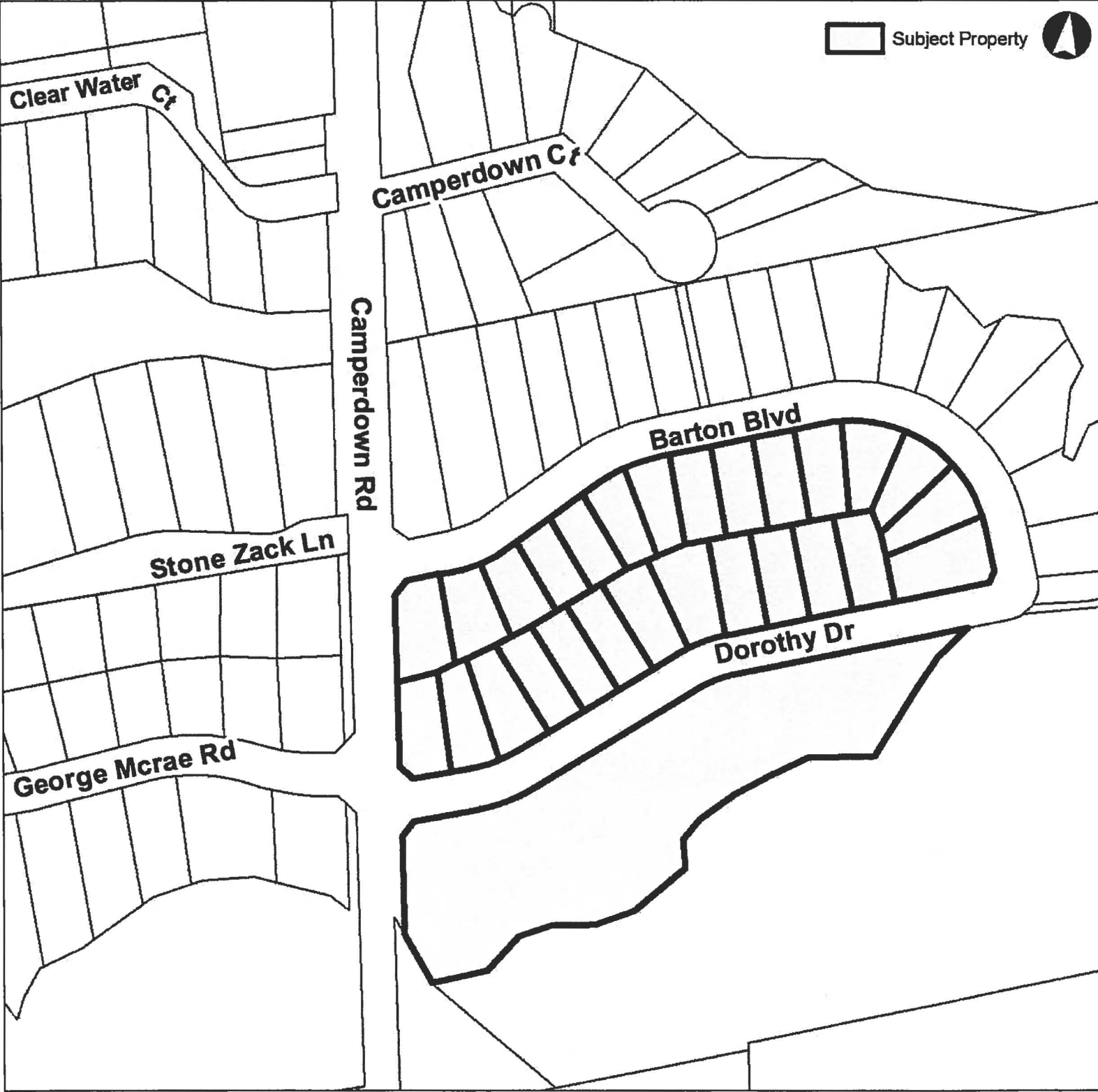
Nathan Westendorp
Director of Planning and Development Services

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  Subject Property

